

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



**CITY OF
GRAND RAPIDS**
IT'S IN MINNESOTA'S NATURE

Meeting Agenda Full Detail

Thursday, October 5, 2017

4:00 PM

Council Chambers

Planning Commission

**COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744**

Call To Order**Call of Roll**

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Approval of Minutes

17-0715 Approve the minutes of the September 7, 2017, 4:00 pm regular meeting.

Attachments: [September 7, 2017 Meeting Minutes](#)

Public Hearings

17-0719 Conduct a public hearing to consider the preliminary plat of Pokegama Pines.

Attachments: [Pokegama Pines- Preliminary Plat PC Staff Report.pdf](#)
[Pokegama Pines Preliminary Plat: Area Map](#)
[Pokegama Pines Preliminary Plat: Application](#)
[Updated KELLM 142847 preliminary plat-pg 1 092817 11x17.pdf](#)
[Updated KELLM 142847 preliminary plat-pg 2 092817 11x17.pdf](#)
[Infrastructure Plan KE142847 - Pokegama Pines 092117 DRAFT.pdf](#)
[Septic Field Evaluation 1 of 8.pdf](#)
[Updated Declaration.pdf](#)
[Park and Rec. Dale Anderson.pdf](#)
[Subdivision Considerations & Rules for Public Hearing](#)

Public Input

Individuals may address the Planning Commission about any non public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

Miscellaneous\Updates**Adjourn**

**NEXT REGULAR PLANNING COMMISSION MEETING IS SCHEDULED FOR:
Thursday, November 2, 2017**



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 17-0715 **Version:** 1 **Name:** Approve the minutes of the September 7, 2017, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 9/22/2017 **In control:** Planning Commission

On agenda: 10/5/2017 **Final action:**

Title: Approve the minutes of the September 7, 2017, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [September 7, 2017 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
10/5/2017	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the September 7, 2017, 4:00 pm regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the September 7, 2017, 4:00 pm regular meeting.



CITY OF GRAND RAPIDS

NOTICE OF MEETING
PLANNING COMMISSION

Minutes - Final Planning Commission

COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744

Thursday, September 7, 2017

4:00 PM

Council Chambers

Call To Order

Call of Roll

- Present** 4 - Commissioner Charles Burrell, Chairperson Lester Kachinske, Commissioner Michelle Toven, and Commissioner Sue Zeige
- Absent** 3 - Commissioner Mark Gothard, Commissioner Susan Lynch, and Commissioner Paula Johnson

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Approved As Presented

Approval of Minutes

Approve the minutes of the August 3, 2017, 4:00 pm regular meeting.

Approved as Presented by Commission

Public Hearings

Mr. Larson has applied for two variances, which if granted, would allow for a driveway expansion project located at: 524 NE 8th Avenue. Mr. Larson has requested the Planning Commission's consideration of two variances from Section 30-597(c) of the Municipal Code, which lists driveway and surface parking standards (for single and two-family residential uses), and establishes maximum widths of 24 ft. at the property line, and 36 ft. within the lot respectively.

The requested variances, if approved, would allow for an expansion of the existing driveway providing access to a proposed detached garage on the eastern half of the subject property, having access off of 6th Street NE. As proposed, the driveway enlargement would increase the width at the property line to 40 ft. (16 ft. above the maximum permitted width), and would increase the driveway width to 56 ft. within the interior of the lot (20 ft. above the maximum permitted width).

Conduct a Public Hearing to consider a variance petition submitted by Kenneth Larson.

Motion by Commissioner Burress, second by Commissioner Toven to open the public hearing. The following voted in favor thereof: Toven, Burress, Kachinske, Zeige. Opposed: None, motion passed unanimously.

Mr. Kenneth Larson, 524 NE 8th Avenue, Grand Rapids is the property owner and he explained his reasoning for the variance request.

Motion by Commissioner Zeige, second by Commissioner Burress to close the public hearing. The following voted in favor thereof: Zeige, Kachinske, Burress, Toven. Opposed: None, motion passed unanimously.

Motion by Zeige, second by Toven that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby grant the following variances to Mr. Larson, for the property legally described as: Lots 23-24, Block 6, Grand Rapids Third Division, Itasca County, Minnesota, Itasca County, Minnesota;

- to allow a one-time waiver of the requirements of Section 30-597(c) of the Municipal Code, allowing for the expansion of an existing driveway providing access to a proposed detached garage on the eastern half of the subject property, which as proposed, would increase the driveway width at the property line to 40 ft. (16 ft. in excess of the maximum permitted width), and would increase the driveway width to 56 ft. within the interior of the lot (20 ft. in excess of the maximum permitted width), as depicted in the variance application submitted by Mr. Kenneth Larson.

With the following considerations:

1. Is this an "Area" variance rather than a "Use" variance?
This is an Area variance.
2. Does the proposal put property to use in a reasonable manner?
Yes, the proposed plan will secure off street parking and is also aesthetically pleasing.
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Yes, due to the placement of the utilities and an unusually large right of way.
4. Is the variance in harmony with the purposes and intent of the ordinance?
Yes, the driveway will still be 21 feet at the curb.
5. Will the variance, if granted, alter the essential character of the locality?
It will be good for the locality by allowing vehicles and recreation vehicles to be parked inside.
6. Is the variance consistent with the comprehensive plan?
Yes, it is.

The following voted in favor thereof: Toven, Burress, Kachinske, Zeige. Opposed: None, motion passed unanimously.

General Business

Consider a recommendation to the City Council regarding the vacation of certain public easements located within the City of Grand Rapids.

As part of a City street lighting installation project, in the area of Burggraf's Ace Hardware, several public easements were identified as unneeded, as well as two easements needed to be acquired. The proposed vacations are summarized below:

As part of a City street lighting installation project, in the area of Burggraf's Ace Hardware, several public easements were identified as unneeded, as well as two easements needed to be acquired.

The attached memo, from City Engineer, Matt Wegwerth, identifies three recommended easement vacations, as well as easements to be both obtained, and retained by the city. The proposed vacations are summarized below:

- *The N 10 ft. of the S 90 ft. of Lots 1, 4, 5, 8, 9, 12, 13, and 16, in Block 9, Grand Rapids Third Division, Itasca County, Minnesota - (Doc. Listed in Recorders # A000233811).*
 - o *Utility Easement acquired by Village of Grand Rapids in 1962. (easement is located within parking lot area and the footprint of commercial building and is not needed)*
- *The W 20 ft. of Lot 19, Block 6, Huhn's Addition to Grand Rapids, Itasca County, Minnesota - (Doc. Listed in Recorders # A000238096).*
 - o *Right-of-way easement granted for utilities to the Village of Grand Rapids in 1963. (easement is located within the footprint of commercial building and not needed)*
- *The W 10 ft. of Lot 17, Block 6, Huhn's Addition to Grand Rapids, Itasca County, Minnesota - (Doc. Listed in Recorders # A000363989).*
 - o *Electric Line easement acquired by the City in 1984. (electric line was never installed)*

There were no concerns or objections regarding the easement vacations, as proposed, from the staff review committee which consists of the Public Works Department, Engineering Department, Community Development Department, and the Grand Rapids Public Utilities Commission.

Pursuant to Minnesota Statute 412.851, the City Council initiated the process to review and consider these easement vacations at their August 14, 2017 meeting.

Motion by Toven, second by Burress that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the vacation of public easements legally described above, and identified within Exhibit 1A.

With the following considerations:

- 1. Is the easement needed for traffic purposes?**
Why/Why not? No, it is not needed for traffic purposes.
- 2. Is the easement needed for pedestrian purposes?**
Why/Why not? No, there is a building that has already been built.

3. Is the easement needed for utility purposes?

Why/Why not? No, the staff review committee said it is not needed for utility purposes.

4. Would vacating the easement place additional land on the tax rolls?

Why/Why not? Yes, a small portion.

5. Would vacating the easement facilitate economic development in the City?

Why/Why not? Yes, the economic development has already taken place.

The following voted in favor thereof: Zeige, Kachinske, Burress, Toven.

Opposed: None, motion passed unanimously.

Public Input

Miscellaneous\Updates

Adjourn

Adjourn



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 17-0719 **Version:** 1 **Name:** Conduct a public hearing to consider the preliminary plat of Pokegama Pines.

Type: Public Hearing **Status:** PC Public Hearing

File created: 9/26/2017 **In control:** Planning Commission

On agenda: 10/5/2017 **Final action:**

Title: Conduct a public hearing to consider the preliminary plat of Pokegama Pines.

Sponsors:

Indexes:

Code sections:

Attachments: [Pokegama Pines- Preliminary Plat PC Staff Report.pdf](#)
[Pokegama Pines Preliminary Plat: Area Map](#)
[Pokegama Pines Preliminary Plat: Application](#)
[Updated KELLM 142847 preliminary plat-pg 1 092817 11x17.pdf](#)
[Updated KELLM 142847 preliminary plat-pg 2 092817 11x17.pdf](#)
[Infrastructure Plan KE142847 - Pokegama Pines 092117 DRAFT.pdf](#)
[Septic Field Evaluation 1 of 8.pdf](#)
[Updated Declaration.pdf](#)
[Park and Rec. Dale Anderson.pdf](#)
[Subdivision Considerations & Rules for Public Hearing](#)

Date	Ver.	Action By	Action	Result
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10/5/2017	1	Planning Commission		
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Conduct a public hearing to consider the preliminary plat of Pokegama Pines.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a public hearing to consider the preliminary plat of Pokegama Pines.



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 10/5/17
Statement of Issue:	Conduct a public hearing to consider the preliminary plat of Pokegama Pines.	
Background:	<p>A preliminary plat entitled Pokegama Pines was submitted by Mike Kellin and filed with the City on September 11, 2017. The property included within the preliminary plat is 12.3 acres in area, including proposed right-of-way, and its location can generally be described as Part of Government Lot 1, Section 30, Township 55, adjacent to the NW edge of the Grace Bible Church property, and lying south of County Road 76. A complete legal description of the subject property is included with the preliminary plat documents.</p> <p>The plat petitioner has indicated that the nine proposed lots will be developed as follows:</p> <ul style="list-style-type: none"> • <u>Lots 1-3, Block 1</u> are intended to be developed as single family residential lots, retaining the existing SRR (Shoreland Rural Residential) zoning designation. • <u>Lots 1, 3 & 4, Block 2</u> are intended to be developed as single family residential lots, retaining the existing SRR (Shoreland Rural Residential) zoning designation. • <u>Lot 2, Block 2</u> is intended to function at the “common access lot” to Pokegama Lake for residents of the subdivision, the use of which is spelled out in the Declaration of Covenants and Restrictions, which will be recorded with the Final Plat. • <u>Lots 1 & 2, Block 3</u> are intended to be developed as single family residential lots, retaining the existing SRR (Shoreland Rural Residential) zoning designation. <p>The plat area is undeveloped and was previously owned by UPM Blandin Paper Company, and functioned as a demonstration/test forest.</p> <p>The Comprehensive Plan’s general vision for land use in the area of this proposed subdivision is that of Rural Residential, which is consistent with the proposed use, and with surrounding properties.</p> <p>The staff review committee, consisting of the City Engineer, Public Works Director, Fire Chief, Grand Rapids PUC, Parks and Recreation Director, and Community Development Department, has reviewed the preliminary plat for technical standards and found that it substantially complies with the City’s subdivision requirements. However, there are a few comments identified by the review committee that should be addressed. Those items are as follows: <i>(various items have already been addressed on the preliminary plat, prior to</i></p>	

	<p><i>the Public Hearing)</i></p> <ul style="list-style-type: none"> • The East/West portion, of what is labeled 28th Avenue, should be labeled 8th Street SW. • Kim Gibeau, City Clerk, should be listed as a signee of the plat on behalf of the City of Grand Rapids (in place of Rob Mattei). • The Subdivision Agreement, to be considered at the final plat approval, shall incorporate a parkland dedication fee, in lieu of dedication of land and in accordance with Section 30-266. <p>Additionally, the preliminary plat was circulated to the County Highway Engineer, as the plat is accessed off of County Road 76, and to the MN DNR's Area Hydrologist, as required by MN Shoreland Rules.</p>
<p>Considerations:</p>	<p>When reviewing the preliminary plat, the Planning Commission needs to make findings as to whether or not the preliminary plat conforms to the subdivision ordinance and if it is consistent with the Comprehensive Plan.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners; review the preliminary plat and associated documents, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan and Subdivision Ordinance.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the preliminary plat, the Planning Commission should make specific findings to support their recommendation in the topical areas outlined within their list of considerations, and giving consideration, also, to the supplemental list provided.</p> <p>If those findings are favorable, the Planning Commission should pass a motion to recommend approval to the City Council. (See example motion) If the findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled to a future meeting date allowing sufficient time for revisions to be made and reviewed.</p>
<p>Required Action:</p>	<p>Pass a motion forwarding a recommendation to the City Council for approval of the preliminary plat.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the preliminary plat of Pokegama Pines; <i>(Contingent upon the applicant making the following corrections/clarifications):</i></p> <ul style="list-style-type: none"> • Those changes suggested by the Review Committee • <i>Any additional revisions the Planning Commission sees as</i>

	<i>necessary</i>
Attachments:	<ul style="list-style-type: none">• Preliminary Plat and associated documents• Review Committee comments• Site Map



CITY OF GRAND RAPIDS
ITS IS MINNESOTA'S NATURE

Preliminary Plat Application
Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.cityofgrandrapidsmn.com

All subdivisions in the City of Grand Rapids shall be in compliance with the Grand Rapids City Code, Articles V (Subdivisions) and VI (Zoning). The City Code can be viewed on the City of Grand Rapids web site, www.cityofgrandrapidsmn.com (follow the prompts for City Code).

PLAT NAME: Pokegama Pines

Applicant/Business Name: Mike Kellin

Contact Person: Mitch Kellin 398-1821

Address: 812 S. Pokegama Ave Grand Rapids Zip: 55744

Telephone:(Work) 326-3455 (Other) 259-0286 (Fax) 326-8400

E-mail Address: mitchkellin@gmail.com

Interest In Property: Owner

Property Owner(s) of record: Mike Kellin ↑ above

Address: _____ Zip: _____

Telephone:(Work) _____ (Other) _____ (Fax) _____

Surveyor or Engineer: SEH - Bill Herschbach

Address: 21 NE 8th St. Grand Rapids, Mn 55744

Telephone:(Work) 218-322-4500 (Other) _____ (Fax) _____

E-mail Address: bherschbach@sehinc.com

Office Use Only

SEP 11 2017

Date Received _____ Certified Complete 9/11/2017 Fee Paid 2525-

Does the subdivision boundary abut a state rail bank or established trunk highway (requiring road review): Yes No

Planning Commission Recommendation: (Preliminary) Approved _____ Denied _____ Meeting Date 10/5/17
(Final) Approved _____ Denied _____ Meeting Date _____

City Council Action: (Preliminary) Approved _____ Denied _____ Meeting Date _____
(Final) Approved _____ Denied _____ Meeting Date _____

Parcel Information:

Tax Parcel #(s) 91-030-2202

Property Size(acres): 16.78

Existing Zoning: Shoreland rural residential

Proposed Zoning*1: _____

Existing Use: _____

Proposed Use(s): residential housing

Property Address/Location: _____

Legal Description: 600 Lot 1 Less W 300' and Less E 500' Lx 6 S OF CTY RD 76

(attach additional sheet if necessary)

Applications must be received no later than the end of the first week of the month, to allow sufficient time for review by staff and the department head review committee. Planning Commission meetings are held on the first Thursday of each month.

*1 If a zoning change is required, a petition for rezoning must be filed separately.

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

[Signature]
Signature(s) of Applicant(s)

9-8-17
Date

[Signature]
Owners Signature (if different than applicant)

9-8-17
Date

Required Submittals: The following items must be provided with your application, unless the Director of Community Development waives a requirement.

Application Fee - \$2,525.00 *²

Proof of Ownership – (a copy of a property tax statement or deed will suffice)

2 copies of the Preliminary Plat (D- size--22" X 34")

1 copy of the Preliminary Plat (B size—11" x 17")

A letter from the County Recorder verifying that the subdivision name is not duplicated elsewhere in the County.

A typed letter, addressed to the Grand Rapids Planning Commission, indicating the following:

- A statement of the proposed use of all of the lots
- A listing of any proposed protective covenants.
- Proposed reapportionment of any existing assessments.

A letter from the Itasca County Soil and Water Conservation District verifying the presence/or lack of wetlands.

A copy of an updated Title Opinion or Title Insurance Policy showing proof of ownership of the property being subdivided.

A copy of a current Assessment Certificate from the City Clerk showing whether or not there are any current assessments on the property.

Copy of current year's Tax Statement.

Electronic files of any written project statements, legal descriptions, or narratives, and plans in Microsoft Word format and pdf.

**²The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

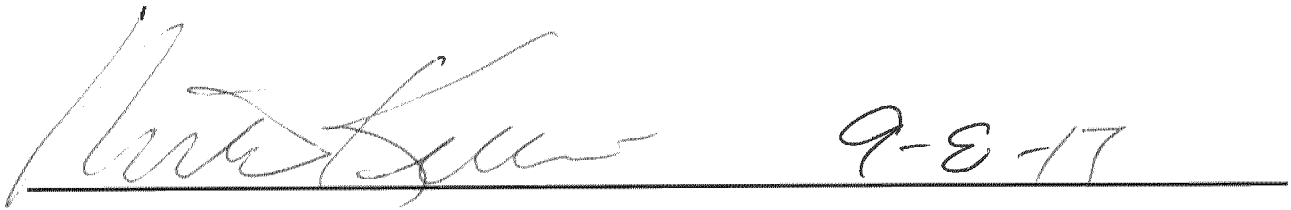
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

9/8/2017

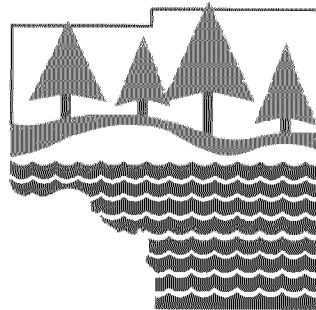
Grand Rapids Planning Commission:

The proposed use of the lots in the plat "Pokegama Pines" is will be for 8 large lots used for residential housing.

