



CITY OF DULUTH
CITY CLERK'S OFFICE
330 City Hall • 411 West First Street
Duluth, Minnesota 55802-1189
URL: www.ci.duluth.mn.us
Phone (218) 730-5500
Fax (218) 730-5923

March 4, 2008

Ted Stocke, President
Trinity Development Group, LLC
717 Creedside Drive
Duluth, MN 55811

Re: Certified copy of Resolution 08-0167

Dear Mr. Stocke:

Enclosed is a certified copy of Resolution 08-0167 which was adopted by the Duluth City Council at their February 26, 2008, meeting entitled:

RESOLUTION TO AMEND A LOW DENSITY PLANNED DEVELOPMENT SPECIAL USE PERMIT FOR 27 TWO-UNIT TOWNHOMES ON 19 ACRES, LOCATED ALONG COFFEE CREEK BOULEVARD AND MOCHA WAY (TED STOCKE OF TRINITY DEVELOPMENT GROUP, LLC).

Sincerely,

MARTHA A. OSWALD
Assistant City Clerk

MAO:kj
enc 1

cc: **Physical Planning**
Zoning Coordinator

CERTIFIED COPY OF RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DULUTH, MINNESOTA

RESOLUTION 08-0167

ADOPTED: FEBRUARY 26, 2008

The city council finds the following:

(a) Ted Stocke of Trinity Development Group, LLC, has submitted to the city council a request to amend an approved low density planned development special use permit on 19 acres of property legally described as follows:

In the proposed plat of Coffee Creek Division, Block 6, Lots 5-22; Block 7, Lots 1-6; Block 8, Lots 1-2; Block 9, Lots 1-14; Block 10, Lots 1-14; Outlot D, Outlot E, and Outlot K;

(b) The amendment to the approved special use permit consists primarily of substituting 27 one-story townhome buildings (each containing two dwelling units) for the previously approved 27 two-story buildings (each containing two dwelling units);

(c) Said permit application was duly referred to the city planning commission for a study, report and public hearing held during the regular meeting on Tuesday, February 12, 2008, and the commission has subsequently reported its recommendation of conditional approval to the city council;

(d) The applicant's compliance with conditions set out in this permitting resolution will adequately protect the comprehensive plan and conserve and protect property values in the neighborhood and comply with City Code Section 50-32 (reference Planning Commission File No. 08003);

NOW, THEREFORE, BE IT RESOLVED, that a special use permit amendment is hereby granted to Ted Stocke and Trinity Development Group, LLC, for ten acres of housing (54 units in 27 two-unit buildings), 4.5 acres of open space and 4.5 acres of street rights-of-way and stormwater ponds on 19 acres of property located along Coffee Creek Boulevard and Mocha Way between Trinity Road and Java Lane, with the following terms and conditions:

(a) That the project be limited to, developed and maintained according to plans entitled, "Coffee Creek Park Development, LDPD Site Plan," and typical lot plans illustrated with the following documents: "Coffee Creek Park Development, Block 7 - Lots 1 and 2 - Grading Plan," "Coffee Creek Park Development, Block 9 - Lots 5 and 6 - Grading Plan," "Coffee Creek Park Development, Block 10 - Lots 13 and 14 - Grading Plan" all as submitted by MSA Professional Services, dated January 11, 2008, and identified as Public Document No. 08-0226-25;

CERTIFIED COPY OF RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DULUTH, MINNESOTA

(b) That the project secure necessary building, grading, erosion control and stormwater management permits from the city and Minnesota pollution control agency.

Resolution 