A handwritten signature in cursive script, followed by the date "9-8-17". A horizontal line is drawn across the page, passing through the bottom of the signature and the date.

Mike Kellin

NICOLLE ZUEHLKE
COUNTY RECORDER/REGISTRAR
Itasca County Courthouse
123 N.E. 4th Street
GRAND RAPIDS, MINNESOTA 55744-2600
(218) 327-2856 • FAX (218) 327-0689



September 1, 2017

Bill Herschbach
SEH Engineering
21 NE 5th ST
Suite 200
Grand Rapids MN 55744

Bill,

Let it be known that there is no recorded plat in the office of the Itasca County Recorder or Itasca County Registrar of Titles in the name of Pokegama Pines.

Sincerely,

A handwritten signature in black ink that reads "Nicolle Zuehlke". The signature is written in a cursive, flowing style.

Nicolle Zuehlke
Itasca County Recorder/Registrar



Building a Better World
for All of Us®

MEMORANDUM

TO: Bill Herschbach
FROM: Joel Asp
DATE: September 7, 2017
RE: Pokegama Pines Plat
SEH No. KELLM 142847 14.00

This memorandum is regarding the Pokegama Pines Plat and the investigation for wetland habitat. The approximate 12 acre site is located on the south side of County Road 76 and east of Unser Road near the City of Grand Rapids.

Wetlands are defined in federal Executive Order 11990 as follows:

"Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

According to U.S. Army Corps of Engineers Wetlands Delineation Manual (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region* (USACE 2010), one positive indicator (except in certain situations) from each of three elements must be present in order to make a positive wetland determination, which are as follows:

- Greater than 50 percent dominance of hydrophytic plant species.
- Presence of hydric soil.
- The area is either permanently or periodically inundated, or soil is saturated to the surface during the growing season of the dominant vegetation.

The project site was examined on August 23rd, 2017 for areas meeting the technical wetland criteria in accordance with the U.S. Army Corps of Engineers *Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (USACE 2009). The *Manual* and *Regional Supplement* require that all three wetland parameters be present in order for an area to be classified as wetland.

Four (4) wetland basins were identified, delineated, and mapped. Additionally the shoreline of Meyers Bay was mapped. Data from delineation was collected by a Certified Wetland Delineator (Cert #1252). The wetland lines should be shown on the plat.

Thank you,

c:\users\jasp\desktop\seh memo_pokegama\pines.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 21 NE 5th Street, Suite 200, Grand Rapids, MN 55744-2601

SEH is 100% employee-owned | sehinc.com | 218.322.4500 | 888.908.8166 fax

DECLARATION OF COVENANTS AND RESTRICTIONS

Declarant, Michael L. Kellin is the fee owner of certain property in Itasca County, Minnesota, more particularly described as follows:

Lot Two (2), Block Two (2), Plat of Pokegama Pines, Itasca County, Minnesota.

Declarant hereby declares that the Lot described above shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions so as to maintain the parcel as a common access lot ("Access Lot" hereafter) for all lot owners within, which shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. The Access Lot shall be used exclusively as a controlled access lot to Pokegama Lake for the exclusive benefit of the Lot owners within the Plat of Pokegama Pines ("Plat").

2. The Access Lot is and shall be dedicated and owned by the Lot owners within the Plat which will be 8 lots. Each lot owner shall have a 1/8th interest per lot owed in and to the Access Lot.

3. Lot owners within the Plat shall have exclusive right to use the Access Lot to access Pokegama Lake including the following rights: watercraft launching, loading, storage, beaching, mooring, or docking. Additional rights of Lot owners may include such activities that do not significantly conflict with general public use of the public water or the enjoyment of normal property rights by adjacent land owners.

4. Overnight continuous mooring, docking or storage over water of watercraft shall be limited to six (6). All such activities must be centrally located and shall be in the most suitable locations on the Access Lot to minimize topographic and vegetation alterations.

5. No vehicles may be parked or left on the Access Lot.

6. Any storage buildings and other facilities shall be screened by vegetation or topography as much as practical from view from the public water, assuming summer, leaf-on conditions.

7. Any and all costs associated with the Access Lot, including but not limited to real estate taxes and or special assessments, insurance, maintenance, mowing, landscaping, docking system maintenance, and docking system installation and removal, shall be the responsibility of the Lot owners within the Plat based upon the number of lots owned by a Lot owner. For example, and illustrative purposes only, if a Lot owner owns one lot within the Plat, such owner is responsible for 1/8th of the costs as specified herein.

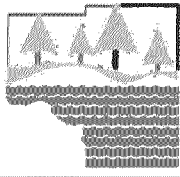
8. No improvements and or costs not otherwise specified in Section 7 above shall be allowed without the written approval of 75% of the Lot owners, each Lot having one vote for such determination.

9. The grantees of deeds conveying land in the Lots of the Plat, by the acceptance of such deeds, bind themselves, their respective heirs, devisees, executors, administrators and assigns, that the Access Lot shall be used in compliance with the provisions of this instrument.

10. Each Lot owner within the Plat shall have the right to proceed against any person violating or attempting to violate any provision contained herein, to prevent and abate such violation and to compel compliance with the terms of this instrument.

11. Enforcement of these provisions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants or restrictions either to restrain violation or to recover damages. The invalidation of any one or more of the covenants, restrictions, conditions or provisions herein contained, or any part or parts thereof, shall in no way affect any of the other provisions hereof and they shall remain in full force and effect. If any party employs counsel to enforce any of these Covenants, by reason of breach of their provisions, all costs incurred in such enforcement, including reasonable attorney's fees, shall be paid to the prevailing party by the party at fault.

12. These restrictions shall be in addition to those imposed by the applicable Zoning Ordinances and State Law.

 <p>Itasca County Parcel Information System Itasca County's Web Site</p>	<p style="text-align: right;">Wed, Aug 30, 2017</p> <p style="text-align: right;">Parcel Info Data Date: August 18, 2017 CRV Info Data Date: August 18, 2017 Payment Detail Data Date: August 18, 2017</p>
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[Parcel Information](#) [CRV Information](#) [Lake Finder](#) [FAQ](#) [Request Info](#)

2016 Assessor's Market Values For Taxes Payable In 2017

Record Details Parcel Number: 91-030-2202

Owner of Record KELLIN, MICHAEL L
 820 S POKEGAMA AVE
 GRAND RAPIDS MN 55744

Plat Name:	
1st Line of Legal Desc:	GOV LOT 1 LESS W 300' & LESS E 500' LYG S OF
Deeded Acres:	16.78
Sec-Twp-Rng:	30-55-25
Lake (# / Name):	31053200/POKEGAMA
Emergency Number:	NOT AVAILABLE



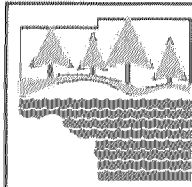
[View the Itasca County GIS map](#) for this parcel in a **NEW WINDOW**.

This parcel has **1** property tax classification(s). Valuations are provided below for each classification.

<table border="1"> <tr><td colspan="2">Class Code 111 Rural Vacant Land</td></tr> <tr><td>Land Value:</td><td style="text-align: right;">\$163,500</td></tr> <tr><td>Building Value:</td><td style="text-align: right;">\$0</td></tr> <tr><td>Total Class Value:</td><td style="text-align: right;">\$163,500</td></tr> </table>	Class Code 111 Rural Vacant Land		Land Value:	\$163,500	Building Value:	\$0	Total Class Value:	\$163,500	<p>Total Land Value = \$163,500</p> <p>Total Building Value = \$0</p> <p>Grand Total Value = \$163,500</p>	<p style="text-align: center;">91-030-2202 Click Here To See The Current Year Tax Record For This Parcel</p> <p style="text-align: center;">Click here for Last Year's Tax Statement</p>
Class Code 111 Rural Vacant Land										
Land Value:	\$163,500									
Building Value:	\$0									
Total Class Value:	\$163,500									

Minnesota Counties Information Systems (MCIS) makes no warranties, implied or explicit, as to the accuracy or completeness of this data. The data presented on this site is provided directly by the County, and MCIS merely converts it to a searchable web format. This data is intended to be used for informal informational purposes only. It is not intended for use in abstract work, land surveys, title opinions, appraisals, or any other legal documents or for any other purposes. For up-to-date and/or certified information, the user should contact the County Auditor/Treasurer.

Minnesota Counties Information Systems
Grand Rapids, MN
Website hosting & maintenance provided by [Boreal Access](#)



Itasca County Parcel Information System
 Itasca County's Web Site

Wed, Aug 30, 2017

Parcel Info Data Date: August 18, 2017
 CRV Info Data Date: August 18, 2017
 Payment Detail Data Date: August 18, 2017

[Parcel Information](#)

[CRV Information](#)

[Lake Finder](#)

[FAQ](#)

[Request Info](#)

Payable 2017 Property Tax Statement

[Click here for a Printable Tax Statement](#)

Record Details

Parcel Number: 91-030-2202

Owner of Record
 KELLIN, MICHAEL L
 820 S POKEGAMA AVE
 GRAND RAPIDS MN 55744

2017 Tax:	\$2,618.00
2017 Special Assessments:	\$0.00
2017 TOTAL Tax and Assessments:	\$2,618.00

2017 Payment Detail

First Half	Paid
Second Half	Not Paid

Tax District (# / Name):	91 / GRAND RAPIDS CITY
Plat Description:	
Legal Description:	GOV LOT 1 LESS W 300' & LESS E 500' LYG S OF
Deeded Acres:	16.78
Section-Township-Range:	30-055-25
School District:	318
Lake (# / Name):	31053200 - POKEGAMA

Payable 2017 Assessment Data

	Estimated Value	Taxable Value
Land	\$163,500	\$163,500
Building	\$0	\$0
TOTAL	\$163,500	\$163,500

Class Code(s)
 111 – Rural Vacant Land

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E-CRV No. _____

DEED TAX DUE: **\$1.65**

Form No. 27-M - QUIT CLAIM DEED

Individual(s) to Individual(s)

Date: **September** 7, **2017**

FOR CONSIDERATION LESS THAN \$500.00, **Michael J. McLynn and Bonnie L. McLynn, husband and wife**, Grantor(s), hereby convey(s) and quitclaim(s) to **Michael Kellin**, Grantee(s), real property in **Itasca** County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

together with all hereditaments and appurtenances.

Check Box if applicable:

The Seller certifies that the seller does not know of any wells on the described real property.

A well disclosure certificate accompanies this document or has been electronically filed.
(if electronically filed, Insert WDC number _____)

I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

EXHIBIT "A"

McLynn to Kellin Parcel

That part of Government Lot 1, Section 30, Township 55 North, Range 25 West, Itasca County, Minnesota described as follows:

Commencing at the northeast corner of said Government Lot 1, thence along the east line thereof on an assigned bearing South 00 degrees 26 minutes 47 seconds West a distance of 475.13 feet to a point on the south line of the north 475.00 feet of said Government Lot 1; thence along said south line, South 89 degrees 05 minutes 05 seconds West a distance of 372.45 feet to the Point of Beginning; thence continue South 89 degrees 05 minutes 05 seconds West a distance of 127.69 feet; thence South 00 degrees 26 minutes 47 seconds West a distance of 121 feet, more or less to the shoreline of Pokegama Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 00 degrees 09 minutes 45 seconds West from the Point of Beginning; thence North 00 degrees 09 minutes 45 seconds East a distance of 193 feet, more or less to the Point of Beginning and there terminating.

Said parcel contains 0.46 acres, more or less.

E-CRV No. _____

DEED TAX DUE: **\$1.65**

Form No. 29-M - QUIT CLAIM DEED

Individual(s) to Joint Tenants

Date: **September** 7th, **2017**

FOR CONSIDERATION LESS THAN \$500.00, **Michael Kellin and Lisa Kellin, husband and wife**, Grantor(s), hereby convey(s) and quitclaim(s) to **Michael J. McLynn and Bonnie L. McLynn, husband and wife**, Grantees, as joint tenants, real property in **Itasca** County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

together with all hereditaments and appurtenances.

Check Box if applicable:

The Seller certifies that the seller does not know of any wells on the described real property.

A well disclosure certificate accompanies this document or has been electronically filed.
(if electronically filed, Insert WDC number _____)

I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

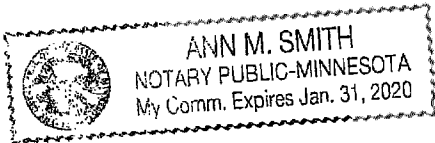
Michael Kellin
MICHAEL KELLIN
Lisa Kellin
LISA KELLIN

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
 } ss.
COUNTY OF ITASCA }

This instrument was acknowledged before me on **September 7**, 2017, by **Michael Kellin and Lisa Kellin, husband and wife**, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):



Ann M. Smith
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens)
Tax Statements for the real property described in the instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

**First American Title Company dba Itasca County Abstract Company
430 Northeast Third Avenue
Grand Rapids, MN 55744
1432274**

**Michael J. McLynn and Bonnie L. McLynn
407 Northwest Sixth Avenue
Grand Rapids MN 55744**

AND

EXHIBIT "A"

Kellin to McLynn Parcel

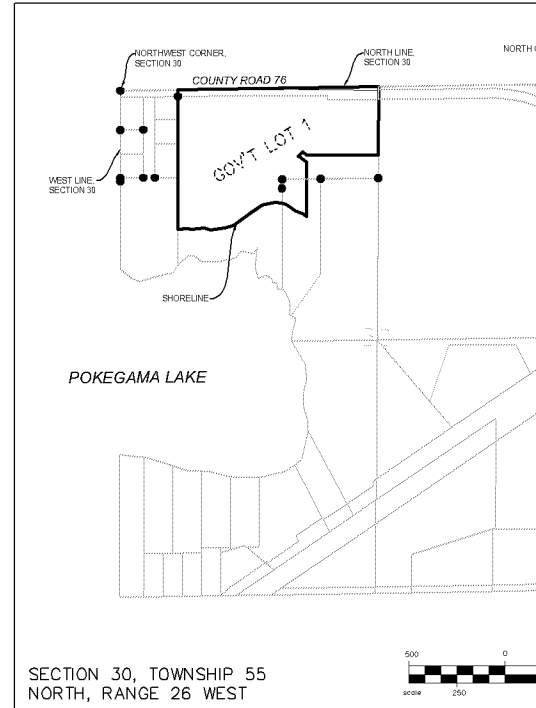
That part of Government Lot 1, Section 30, Township 55 North, Range 25 West, Itasca County, Minnesota described as follows:

Commencing at the northeast corner of said Government Lot 1, thence along the east line thereof on an assigned bearing South 00 degrees 26 minutes 47 seconds West a distance of 355.19 feet to the Point of Beginning; thence continue along said east line South 00 degrees 26 minutes 47 seconds West a distance of 119.93 feet to a point on the south line of the north 475.00 feet of said Government Lot 1; thence along said south line, South 89 degrees 05 minutes 05 seconds West a distance of 372.45 feet; thence North 00 degrees 09 minutes 45 seconds East a distance of 126.94 feet; thence South 89 degrees 50 minutes 15 seconds East a distance of 372.98 feet to the Point of Beginning and there terminating. Said parcel contains 1.06 acres, more or less.

P:\KO\K\KELLM\142847\9-survey\93-doc\Kellin Legals.docx

LEGEND

- X DENOTES COMPUTED POSITION
- DENOTES FOUND ALUMINUM CAPPED IRON PIPE
- ▲ DENOTES FOUND 1" IRON PIPE
- DENOTES FOUND 3/4" IRON PIPE WITH CAP (NO.)
- DENOTES SET 5/8" REBAR W/ CAP, LIC. NO. 42656
- △ DENOTES SET PK NAIL
- ⊙ DENOTES ITASCA COUNTY MONUMENT
- (XXX) DENOTES DEED BEARING AND/OR DISTANCE
- DENOTES RIGHT OF WAY
- DENOTES PERMANENT EASEMENT
- ===== DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SANITARY SEWER AND MANHOLE
- FM----- DENOTES FORCE MAIN
- DENOTES WATER MAIN, HYDRANT AND VALVE
- DENOTES WATER VALVE MANHOLE
- >-----<<-----○----- DENOTES STORM SEWER, APRON, MANHOLE AND CATCH BASIN
- DENOTES CULVERT
- DENOTES WATER SERVICE AND CURB STOP BOX
- FO----- DENOTES BURIED FIBER OPTIC CABLE
- T-BUR-----○----- DENOTES BURIED PHONE CABLE AND PEDESTAL
- TV-BUR-----○----- DENOTES BURIED TV CABLE AND PEDESTAL
- P-BUR-----○----- DENOTES BURIED ELECTRIC CABLE AND PEDESTAL
- P-OH-----○----- DENOTES OVERHEAD ELECTRIC, POLE AND DOWN GUY ANCHOR
- DENOTES LIGHT POLE
- DENOTES TRAFFIC SIGNAL STANDARD
- G----- DENOTES GAS MAIN
- DENOTES GAS SIGN, VALVE AND VENT
- DENOTES SOIL BORING
- △#1----- DENOTES TRAVERSE POINT
- ===== DENOTES CONCRETE CURB AND GUTTER
- CONC BIT DENOTES EXISTING PAVEMENT OR SIDEWALK
- ┌ OR ▽ DENOTES SIGN (HWY, PARK, STOP, ETC.)
- DENOTES STREET NAME SIGN
- DENOTES DITCH
- X----- DENOTES FENCE (UNIDENTIFIED)
- X----- DENOTES BARBED WIRE FENCE
- XC----- DENOTES CHAIN LINK FENCE
- XC----- DENOTES ELECTRIC WIRE FENCE
- XWD----- DENOTES WOOD FENCE
- XWW----- DENOTES WOVEN WIRE FENCE
- ===== DENOTES PLATE BEAM GUARDRAIL
- ===== DENOTES CABLE GUARDRAIL
- DENOTES DECIDUOUS AND CONIFEROUS TREE
- DENOTES BUSH-SHRUB
- ~~~~~ DENOTES WOODED AREA
- WET----- DENOTES WET LAND
- BLDG----- DENOTES BUILDING
- GP DENOTES GUARD POST
- ♿ DENOTES HANDICAP PARKING SPACE
- DENOTES EXISTING CONTOUR LINES
- ⑫ DENOTES SCHEDULE B EXCEPTION



VICINITY MAP
1" = 500'

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
ITASCA COUNTY SOUTH ZONE COORDINATE

LEGAL DESCRIPTION

Government Lot 1, Section 30, Township 55 North, Range 25 West, Itasca County, Minnesota, containing 1.08 acres, more or less, less and except:

LESS AND EXCEPT:

That part of Government Lot 1, Section 30, Township 55 North, Range 25 West, Itasca County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 1, thence along said east line assigned bearing South 00 degrees 26 minutes 47 seconds West a distance of 119.95 feet to a point on the south line of the north 475.00 feet of said Government Lot 1; thence along said south line, South 89 degrees 05 minutes 05 seconds West a distance of 127.69 feet; thence North 00 degrees 09 minutes 45 seconds East a distance of 88.86 feet to a point on the north line of the north 475.00 feet of said Government Lot 1; thence along a non-tangent curve to the north line of the north 475.00 feet of said Government Lot 1, northward, radius 129.00 feet, central angle 13 degrees 51 minutes 14 seconds, chord of said curve bears North 42 degrees 53 minutes 48 seconds East a distance of 121 feet, more or less to the shoreline of Pokedagama Lake; thence South 54 degrees 01 minutes 49 seconds East a distance of 26.37 feet; thence North 00 degrees 09 minutes 15 seconds East a distance of 372.98 feet to the Point of Beginning; the parcel contains 1.08 acres, more or less.

TOGETHER WITH:

That part of Government Lot 1, Section 30, Township 55 North, Range 25 West, Itasca County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 1, thence along said east line assigned bearing South 00 degrees 26 minutes 47 seconds West a distance of 119.95 feet to a point on the south line of the north 475.00 feet of said Government Lot 1; thence along said south line, South 89 degrees 05 minutes 05 seconds West a distance of 127.69 feet; thence North 00 degrees 09 minutes 45 seconds East a distance of 88.86 feet to a point on the north line of the north 475.00 feet of said Government Lot 1; thence along a non-tangent curve to the north line of the north 475.00 feet of said Government Lot 1, northward, radius 129.00 feet, central angle 13 degrees 51 minutes 14 seconds, chord of said curve bears North 42 degrees 53 minutes 48 seconds East a distance of 121 feet, more or less to the shoreline of Pokedagama Lake; thence South 54 degrees 01 minutes 49 seconds East a distance of 26.37 feet; thence North 00 degrees 09 minutes 15 seconds East a distance of 372.98 feet to the Point of Beginning; the parcel contains 1.08 acres, more or less.

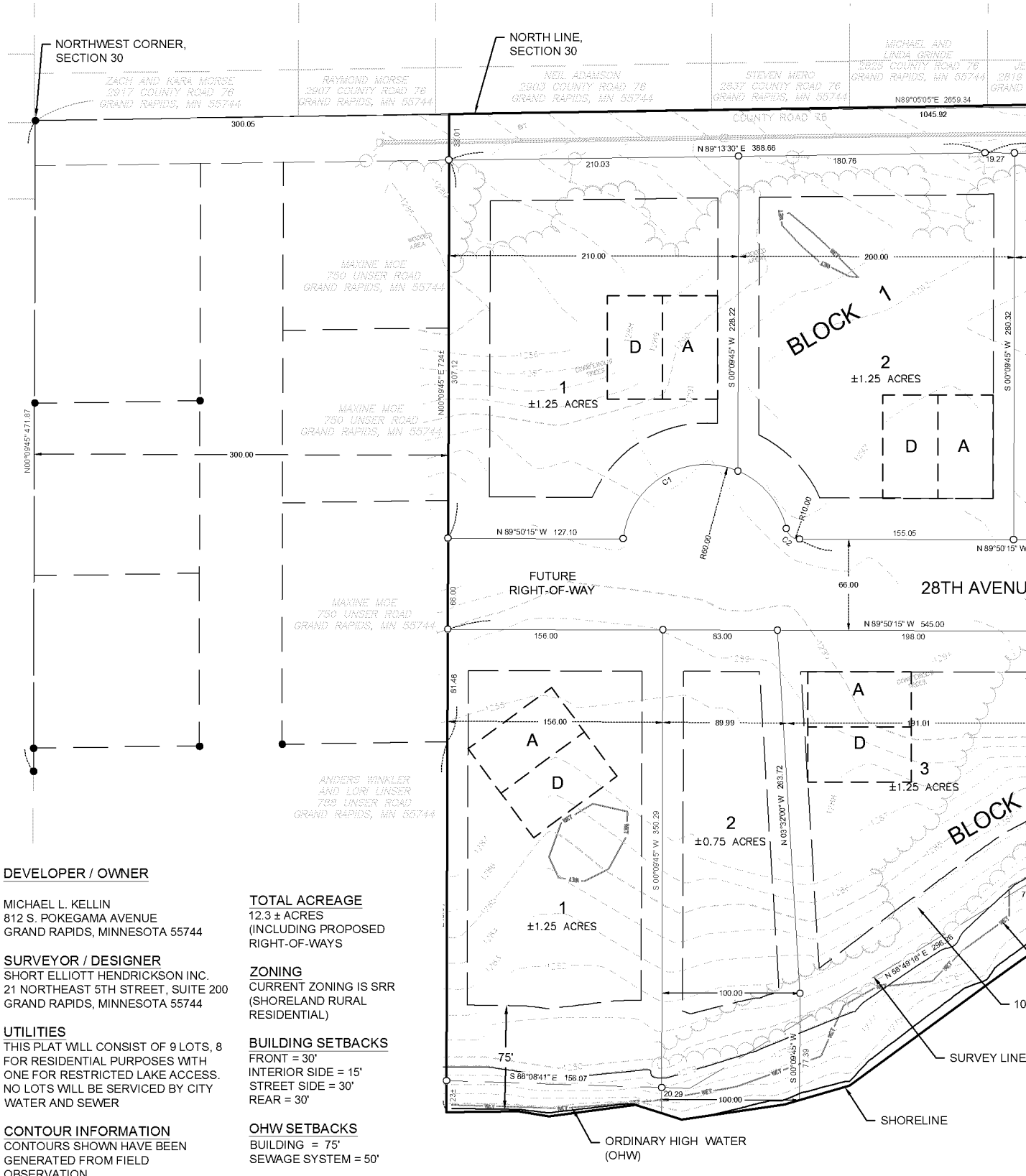
Said parcel contains 0.46 acres, more or less.

P:\K\KELLUM\142847\5-final-dsgn\51-drawings\10-Civil\cad\dwg\KELLUM 142847 preliminary plat-pg 1-22 x 34.dwg 9/28/2017 2:43 PM mmyay

DRAWN BY: MM				
CHECKED BY: WH				
SURVEYED BY: MF/TS				
NO.	BY	DATE	REVISIONS	

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHRIS A. LARSEN
Date: September 28, 2017



DEVELOPER / OWNER

MICHAEL L. KELLIN
 812 S. POKEGAMA AVENUE
 GRAND RAPIDS, MINNESOTA 55744

SURVEYOR / DESIGNER
 SHORT ELLIOTT HENDRICKSON INC.
 21 NORTHEAST 5TH STREET, SUITE 200
 GRAND RAPIDS, MINNESOTA 55744

UTILITIES
 THIS PLAT WILL CONSIST OF 9 LOTS, 8
 FOR RESIDENTIAL PURPOSES WITH
 ONE FOR RESTRICTED LAKE ACCESS.
 NO LOTS WILL BE SERVICED BY CITY
 WATER AND SEWER

CONTOUR INFORMATION
 CONTOURS SHOWN HAVE BEEN
 GENERATED FROM FIELD
 OBSERVATION.

TOTAL ACREAGE
 12.3 ± ACRES
 (INCLUDING PROPOSED
 RIGHT-OF-WAYS)

ZONING
 CURRENT ZONING IS SRR
 (SHORELAND RURAL
 RESIDENTIAL)

BUILDING SETBACKS
 FRONT = 30'
 INTERIOR SIDE = 15'
 STREET SIDE = 30'
 REAR = 30'

OHW SETBACKS
 BUILDING = 75'
 SEWAGE SYSTEM = 50'

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
 ITASCA COUNTY SOUTH ZONE COORDINATES.

P:\POKEGAMA\KELLIN\1428475-final-dgn\151-drawing\10-Civil\cadd\dwg\KELLIN_142847_preliminary.plt-pg 2-22 x 34.dwg 9/28/2017 2:57 PM mmayr

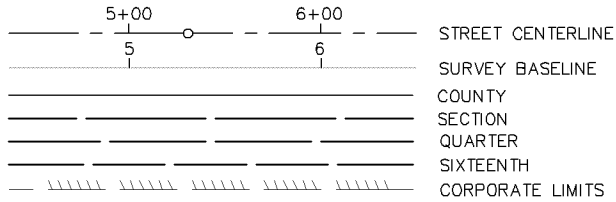
DRAWN BY:	MM		
CHECKED BY:	WH		
SURVEYED BY:	MF/TS		
NO.	BY	DATE	

REVISIONS	

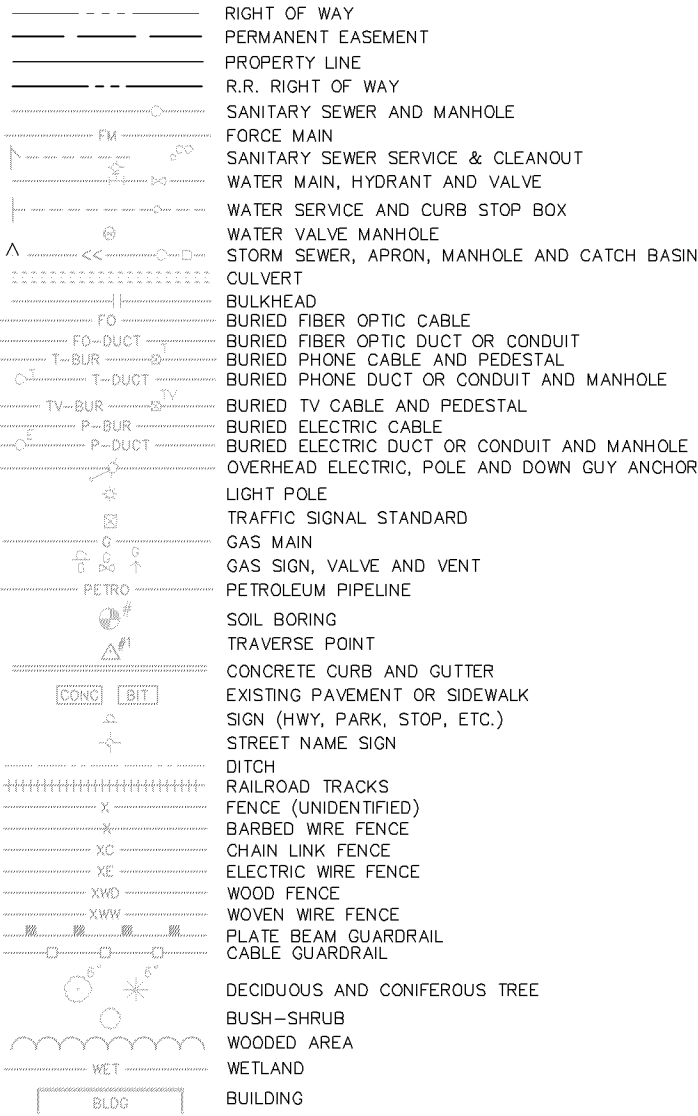
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHRIS A. LARSEN
 Date: September

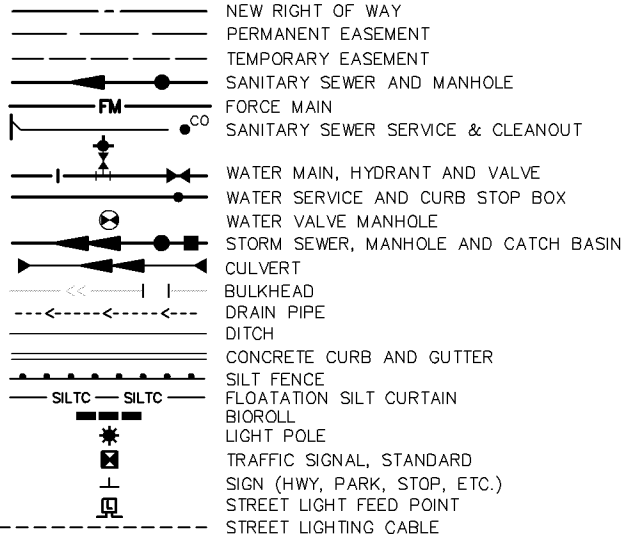
LEGEND



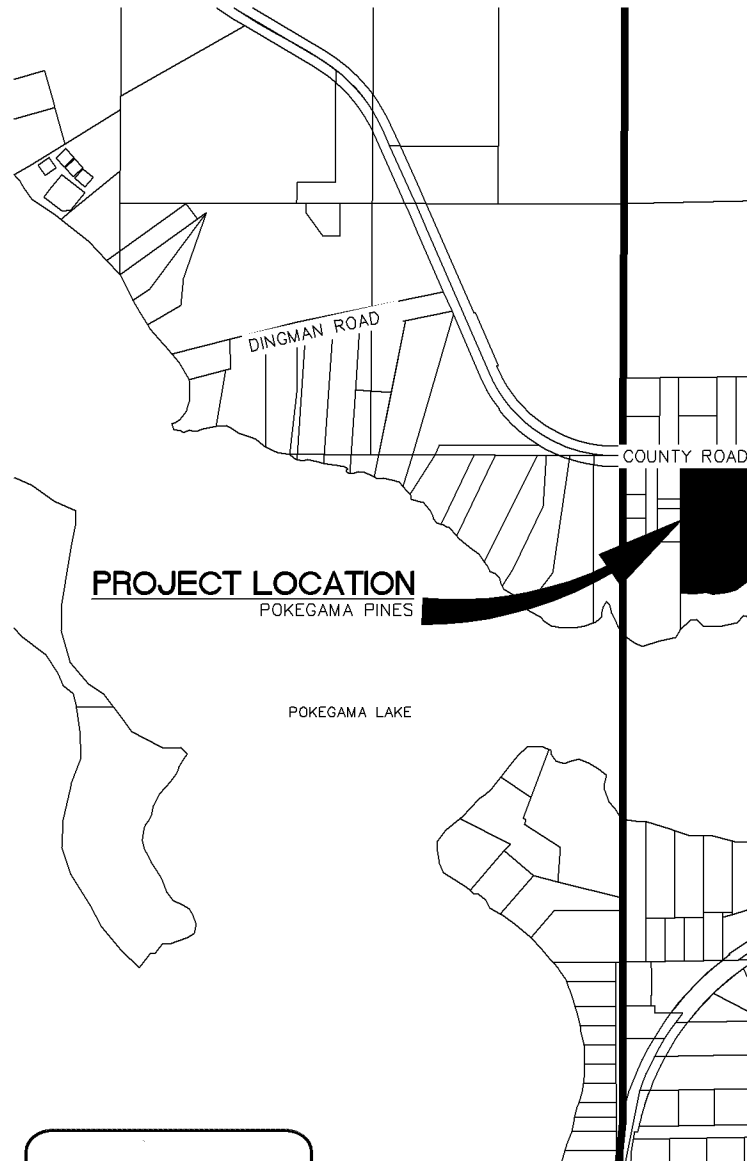
EXISTING



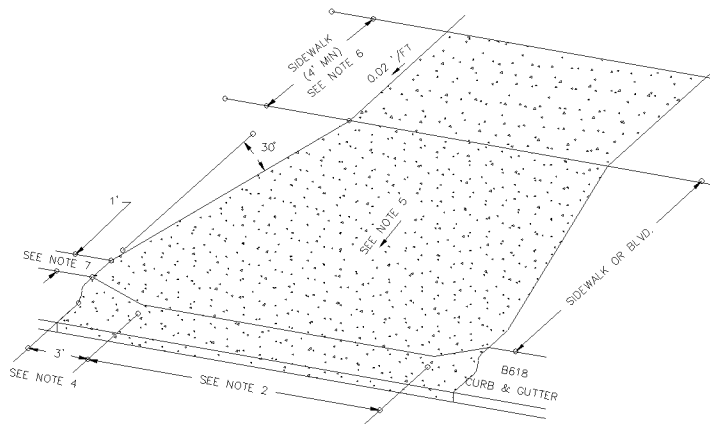
PROPOSED



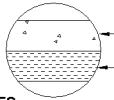
PREPARED BY MIKE PRELIMINARY POKEGAMA REMOVALS, GRADING, BITUMINOUS CONTROL AREA



DRAFT

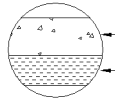


RESIDENTIAL



6" 3A32 CONCRETE MIX.
6" CL. 5 AGGREGATE BASE

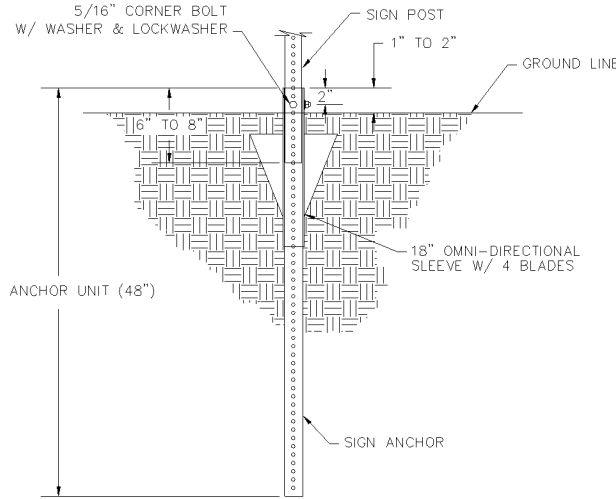
COMMERCIAL



8" 3A32 CONCRETE MIX.
6" CL. 5 AGGREGATE BASE

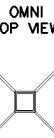
NOTES:

1. SEE PLATE NUMBER 10 FOR JOINTING DETAILS.
2. DRIVEWAY WIDTHS: RESIDENTIAL - MIN. 12', MAX. 22'
COMMERCIAL - MAX. 32'
3. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MN/DOT SPEC. 2531.
4. WHEN WALK IS ADJACENT TO THE BACK OF CURB, A 6' TAPER SHALL BE CONSTRUCTED.
5. WHEN WALK IS ADJACENT TO THE BACK OF CURB, DRIVEWAY GRADE SHALL BE CONSTRUCTED AT AN 8.33% GRADE FOR 5'-4" FROM BACK OF CURB.
6. WHEN WALK IS ADJACENT TO THE BACK OF CURB, A 4' AREA BEHIND DRIVEWAY APRON SHALL BE CONSTRUCTED AT A 2% CROSS SLOPE TO PROVIDE A PATH AROUND APRON.
7. WHEN WALK IS ADJACENT TO THE BACK OF CURB, TAPER SHALL ANGLE DIRECTLY FROM TOP BACK OF CURB TO BACK OF APRON.



SQUARE POST ANCHOR DETAIL
(NON-HARD SURFACE LOCATIONS)

NOTE: FOR HARD SURFACE INSTALLATIONS, CONTRACTOR SHALL USE A BREAKAWAY MOUNTING SYSTEM FOLLOWING THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



CONCRETE DRIVEWAY

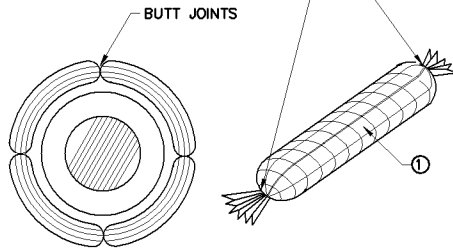
Revised:
Jan. 2013
SEH Plate No.



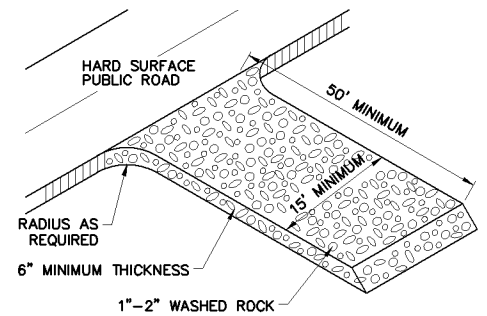
SQUARE POST ANCHOR DETAIL

Rev.
Jan.
SEH PI

ENDS SECURELY CLOSED TO PREVENT LOSS OF OPEN GRADED AGGREGATE FILL. SECURED WITH 50 PSI. ZIP TIE



- ① GEOTEXTILE SOCK BETWEEN 4-10 FT. LONG AND 4-6 INCH DIAMETER. SEAM JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR HEAT BONDED (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1; CA-3 GRADATION.



NOTE: TO PREVENT TRACKING OF MUD ONTO PAVED ROADS, INSTALL ADDITIONAL ROCK OR REMOVE AND REPLACE THE PAD AS REQUIRED

DRAFT

NTS



ROCK LOG

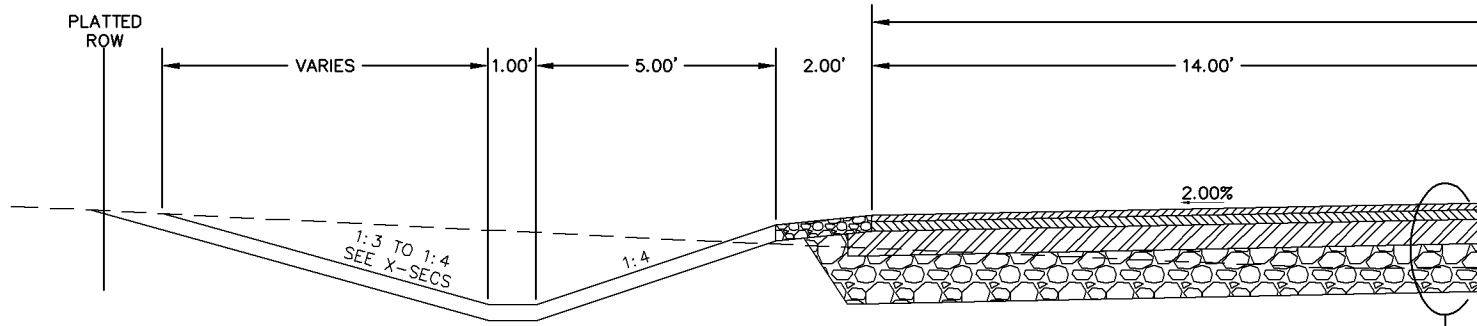
Revised:
Oct. 2011
SEH Plate No.
ERO-29



ROCK CONSTRUCTION ENTRANCE

Rev.
Oct.
SEH PI
ERO

P:\KO\K\KELLM\142847\5-final-dgn\51-drawings\10-Civil\cad\dwg\p\shhta\KE142847_TY.dwg 9/21/2017 12:06 PM schristenson



SEE INSET A

TYP
28' BITU

STA. 102+3

- NOTES:
1. CUL-DE-SAC EXTENDS TO
 2. DITCHING CONSISTS OF SE
 3. CONCRETE APRON STA. 10
 4. CONSIST OF 8" CONCRETE
 4. RIGHT OF WAY IS TO BE F

DRAFT

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

SWPPP SUMMARY/OVERVIEW:

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO ADDRESS THE REQUIREMENTS OF NPDES PERMIT MN R100001, PART III, SUBPART A. THIS SWPPP INCLUDES A COMBINATION OF NARRATIVE AND PLAN SHEETS THAT DESCRIBE THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT PLAN FOR THE PROJECT.

PROJECT INFORMATION:

LOCATION:	COUNTY ROAD 26, EAST OF UNSER ROAD, GRAND RAPIDS MN, 55744
LATITUDE/LONGITUDE: :	47.223560, -93.574468
PROJECT DESCRIPTION:	NEW ROADWAY CONSTRUCTION
SOIL DISTURBING ACTIVITIES:	GRUBBING AND GRADING

CONTACTS:

OWNER:	MIKE KELLIN
ADDRESS:	COLDWELL BANKER NORTHWOODS REALTY 812 SOUTH POKEGAMA AVENUE GRAND RAPIDS, MN 55744
PHONE:	X
EMAIL:	X

ENGINEER:	SHORT ELLIOT HENDRICKSON INC. (SEH)
CONTACT:	ROBERT BEAVER, PE
PHONE:	218.322.4500
EMAIL:	BBEAVER@SEHINC.COM
PROJECT NO.:	KELLM 142847

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

CONTRACTOR: _____
CONTACT: _____
PHONE: _____
EMAIL: _____

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

GENERAL SWPPP RESPONSIBILITIES:

THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.

THE SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. AMENDMENTS WILL BE APPROVED BY BOTH THE OWNER AND CONTRACTOR AND WILL BE ATTACHED OR OTHERWISE INCLUDED WITH THE SWPPP DOCUMENTS. THE SWPPP AMENDMENTS SHALL BE INITIATED, FACILITATED, AND PROCESSED BY THE CONTRACTOR. THE SWPPP AND AMENDMENTS SHALL BE KEPT ON SITE BY THE CONTRACTOR WHENEVER CONSTRUCTION ACTIVITY IS IN PROGRESS.

THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.

BOTH THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER TERMINATION AND/OR TRANSFER OF THE PERMIT.

LONG TERM OPERATION AND MAINTENANCE

THE OWNER WILL BE RESPONSIBLE OR WILL OTHERWISE IDENTIFY WHO WILL BE RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM(S).

THE OWNER WILL PREPARE AND IMPLEMENT A PERMANENT STORMWATER TREATMENT SYSTEM(S) MAINTENANCE PLAN.

TRAINING DOCUMENTATION:

PREPARER/DESIGNER OF SWPPP:	SARA CHRISTENSON, EIT
EMPLOYER:	SHORT ELLIOTT HENDRICKSON, INC
TRAINING AND DATE OBTAINED:	12/10/13
NAME OF INSTRUCTOR(S):	JOHN CHAPMAN, REBECCA FORMAN

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:

- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
- INDIVIDUALS PERFORMING INSPECTIONS
- INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs

TRAINING MUST RELATE TO THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES AND SHALL INCLUDE:

- 1) DATES OF TRAINING
- 2) NAME OF INSTRUCTORS
- 3) CONTENT AND HOURS OF TRAINING

THE CONTRACTOR SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERIMETER CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT.

PROJECT SUMMARY:

TOTAL PROJECT AREA:
TOTAL LAND AREA TO BE DISTURBED:
PRE-CONSTRUCTION IMPERVIOUS AREA:
POST-CONSTRUCTION IMPERVIOUS AREA:
IMPERVIOUS LAND ADDED:

RECEIVING WATER(S) WITHIN ONE MILE FROM

ID	NAME	TYPE
	POKEGAMA	LAKE

ADDITIONAL BMPs AND/OR ACTIONS REQUIRED:
SEE APPENDIX A.C.1, A.C.2 AND A.C.3 OF

DOES THE PROJECT DISCHARGE TO A CAL...
IS THE PROJECT LOCATED IN A KARST AR...
PROJECTS LOCATED IN KARST AREA...
MEASURES IMPLEMENTED TO ENSURE PROT...
X

SITE SOIL INFORMATION:

(SOIL INFORMATION PROVIDED IS FOR NPDE...
WAS OBTAINED FROM THE USGS WEBSITE. T...
INFORMATION FOR CONSTRUCTION PURPOSE

SOIL NAME:
ITASCA-GOODLAND SILT LOAMS
ANTICIPATED RANGE OF SOIL PARTICLE SI

RELATED REVIEWS & PERMITS:

ENVIRONMENTAL, WETLAND, ENDANGERED O...
LOCAL, STATE, AND/OFF FEDERAL REVIEWS/

TYPE OF PERMIT/REVIEW:	REQUIR
WETLAND REVIEW	COMPLETED

IMPLEMENTATION SEQUENCE:

THE CONTRACTOR SHALL COMPLY WITH THE...
THE ENGINEER MAY APPROVE ADJUSTMENT

1.	INSTALL ROCK CONSTRUCTION ENTRAN
2.	INSTALL PERIMETER CONTROL AND STA
3.	COMPLETE SITE GRADING
4.	INLET PROTECTION, CURB & GUTTER, A
5.	COMPLETE FINAL GRADING AND STABIL
6.	AFTER CONSTRUCTION IS COMPLETE A... ACCUMULATED SEDIMENT, REMOVE BMP... DISTURBED BY THEIR REMOVAL.

THE FOLLOWING DOCUMENTS ARE CONSIDER

PLAN AND PROFILE PLAN SHEETS:
EROSION AND SEDIMENT CONTROL PLAN SH...
TURF ESTABLISHMENT PLAN SHEETS:
PLAN & PROFILE PLAN SHEETS:
DETAIL PLAN SHEETS:
SWPPP NOTE AND DETAIL SHEETS:
PROJECT SPECIFICATIONS:
PROJECT BID FORM:

PROJECT SPECIFIC NOTES:

NA

EROSION PREVENTION MEASURES AND TIMING:

THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION MEASURES FOR THE PROJECT.

EROSION PREVENTION MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL EROSION PREVENTION MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL PLAN AND IMPLEMENT APPROPRIATE CONSTRUCTION PRACTICES AND CONSTRUCTION PHASING TO MINIMIZE EROSION AND RETAIN VEGETATION WHENEVER POSSIBLE.

THE CONTRACTOR SHALL DELINEATE AREAS NOT TO BE DISTURBED AND/OR TO BE PROTECTED WITH FLAGS, STAKES, SIGNS, SILT FENCE, OR OTHER MEANS NECESSARY TO PROTECT THESE AREAS BEFORE CONSTRUCTION BEGINS ON THE SITE.

THE CONTRACTOR SHALL STABILIZE OF ALL EXPOSED SOILS IMMEDIATELY TO LIMIT SOIL EROSION. IN NO CASE SHALL ANY EXPOSED AREAS, INCLUDING STOCK PILES, HAVE EXPOSED SOILS FOR MORE THAN 7 DAYS WITHOUT PROVIDING TEMPORARY OR PERMANENT STABILIZATION.

DRAINAGE PATHS, DITCHES, AND/OR SWALES SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER OR 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THE DITCH/SWALE HAS TEMPORARILY OR PERMANENTLY CEASED.

THE CONTRACTOR SHALL COMPLETE THE STABILIZATION OF ALL EXPOSED SOILS WITHIN 24 HOURS THAT LIE WITHIN 200 FEET OF PUBLIC WATERS PROMULGATED "WORK IN WATER RESTRICTIONS" BY THE MN DNR DURING SPECIFIED FISH SPAWNING TIMES.

THE CONTRACTOR SHALL IMPLEMENT STORMWATER CONVEYANCE CHANNELS WHEN APPROPRIATE TO ROUTE WATER AROUND UNSTABILIZED AREAS ON SITE TO REDUCE EROSION.

THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL BMPS AND VELOCITY DISSIPATION DEVICES ALONG CONSTRUCTED STORMWATER CONVEYANCE CHANNELS AND OUTLETS.

THE CONTRACTOR SHALL STABILIZE TEMPORARY AND/OR PERMANENT DRAINAGE DITCHES OR SWALES WITHIN 200 LINEAL FEET FROM PROPERTY EDGE, OR DISCHARGE POINT(S) WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE.

TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

THE CONTRACTOR SHALL NOT UTILIZE HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILIAR EROSION PREVENTION PRACTICES AS A FORM OF STABILIZATION FOR TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES.

THE CONTRACTOR SHALL ENSURE PIPE OUTLETS HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITH IN 24 HOURS OF CONNECTION TO A SURFACE WATER.

THE CONTRACTOR SHALL DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION. VELOCITY DISSIPATION DEVICES MUST BE USED TO PREVENT EROSION WHEN DIRECTING STORMWATER TO VEGETATED AREAS.

SEDIMENT CONTROL MEASURES AND TIMING:

THE CONTRACTOR IS RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES FOR THE PROJECT.

SEDIMENT CONTROL MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL MEASURES ARE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

THE CONTRACTOR SHALL ENSURE THERE ARE NO UNBROKEN SLOPE LENGTH GREATER THAN 75 FEET ON SLOPES 3:1 OR STEEPER.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL PRACTICES REMOVED OR ADJUSTED FOR SHORT-TERM ACTIVITIES BE RE-INSTALLED IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY HAS BEEN COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE REINSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.

THE CONTRACTOR SHALL ENSURE STORM DRAIN INLETS AND CULVERT INLETS ARE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAS BEEN STABILIZED. INLET AND CULVERT PROTECTION SHALL CONFORM TO THE 2016 MNDOT SPECIFICATIONS 2573 AND 3891.

THE CONTRACTOR SHALL ENSURE STOCK PILES ARE PROVIDED WITH AN EFFECTIVE SEDIMENT PERIMETER CONTROL AND STOCK PILES SHALL NOT BE PLACED IN ANY TYPE OF SURFACE WATER OR NATURAL BUFFER.

THE CONTRACTOR SHALL INSTALL PERIMETER CONTROL AROUND ALL STAGING AREAS, BORROW PITS, AND AREAS CONSIDERED ENVIRONMENTALLY SENSITIVE.

THE CONTRACTOR SHALL ENSURE VEHICLE TRACKING BE MINIMIZED WITH EFFECTIVE BMPS. WHERE THE BMPS FAIL TO PREVENT SEDIMENT FROM TRACKING ONTO STREETS THE CONTRACTOR SHALL CONDUCT STREET SWEEPING TO REMOVE ALL TRACKED SEDIMENT.

THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PRACTICES TO MINIMIZE SOIL COMPACTION.

THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION ACTIVITY REMAIN WITHIN PROJECT LIMITS AND THAT ALL IDENTIFIED RECEIVING WATER BUFFERS ARE MAINTAINED.

RECEIVING WATER	BUFFER
POKEGAMA	50 FT

THE CONTRACTOR SHALL NOT UTILIZE SEDIMENT CONTROL CHEMICALS ON SITE.

EROSION PREVENTION BMP SUMMARY:

SEE EROSION AND SEDIMENT CONTROL PLAN QUANTITY OF EROSION PREVENTION BMPS.

SEDIMENT CONTROL BMP SUMMARY:

SEE EROSION AND SEDIMENT CONTROL PLAN TYPE, LOCATION, AND QUANTITY OF SEDIMENT

DEWATERING AND BASIN DRAINING ACTIVITIES:

THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO REGULATIONS.

WATER FROM DEWATERING ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY AND/OR PERMANENT SEDIMENT BASIN.

IF WATER CANNOT BE DISCHARGED TO A SEDIMENT BASIN, THE CONTRACTOR SHALL USE OTHER APPROPRIATE BMPS, TO EFFECTIVELY

DISCHARGE THAT CONTAINS OIL OR GREASE MUST BE TREATED WITH A SUITABLE FILTRATION DEVICE PRIOR TO DISCHARGE.

DISCHARGE POINTS SHALL BE PROTECTED FROM EROSION.

DISCHARGE WATER SHALL BE DISPERSED OVER A LARGE AREA TO PREVENT EROSION.

WATER FROM DEWATERING SHALL BE DISCHARGED TO A SEDIMENT BASIN TO PREVENT NUISANCE CONDITIONS, EROSION, OR INUNDATION.

BACKWASH WATER USED FOR FILTERING SHALL BE TREATED PRIOR TO BEGINNING OF TREATMENT PROCESS, OR INCORPORATED INTO THE TREATMENT CAUSE EROSION. THE CONTRACTOR SHALL REPAIR AND MAINTAIN DEVICES WHEN REQUIRED TO MAINTAIN ADEQUATE FLOW.

INSPECTION AND MAINTENANCE:

ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS SHALL BE IS TO BE CONSIDERED INCIDENTAL TO THE BMP.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL INSPECTIONS TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.

THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE FOR EROSION CONSTRUCTION AND WITHIN 24 HOURS AFTER COMPLETION OF EACH ACTIVITY.

THE CONTRACTOR SHALL DOCUMENT A WRITTEN REPORT OF ALL ACTIVITIES CONDUCTED WITHIN 24 HOURS OF COMPLETION OF EACH ACTIVITY SHALL INCLUDE THE FOLLOWING:

- DATE AND TIME OF INSPECTIONS;
- NAME OF PERSON(S) CONDUCTING INSPECTIONS;
- FINDINGS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS TAKEN;
- CORRECTIVE ACTIONS TAKEN;
- DATE AND AMOUNT OF RAINFALL EVENTS;
- POINTS OF DISCHARGE OBSERVED DURING INSPECTIONS;
- AMENDMENTS MADE TO THE SWPPP.

THE CONTRACTOR SHALL SUBMIT A COPY OF THE SWPPP TO THE OWNER ON A MONTHLY BASIS. IF MONTHLY INSPECTIONS ARE REQUIRED, PAYMENTS MAY BE HELD.

THE CONTRACTOR SHALL KEEP THE SWPPP, AND ALL RECORDS. THE CONTRACTOR SHALL DESIGNATE A SPECIFIC PERSON TO MAINTAIN THE SWPPP.

THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF TEMPORARY AND PERMANENT WATER QUALITY BMPS, AS WELL AS THE MAINTENANCE OF THESE BMPS.

THE CONTRACTOR SHALL INSPECT EROSION PREVENTION MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL EROSION PREVENTION MEASURES OR SUPPLEMENTED WITH FUNCTIONAL BMPS WHEN NECESSARY. THE CONTRACTOR SHALL INVESTIGATE AND COMPLY WITH THE FINDINGS OF THESE INSPECTIONS.

PERIMETER CONTROL DEVICES, INCLUDING SILT FENCE, SHALL BE MAINTAINED TO THE DEVICE HEIGHT. WHEN THEY BECOME NONFUNCTIONAL OR THE PERIMETER CONTROL DEVICE HEIGHT. THESE REPAIRS SHALL BE MADE IMMEDIATELY.

TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DESIGNED TO ENSURE WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES THE DRAINAGE AND REMOVAL MUST BE COMPLETED IMMEDIATELY.

SURFACE WATERS, INCLUDING DRAINAGE DITCHES, SHALL BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENTATION. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN DRAINAGE DITCHES, WAYS, CATCH BASINS, AND OTHER DRAINAGE DEVICES. THE AREAS WHERE SEDIMENT REMOVAL RESULTS FROM EROSION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY OF EROSION OR PHYSICAL CONSTRAINTS. THE CONTRACTOR SHALL MAINTAIN LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITY TO CONDUCT ANY WORK IN SURFACE WATERS.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS SHALL BE IDENTIFIED AND OF SEDIMENT TRACKING ONTO PAVED SURFACES SHALL BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS.

IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE IT IN A MANOR AND AT A FREQUENCY THAT PREVENTS IT FROM IMPACTS.

INFILTRATION AREAS SHALL BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENTATION.



PROJECT LOCATION

POKEGAMA LAKE

DRAFT

ALIGNMENT TABULATION - CENTERLINE

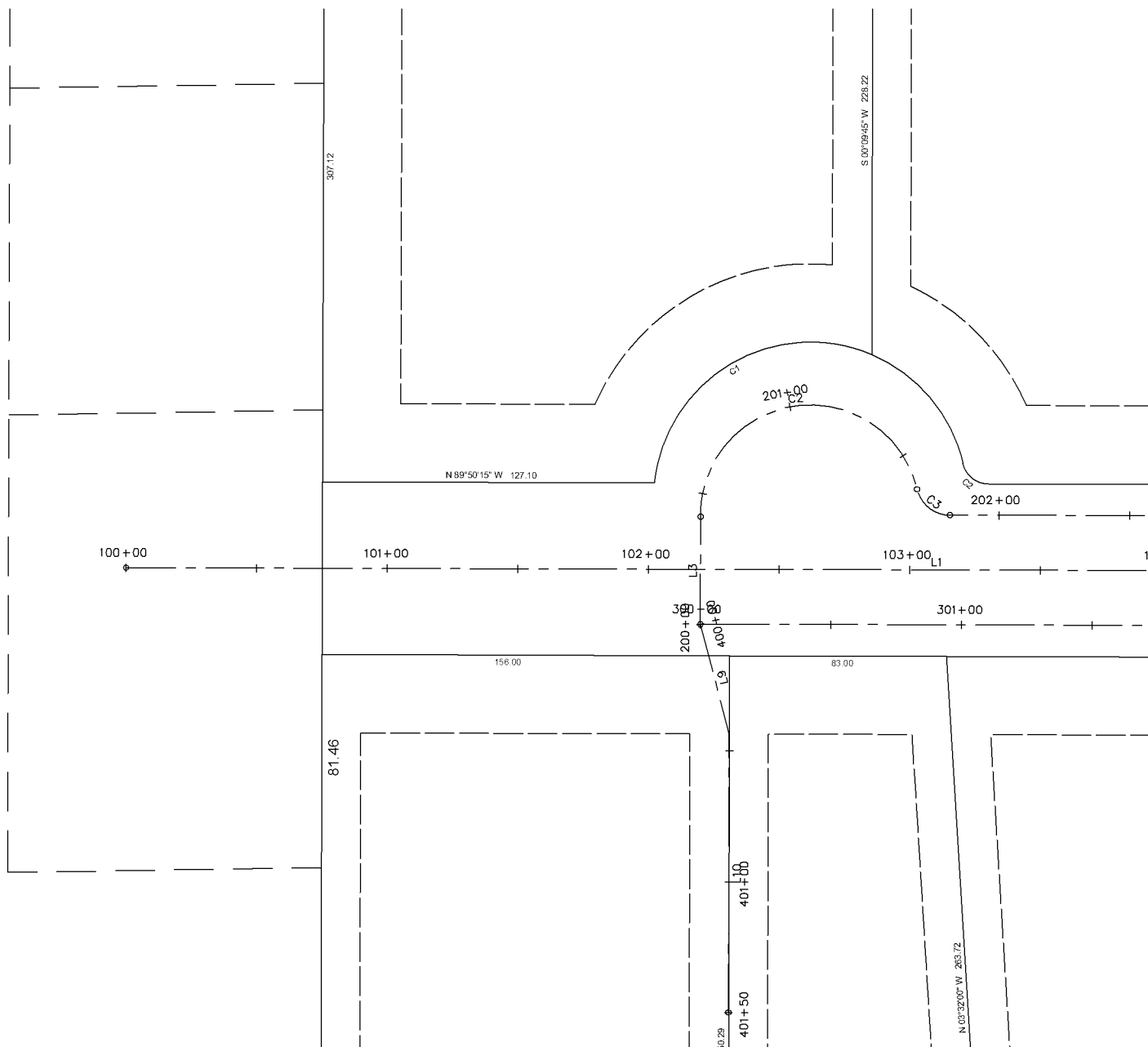
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L1		100+00.00				620.00	171910.6788	539135.1155	S 89° 50' 15" E
C1		106+20.00	090° 00' 00"	96.00	96.00	150.80	171908.9198	539755.1131	
L2		107+70.80				291.00	172004.6470	539851.3851	N 00° 09' 45" E

POINT ID	POINT	STATION
L7		300+00.00
C5		304+00.17
L8		305+83.96

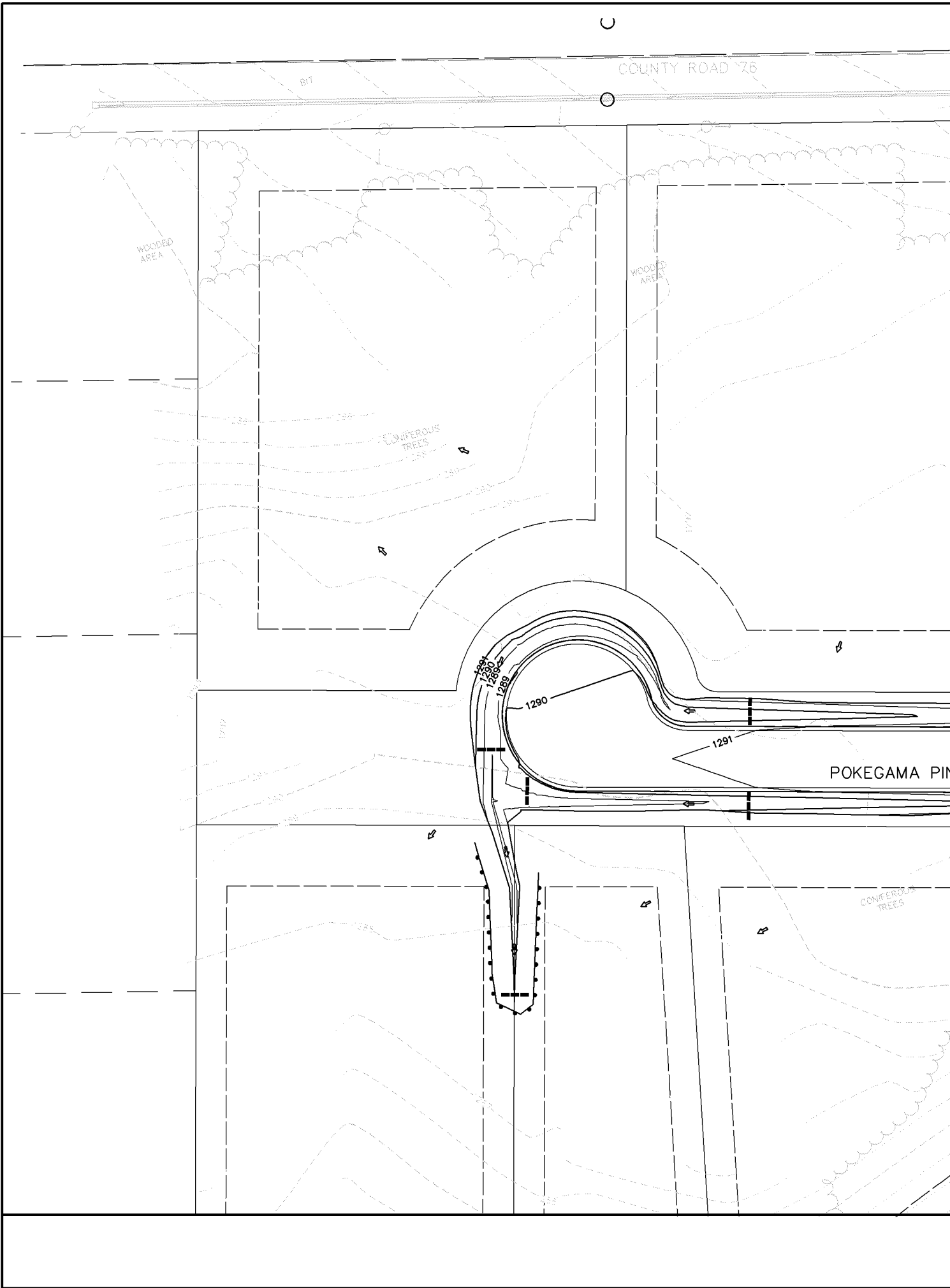
ALIGNMENT TABULATION - ALIGNMENT - DITCH LT

POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	NORTHING	EASTING	BEARING
L3		200+00.00				41.15	171889.0552	539354.8815	N 00° 09' 45" E
C2		200+41.15	167° 29' 07"	42.00	383.05	122.77	171930.2065	539354.9982	
C3		201+63.92	076° 19' 40"	13.00	10.22	17.32	171940.7474	539437.8298	
L4		201+81.24				304.74	171930.7843	539450.4332	S 89° 50' 15" E
C4		204+85.98	090° 04' 35"	75.00	75.10	117.91	171929.9197	539755.1726	
L6		206+03.89				153.69	172004.8067	539830.3853	N 00° 05' 10" E
L5		207+57.58				68.50	172158.4981	539830.6162	N 00° 20' 04" E

POINT ID	POINT	STATION
L9		400+00.00
L10		400+43.58



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COUNTY ROAD 76

B1

WOODED AREA

WOODED AREA

CONIFEROUS TREES

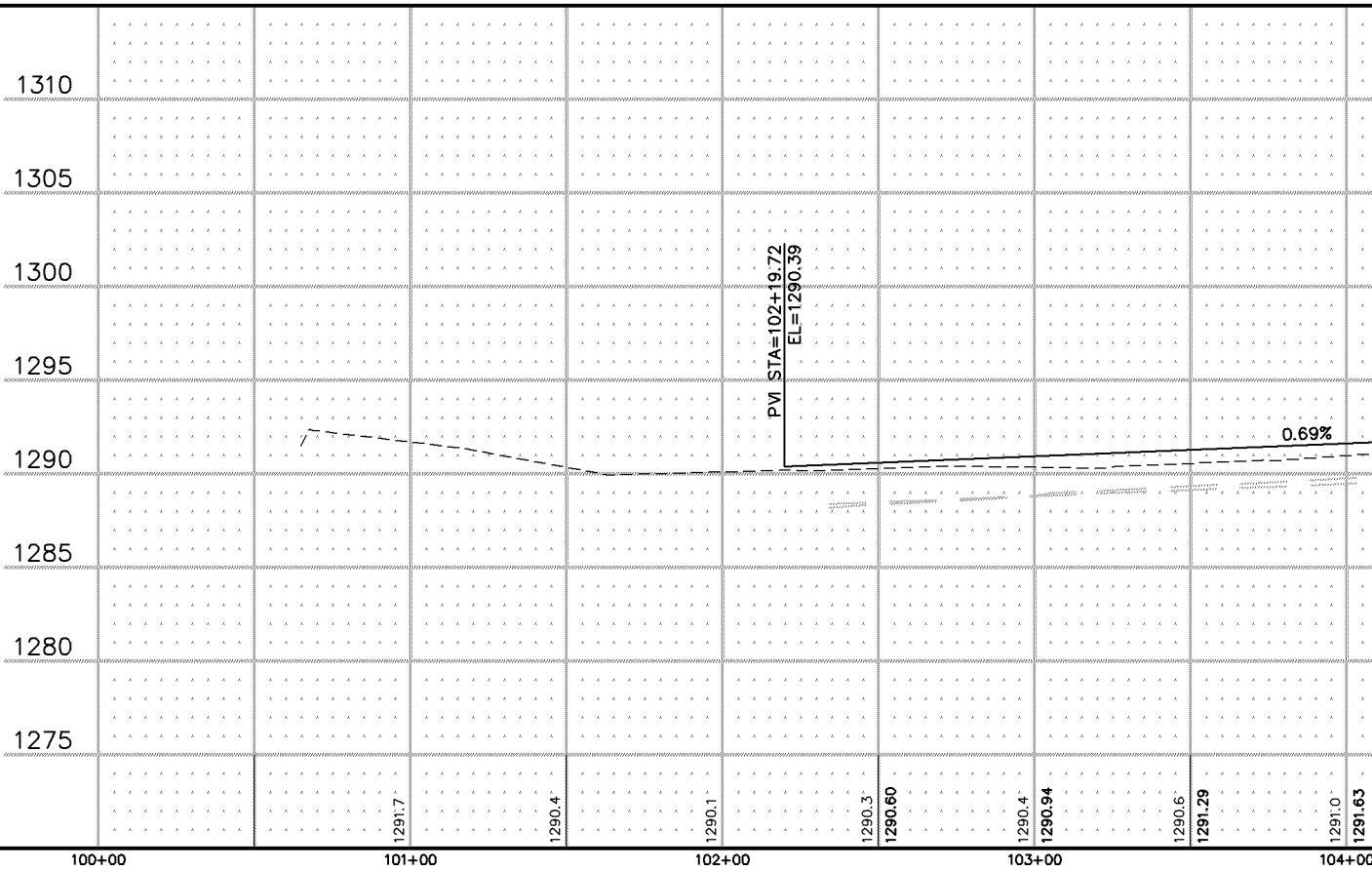
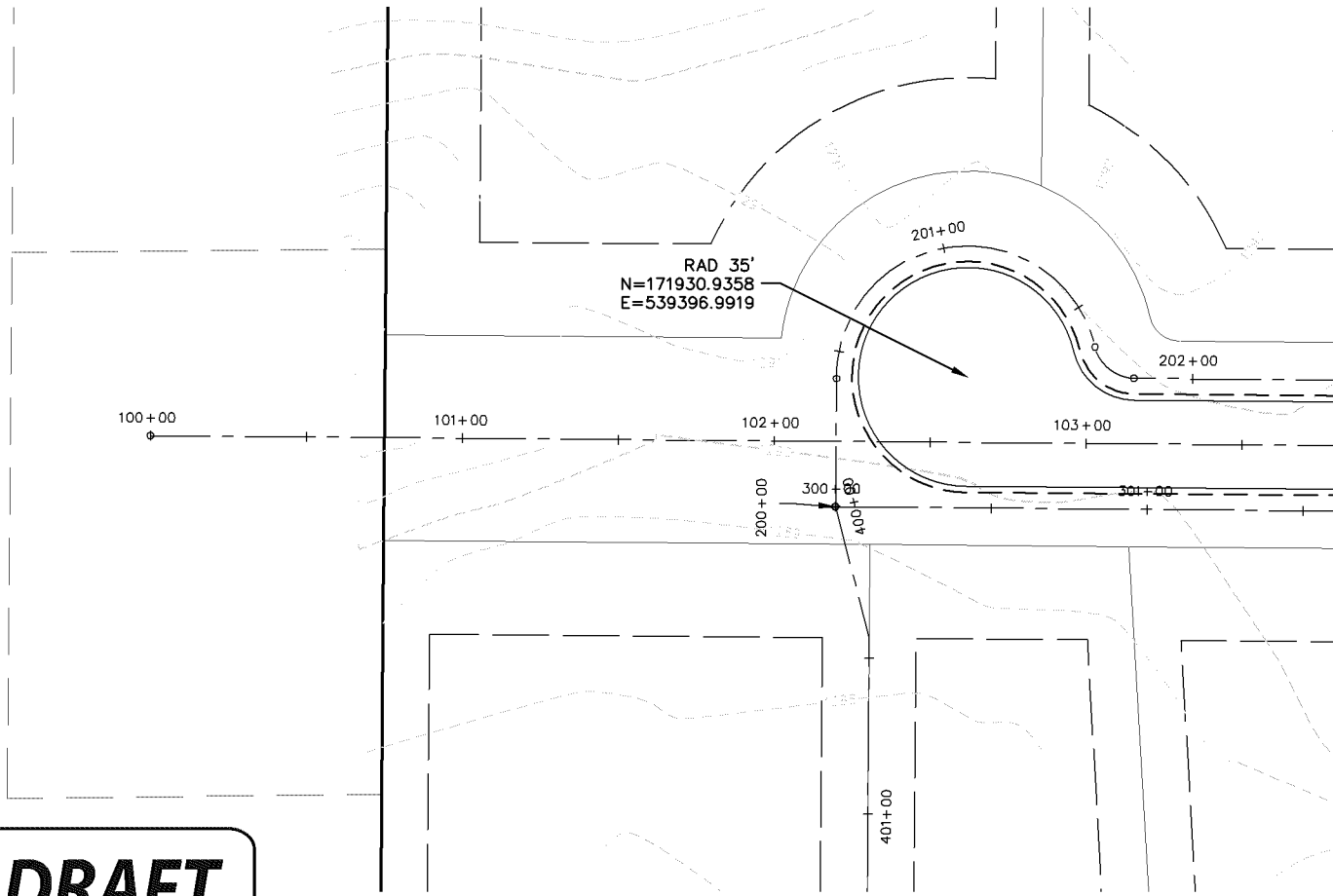
POKEGAMA PIN

CONIFEROUS TREES

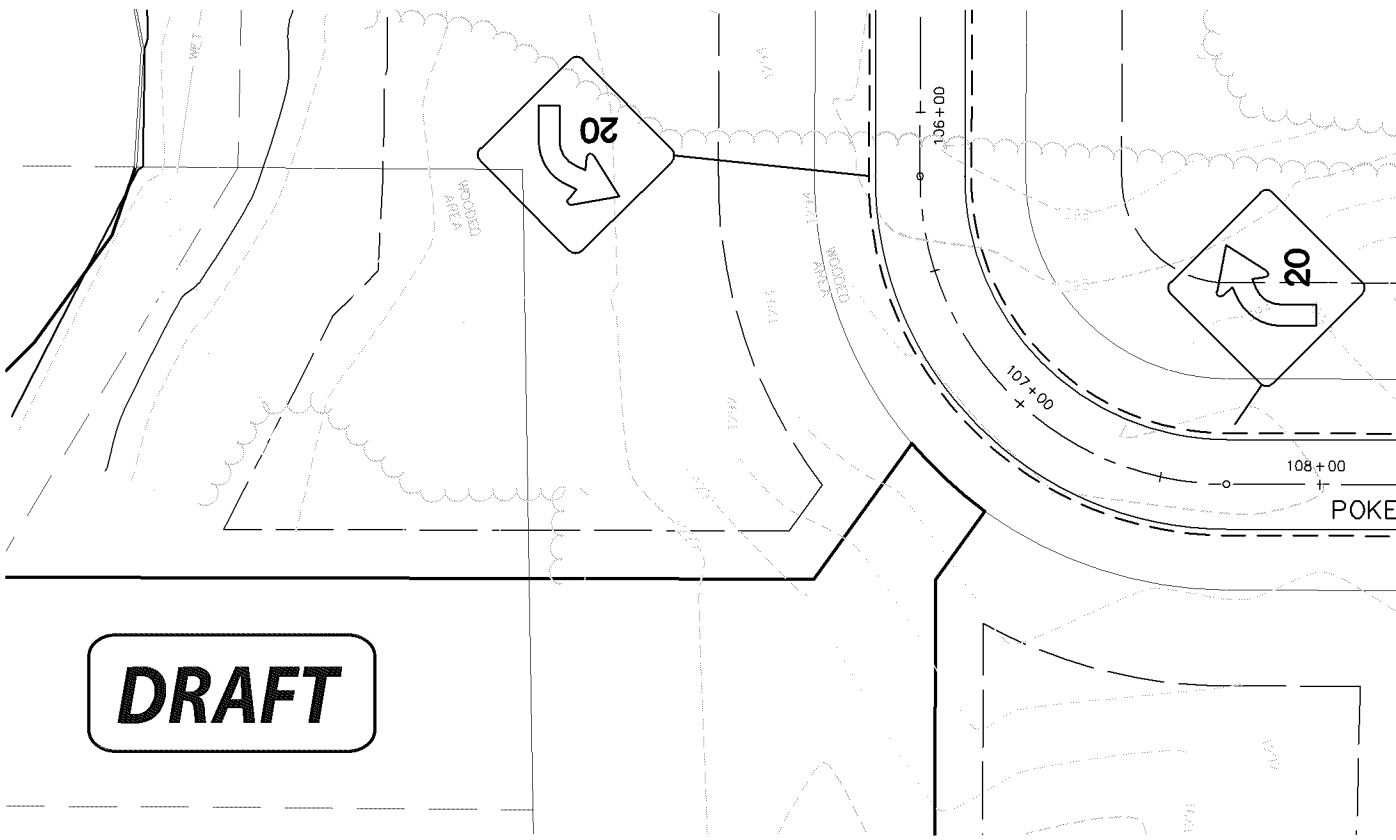
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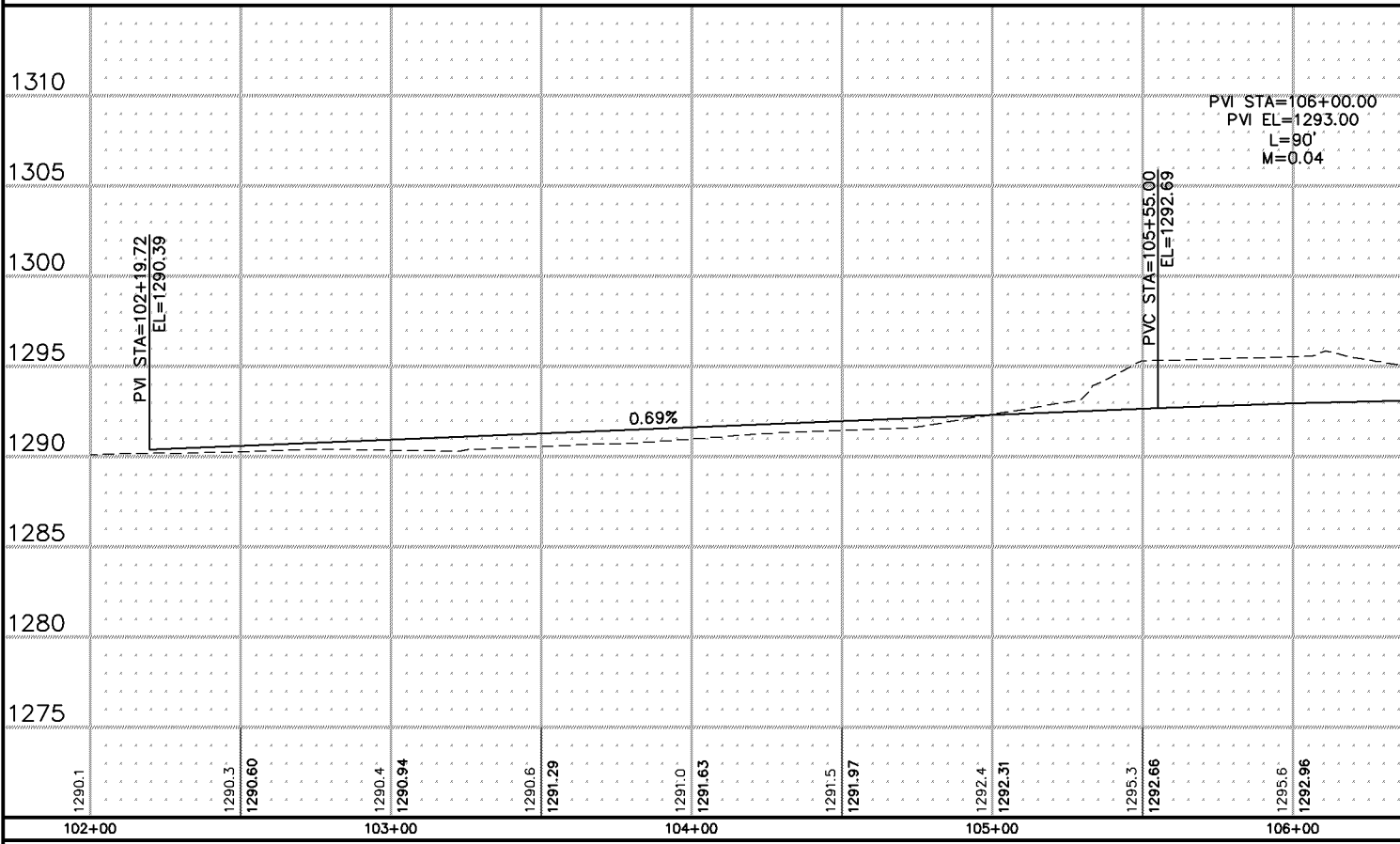
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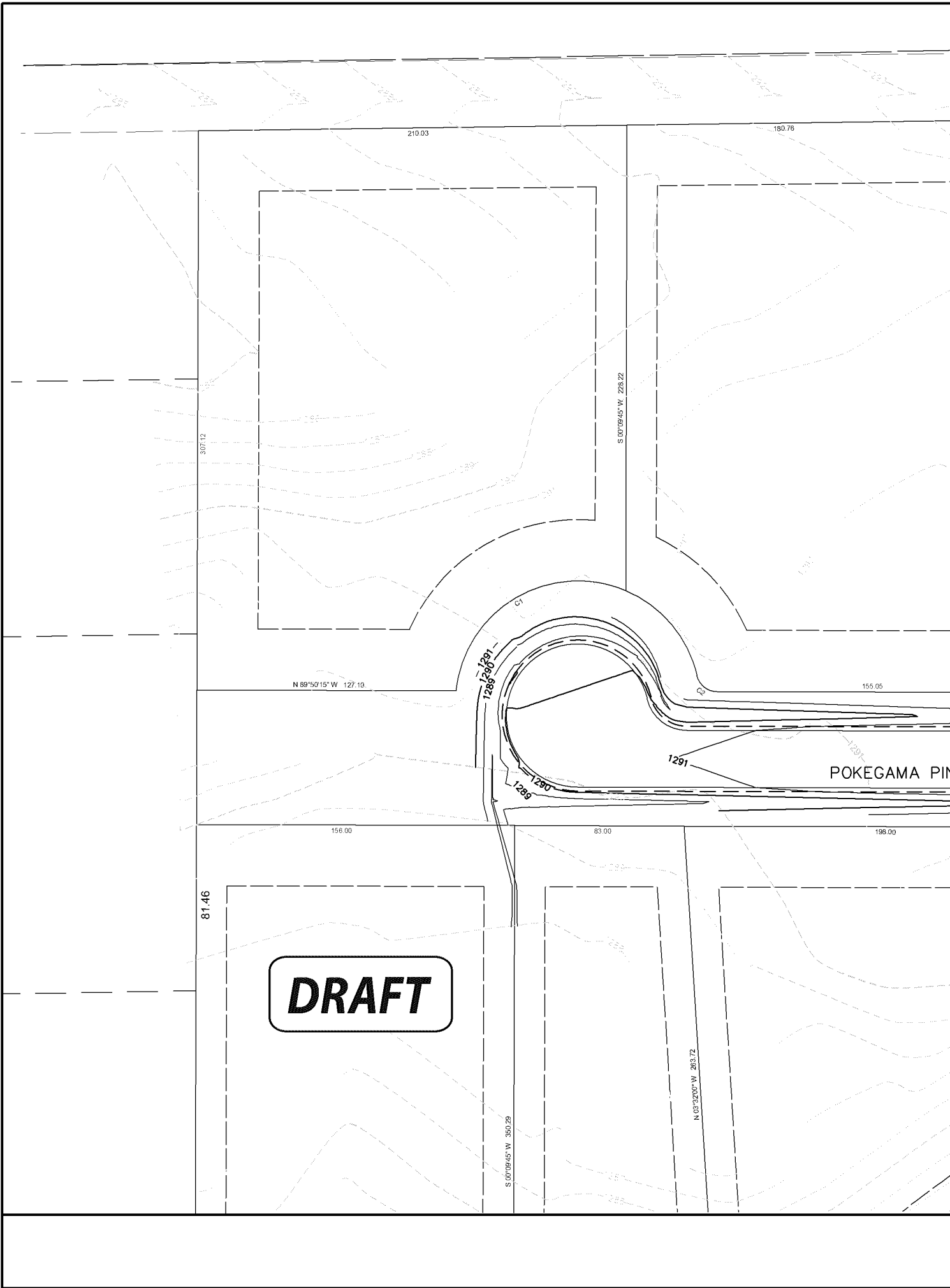


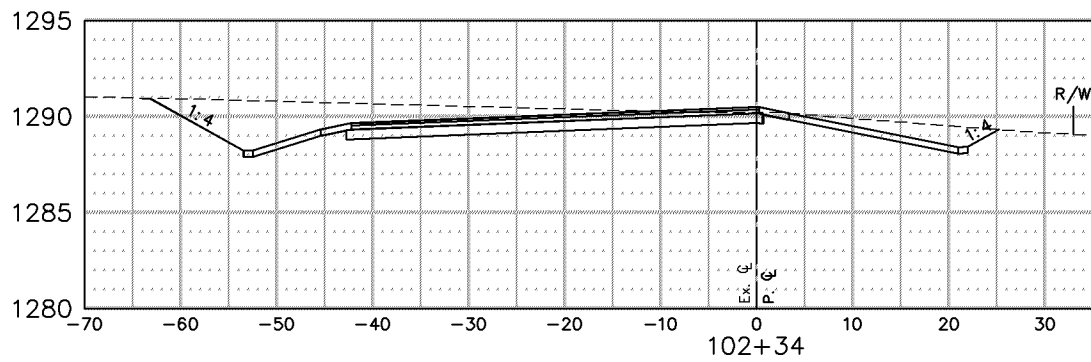
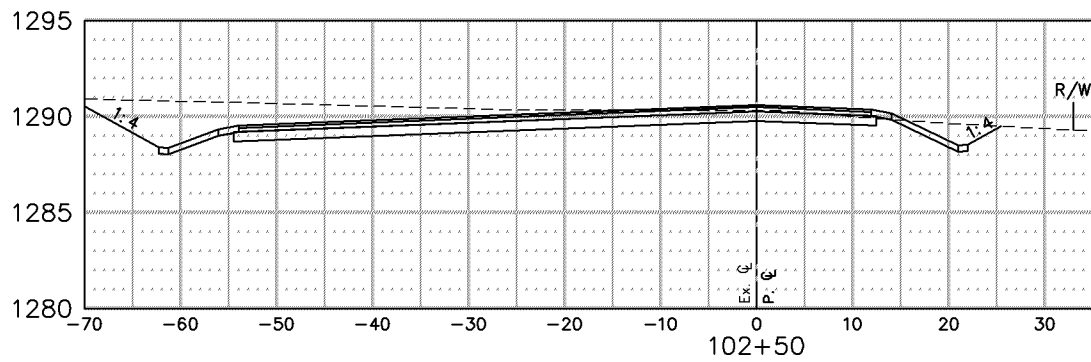
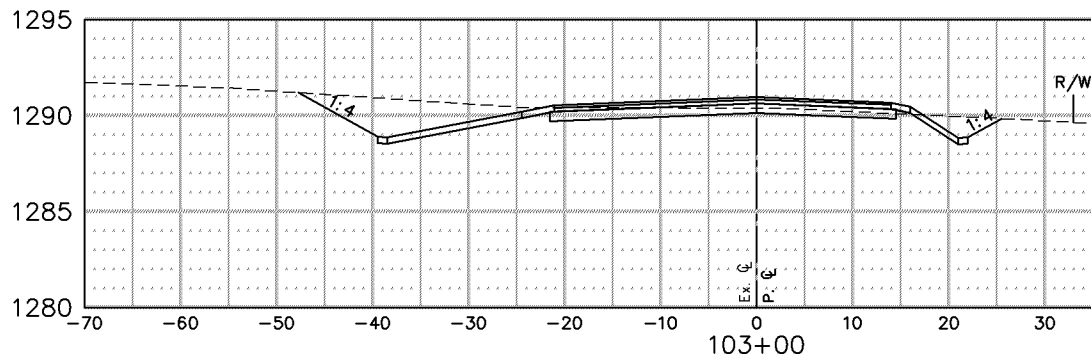
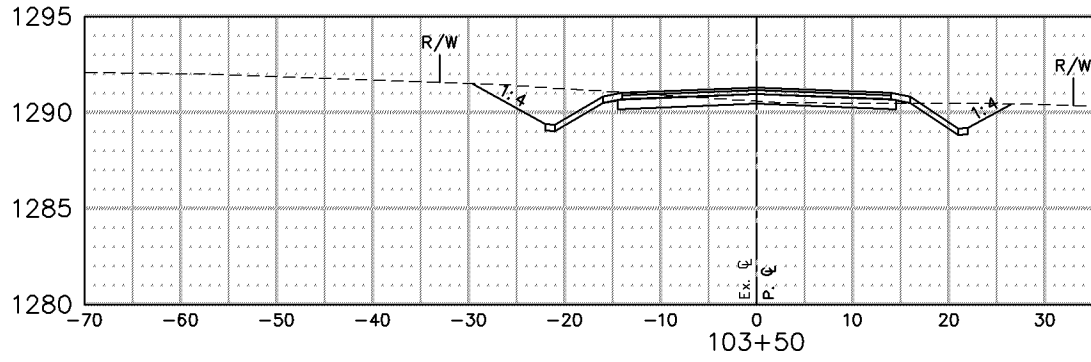
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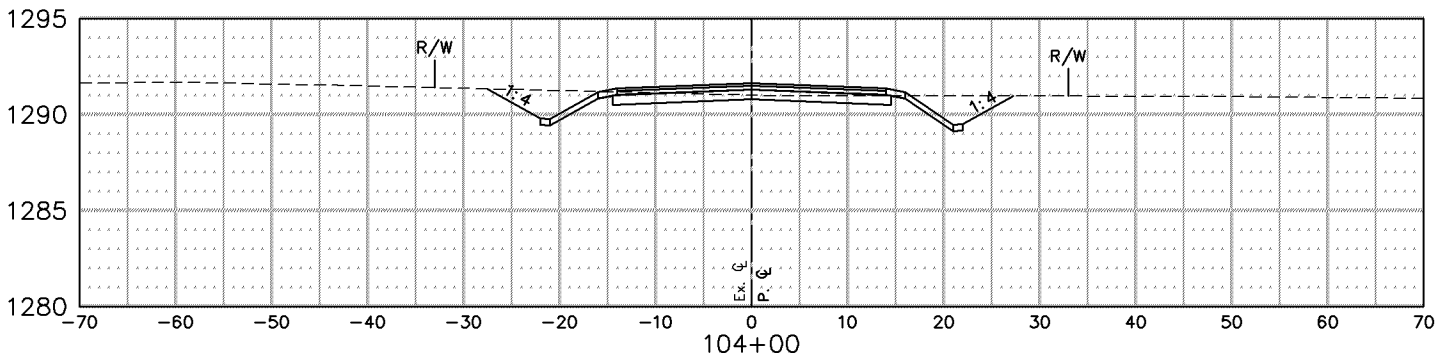
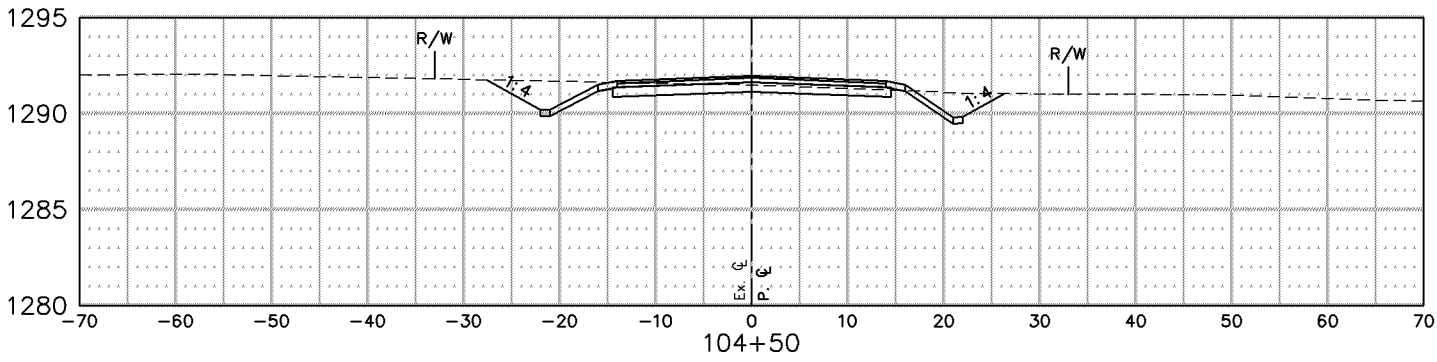
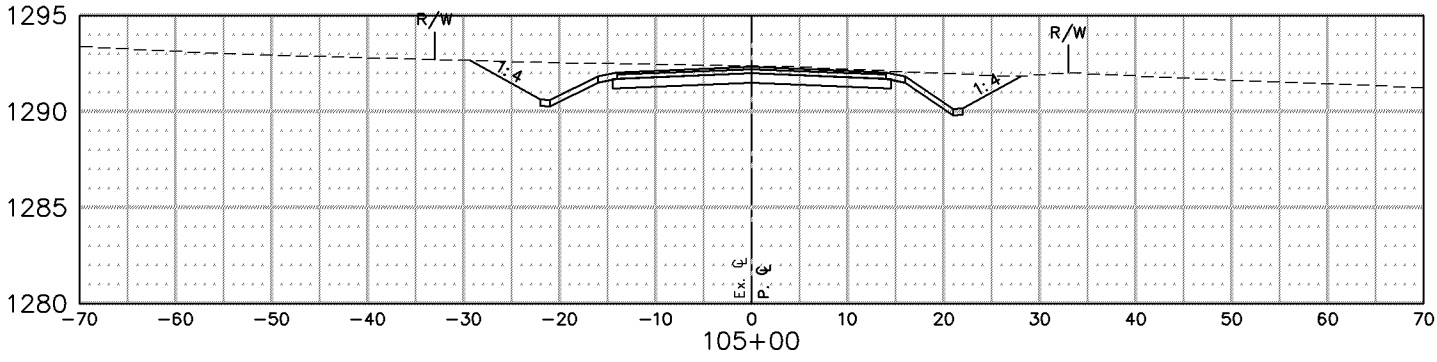
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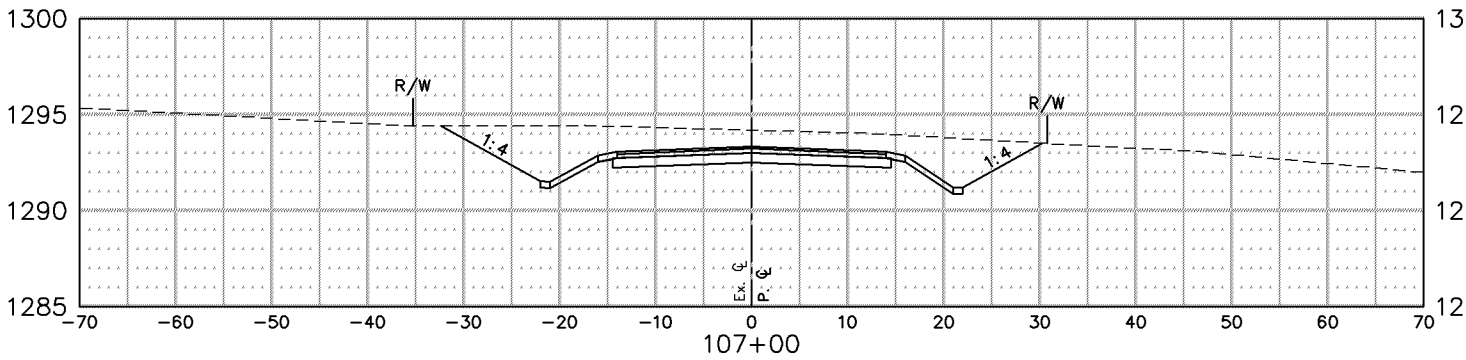
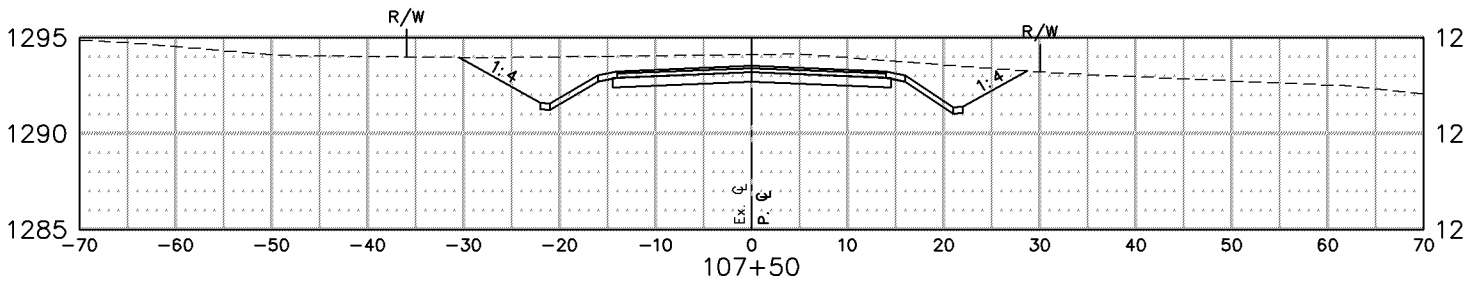
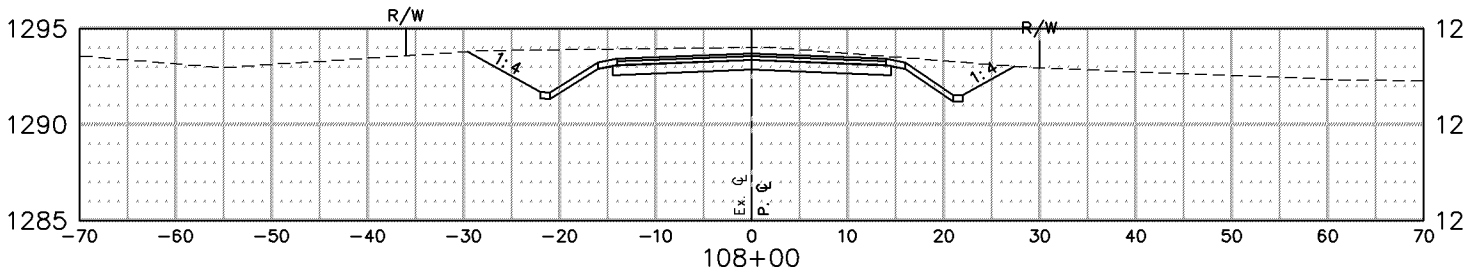
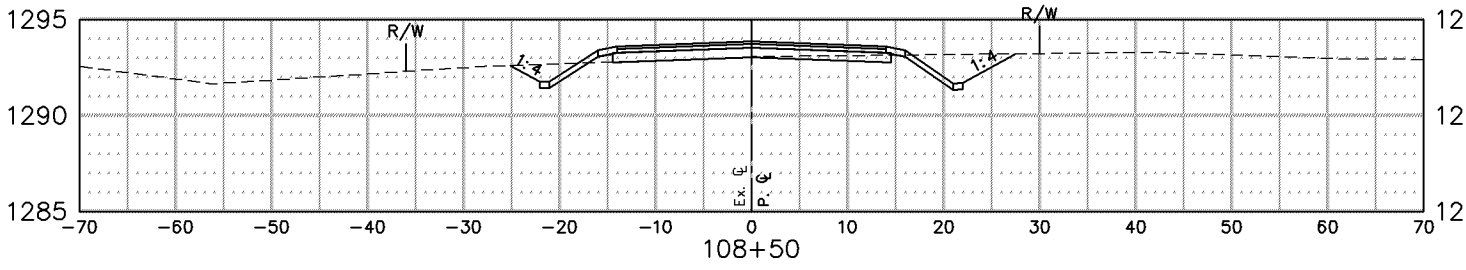




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September 27, 2017

To Whom this my Concern:

Regarding: Proposed Plat of POKEGAMA PINES
8 Lots

My Septic System Field Evaluation
indicates that each of the 8 Lots
can support 2 Septic Systems,
as Required by the State of Minnesota.

Bob Perreault

SEPTIC INSPECTOR AND
DESIGNER
Minnesota Pollution Control Agency
License # 330 - Bonded-Insured
BOB PERREAULT
Grand Rapids
3218-326-6983



v 11.3.28

1. Contact Information

Property Owner/Client: Mike Kellin Client Phone Number: _____

Mailing Address: 512 S. Pokegama Ave. S., Grand Rapids 55744

Site: Lot 2, Block 3, Plat of POKEGAMA PINES

Parcel I.D.: _____ Township #: 55 Range #: 25 W Section: 30

Date: 9-25-2017 Township name: Grand Rapids Legal Desc or Lat/Long: Part of Gov't Lot 1

Evaluation for system type: New Construction Replacement Parcel dimensions: _____

2. Flow Information

Client-Provided Information

Type(s) of use (all that apply): Residential Commercial Other Use (Specify) _____

No. of bedrooms* (if applicable): 4 Unfinished space (ft²): _____

No. of residents in home: Adults Children Teenagers Daycare

Existing flow measurements: Yes (if Yes, attach readings) No

Water-using devices (check all that apply): Garbage Disposal Dishwasher Water Softener* Iron Filter* Large Bathing/Jacuzzi Laundry/Large Tub on 2nd Floor High Efficiency Furnace* Hot Tub* Clear water source

Water use concerns (check all that apply): Faucet/Toilet Multiple Loads of Laundry/Day Long-Term Prescription Meds. In-Home Business No Lint Screen Use of Anti-Bacterial Soap Frequent Entertaining of Out-of-Town Guests

Any additional current or future uses on this parcel (specify): _____

Any non-sewage discharges to system (specify): _____

Sewage ejector or grinder pump in home: Yes No

I acknowledge the above is complete and accurate (Client's signature and date): _____

Designer-determined Flow Information

A. Estimated Design Flow (gallons per day): 2600

Anticipated waste strength values: Domestic High Strength BOD: _____ mg/L

CBD: _____ mg/L TSS: _____ mg/L D&G: _____ mg/L

3. Preliminary Site Information

B(1). Water supply well(s) within 100 ft of absorption area: Yes No NO WELL AS YET

Well(s) were located: Direct Observation County Well Index Maps Personal Communication MN Unique Well Id #: _____

Depth of well(s): _____ ft Well casing depth(s): _____ ft Source: _____

B(2). Site within 200 ft of noncommunity transient supply well: Yes No Source: _____

B(3). Site within a drinking water supply management area: Yes No Source: _____

B(4). Location of all existing and proposed buildings and improvements on lot (see Site Evaluation map): Yes No Source: _____

B(5). Buried water supply pipes within 50 ft of proposed system: Yes No Source: _____

C. Location of all easements on lot (see Site Evaluation map): _____

D. Elevation of ordinary high water level (OHWL) - MN DNR (if adjacent to parcel): 1274.47

E. Floodplain designation and flood elevation: _____ Source: _____

F. Determine property lines (see Site Evaluation map): Survey Plat Map Other

G. Distance of setbacks: Property Lines Other Buildings OHWL Easements Water Supply Pipes Well(s)

H. Soil Survey Information (from web soil survey): Map Map Units on Parcel: B70C and 797

List landforms: _____ Slope Range: 2 to 12%

Parent materials - check all that apply: Tuff Colluvium Lacustrine Organic Alluvium Cut/Pluv

Landscape Position (check all that apply): Summit Shoulder Backslope Footslope Toeslope Depression Stream Terrace Manmade Plain

Minimum bedrock depth: _____ inches Minimum bedrock depth: _____ inches

Maximum bedrock depth: _____ inches Maximum bedrock depth: _____ inches

Map Unit Ratings: _____

Septic Tank Absorption Field - Trench (M4): _____

Septic Tank Absorption Field - At-grade (M4): _____

Septic Tank Absorption Field - Mound (M4): _____



1. Contact Information

Property Owner/Client Mike Kellin Client Phone Number: _____
 Site: Lot 2 of Block 3, Plat of POKEGAMA PINES
 Date: 9-25-2017 Weather Conditions: 60°

2. Utility and Structure Information

Utility Locations Identified Gopher State One Call # _____ Any Private Utilities _____
 Property Lines Determined and Approved By Client _____ Client's Approval (Initial) _____
 Determined But Not Approved _____
 Approximate _____
 Property Lines Surveyed _____
 Locate and Verify (see Site Evaluation map)
 Existing Buildings Improvements Easements Setbacks

3. Site Information

Percent Slope 1% Slope Direction North
 Landscape Position Back Slope Slope Shape Linear
 Vegetation type(s) Woods
 Evidence of cut, fill, compacted or disturbed areas Yes No Locate Areas on Site Evaluation Map
 Discuss the flooding or run-on potential of site _____
 Identify benchmarks and elevations (Site Evaluation Map) 1295 = Northeast Part of Lot 2
 Proposed soil treatment area adequately protected Yes No

4. General Soils Information

Original soils Yes No
 Type of observation Soil Probe Soil Boring Soil Pit *Soil pit required if determining loading rate without perc test
 Number of soil observations 6
 Soil observations were conducted in the proposed system location Yes No
 A soil observation was made within the most limiting area of the proposed system Yes No
 Soil boring log forms completed and attached Yes No
 Percolation tests performed, forms completed and attached Yes No

5. Phase I. Reporting Information

Depth to standing water		inches
Flood elevation		feet
Depth to bedrock		inches
Depth to periodically saturated soil	<u>13</u>	inches
Maximum depth of system	<u>0</u>	inches
Elevation at system bottom	<u>2</u>	feet
Percolation rate	<u>3</u>	min/inch
Loading rate	<u>0.60</u>	gpd/ft ²
Contour loading rate	<u>12</u>	gpd/ft

Site evaluation issues / comments

Anticipated construction issues
New Sewer Pipe Installed between House and Septic Tank Must be Pressure Tested.

Differences between soil survey and field evaluation
Pump Tanks require Flow Measurement.

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Bob Perreault (Designer) Bob Perreault (Signature) 330 (License #) 9-25-2017 (Date)

Onsite Sewage Treatment Program Soil Boring Log



Client/Address: Mike Kellin Legal Description/GPS: Lot 2, Block 3, POKEGAMA PINES Date: 9-25-2017

Soil Parent Material(s): Till Outwash Lacustrine Alluvium Loess Organic Matter Bedrock

Landscape Position: Summit Shoulder Back/Side Slope Foot Slope Toe Slope Slope Shape: Linear

Vegetation: Woods Soil Survey Map Unit(s): 870C and 797 Slope (%): 19%

Weather conditions/Time of Day: 65° Elevation: 1295

Soil Borings #1, #2 and #3

Depth (in)	Tenure	Coarse Frag %	Matrix Color(s)	Mottle Color(s)	Redox (Mneds)	Saturated Soil Indicator(s) (see back)	Structure Shape	Structure Grade	Consistence
0-6	Top Soil				Concentrations Depletions Gleyed		Granular Platy Sticky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
6-13	Fine Sand	10YR 6/4	—		Concentrations Depletions Gleyed	—	Granular Platy Sticky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
13-24	Clay Loam	10YR 4/6	10YR 7/2		Concentrations Depletions Gleyed	Gray Mottles	Granular Platy Sticky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed		Granular Platy Sticky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed		Granular Platy Sticky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed		Granular Platy Sticky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid

Comments: All 3 Soil Borings are similar. "Mound Site #1"

Certified Statement: I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Designer: Bob Perreault Signature: Bob Perreault License #: 330 Date: 9-25-17

Additional Soil Observation Logs



Project ID:

Client/ Address: **Mike Kellin** Legal Description/ GPS: **Lot 2, Block 3, Pokegama Pines**

Soil parent material(s): (Check all that apply) Outwash Lacustrine Loess Till Alluvium Bedrock Organic Matter

Landscape Position: (check one) Summit Shoulder Back/Side Slope Foot Slope Toe Slope Slope shape: **Linear**

Vegetation: **Woods** Soil survey map units: **870c1797** Slope: **19%** Elevation: **1295'**

Weather Conditions/Time of Day: **65°** Date: **9-25-2017**

Observation #/Location: **#1, #2 and #3 / Mound Site #2** Observation Type: **Soil Boring**

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Shape	Grade	Consistence
0-6	Top Soil								
6-13	Fine Sand		10 YR 6/4	—	—	—	Single Grain	Structureless	Loose
13-24	Clay Loam		10 YR 4/6	10 YR 7/2	Depletions	Grey Mottles	Blocky	Moderate	Friable

Comments: **All 3 Soil Borings are Similar in "Mound Site #2"**

Observation #/Location:

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Shape	Grade	Consistence
 									

Comments:

Lot 2, Block 3 POKEGAMA PINES
 "Mound Site #1"

OSTP Percolation Data Sheet

UNIVERSITY OF MINNESOTA



1. Contact Information

Property Owner/Client:

Mike Kellin

Site:

Lot 2, Block 3, Plat of POKEGAMA PINES

2. General Percolation Information

Diameter: in

Date prepared and/or soaked:

Method of scratching sidewall:

Is pre-soak required? * Not required in sandy soils

Soak* start time:

Soak* end time:

hrs of soak

Method to maintain 12 in of water during soak:

3. Percolation Test Data

Test hole:

Location:

Date reading taken:

Elevation:

Starting time:

Depth**: inches

Soil texture description:

Depth (in)	Soil Texture
0-6	Top Soil
6-12	Fine Sand

** 12 inches for mounds & at-grades,
 depth of absorption area for trenches & beds

Reading	Start Time	End Time	Start Reading	End Reading	Perc rate	% Difference	Pass
1	11:17	11:24	8	4 3/8	1.93	NA	NA
2	11:24	11:32	8	4 1/16	2.03	NA	NA
3	11:33	11:41	8	4 1/16	2.03		
4	11:42	11:50	8	4 1/8	2.06		9890

Chosen Percolation Rate for Test Hole #1 mpi

Additional percolation test data may be included on attached pages
 Design Percolation Rate (maximum of all tests) =

mpi

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Bob Perreault
 (Designer)

Bob Perreault
 (Signature)

330
 (License #)

9-25-17
 (Date)

Lot 2, Block 3, POKEGAMA PINES
 Additional Percolation Data

"Mound Site #2"

UNIVERSITY OF MINNESOTA



Project ID:

Test hole: #2
 Date: 9-25-17
 Starting time: 11:55

Location: East Edge Area of Lot 2
 E.I.V.: 1295
 Depth**: 12 inches

Soil texture description:

Depth (in)	Soil Texture
0 - 6	Top Soil
6 - 12	Fine Sand

** 12 in. for mounds & at-grades,
 depth of absorption area for trenches
 and beds

Reading	Start Time	End Time	Start Reading (in)	End Reading (in)	Perc rate (mpi)	% Difference Last 3 Rates	Pass
1	11:55	12:04	8	4 1/16	2.79	NA	NA
2	12:05	12:16	8	4 1/4	2.93	NA	NA
3	12:16	12:27	8	4 1/4	2.93		
4	12:28	12:40		4	3.00		97%

Chosen Percolation Rate for Test Hole #2: 3 mpi

Test hole: #3
 Date reading taken:
 Starting time:

Location:
 Elevation:
 Depth**: inches

Soil texture description:

Depth (in)	Soil Texture

** 12 in. for mounds & at-grades,
 depth of absorption area for trenches
 and beds

Reading	Start Time	End Time	Start Reading (in)	End Reading (in)	Perc rate (mpi)	% Difference Last 3 Rates	Pass
1						NA	NA
2						NA	NA
3							

Chosen Percolation Rate for Test Hole #3: mpi

POKEGAMA PINES

PART OF GOVERNMENT LOT 1, SECTION 30,
TOWNSHIP 55 NORTH, RANGE 26 WEST,
ITASCA COUNTY, MINNESOTA

NORTH

1913.37

115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

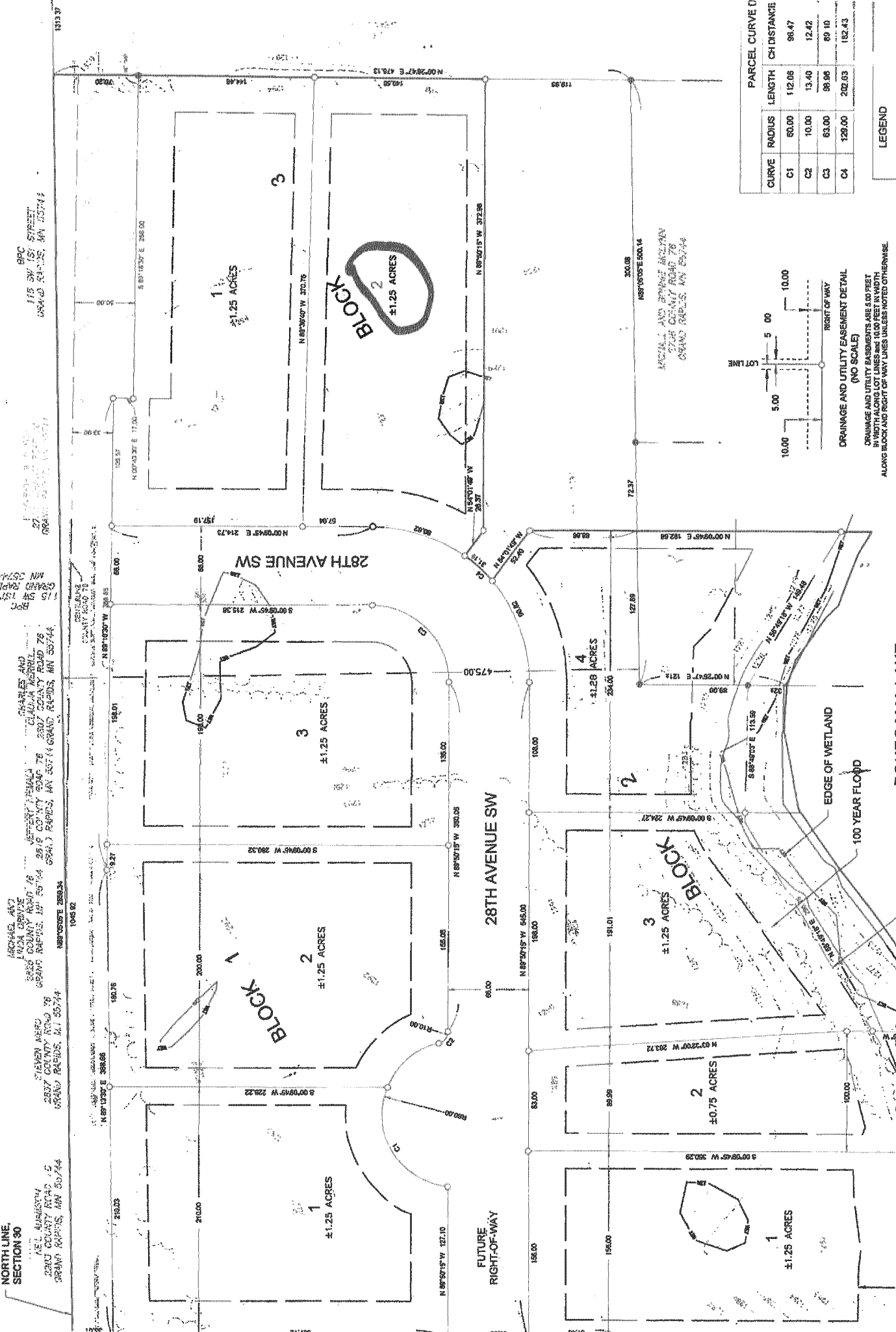
115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

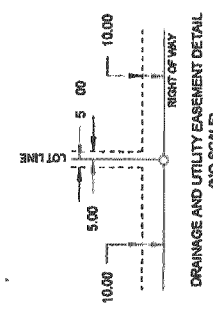
115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

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1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744



CURVE	RADIUS	LENGTH	CH DISTANCE
C1	60.00	12.06	98.47
C2	10.00	13.40	12.42
C3	63.00	98.96	89.10
C4	129.00	202.03	182.43



DRAINAGE AND UTILITY EASEMENTS ARE 5.00 FEET WIDE UNLESS NOTED OTHERWISE.

ALONG BLOCK AND RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.

LEGEND

• DENOTES FOUND MONUMENT

115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

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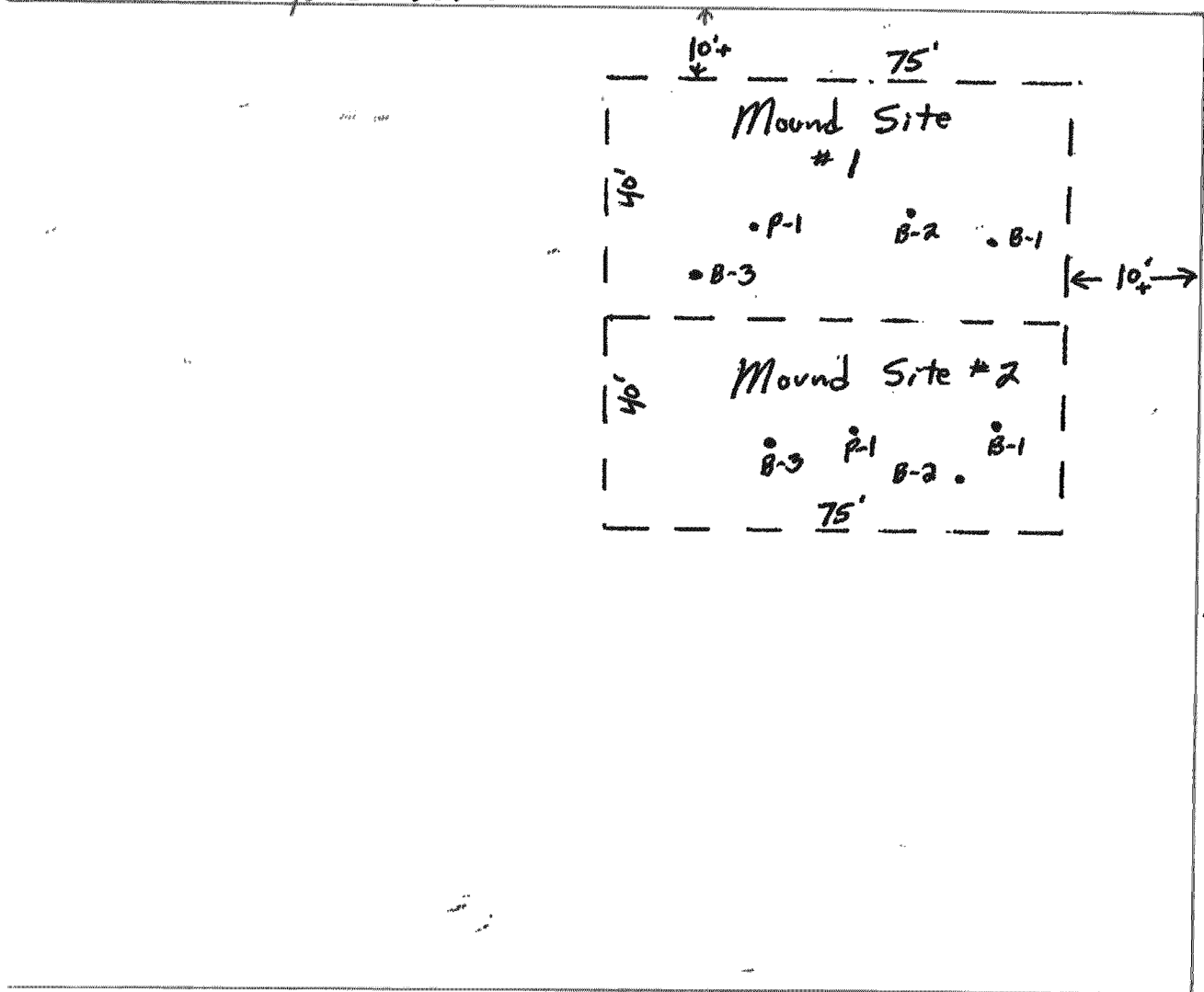
115 SW 1/4
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115 SW 1/4 STREET
GRAND RAPIDS, MN 55744

115 SW 1/4
1/16 ACRES
BRC
115 SW 1/4 STREET
GRAND RAPIDS, MN 55744



Contact Information	
Property Owner/Client:	Mike Kellin
Site	Lot 2, Block 3, POKEGAMA PINES

North Edge of Lot 2



South Edge of Lot 2

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.			
Bob Perreault	Bob Perreault	330	9-25-2017
(Designer)	(Signature)	(License #)	(Date)

DECLARATION OF COVENANTS AND RESTRICTIONS

Declarant, Michael L. Kellin is the fee owner of certain property in Itasca County, Minnesota, more particularly described as follows:

Lot Two (2), Block Two (2), Plat of Pokegama Pines, Itasca County, Minnesota.

Declarant hereby declares that the Lot described above shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions so as to maintain the parcel as a common access lot ("Access Lot" hereafter) for all lot owners within, which shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. The Access Lot shall be used exclusively as a controlled access lot to Pokegama Lake for the exclusive benefit of the Lot owners within the Plat of Pokegama Pines ("Plat").
2. The Access Lot is and shall be dedicated and owned by the Lot owners within the Plat which will be 8 lots. Each lot owner shall have a 1/8th interest per lot owed in and to the Access Lot.
3. Lot owners within the Plat shall have exclusive right to use the Access Lot to access Pokegama Lake including the following rights: watercraft launching, loading, storage, beaching, mooring, or docking. Additional rights of Lot owners may include such activities that do not significantly conflict with general public use of the public water or the enjoyment of normal property rights by adjacent land owners.

4. Overnight continuous mooring, docking or storage over water of watercraft shall be limited to six (6). All such activities must be centrally located and shall be in the most suitable locations on the Access Lot to minimize topographic and vegetation alterations.

5. No vehicles may be parked or left on the Access Lot.

6. Any storage buildings and other facilities shall be screened by vegetation or topography as much as practical from view from the public water, assuming summer, leaf-on conditions.

7. Any and all costs associated with the Access Lot, including but not limited to real estate taxes and or special assessments, insurance, maintenance, mowing, landscaping, docking system maintenance, and docking system installation and removal, shall be the responsibility of the Lot owners within the Plat based upon the number of lots owned by a Lot owner. For example, and illustrative purposes only, if a Lot owner owns one lot within the Plat, such owner is responsible for 1/8th of the costs as specified herein.

8. No improvements and or costs not otherwise specified in Section 7 above shall be allowed without the written approval of 75% of the Lot owners, each Lot having one vote for such determination.

9. The grantees of deeds conveying land in the Lots of the Plat, by the acceptance of such deeds, bind themselves, their respective heirs, devisees, executors, administrators and assigns, that the Access Lot shall be used in compliance with the provisions of this instrument.

10. Each Lot owner within the Plat shall have the right to proceed against any person violating or attempting to violate any provision contained herein, to prevent and abate such violation and to compel compliance with the terms of this instrument.

11. Enforcement of these provisions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants or restrictions either to restrain violation or to recover damages. The invalidation of any one or more of the covenants, restrictions, conditions or provisions herein contained, or any part or parts thereof, shall in no way affect any of the other provisions hereof and they shall remain in full force and effect. If any party employs counsel to enforce any of these Covenants, by reason of breach of their provisions, all costs incurred in such enforcement, including reasonable attorney's fees, shall be paid to the prevailing party by the party at fault.

12. These restrictions shall be in addition to those imposed by the applicable Zoning Ordinances and State Law.

13. This Declarations of Covenants and Restrictions may not be amended without the written consent and approval of 75% of the Lot Owners within the Plat.

Rob Mattei

From: Dale Anderson
Sent: Tuesday, September 19, 2017 9:25 AM
To: Rob Mattei
Cc: Eric Trast
Subject: Pokegama Pines

Rob,

After reviewing the preliminary plat of Pokegama Pines, I am recommending that we accept money in lieu of any park land. Feel free to contact me with any questions.

Thanks,

Dale Anderson

Director of Parks & Recreation
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN, 55744-2662

Office: 218-326-2500

Mobile: 218-259-4485

PLANNING COMMISSION

CONSIDERATIONS

SUBDIVISIONS

1. Has there been a change in the development policies of the community?
2. Was there a mistake in the original zoning ordinance?
3. Is the Zoning Ordinance up to date?
4. Is the proposed subdivision compatible with adjacent land uses?
5. Will the proposed subdivision cause undue traffic congestion?
6. Will the proposed subdivision affect public utilities?
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
8. Will the proposed subdivision impede orderly development of other property in the area?
9. Will the proposed subdivision cause a decrease in value of adjacent property?
10. Will the proposed subdivision increase tax revenues?
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?
12. Is the proposed subdivision consistent with the Comprehensive Plan?



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Grand Rapids Planning Commission

Grand Rapids, MN – City Hall

RULES FOR A PUBLIC HEARING

1. After the Chairperson opens the Public Hearing, background on the issue at hand will be given by our Community Development Department Staff and by other presenters.
2. Anyone who wishes to address the Commission about the issue may do so, and all who wish to speak will be heard. Please step to the lectern to use the microphone, and state your name and address for the public record. **These Proceedings are recorded.** Please keep your comments relative to the issue. Please keep in mind that you are addressing the Planning Commission, not debating others in the audience who may have conflicting viewpoints. At all times, be courteous and refrain from interrupting any other speaker present on the floor.
3. After everyone has spoken, the Public Hearing will be closed. At this point, Planning Commissioners may ask clarifying questions from citizens and presenters.
4. The Chairperson will go through the legal Considerations for the Issue of the Public Hearing, after which the Commissioners will vote on the issue.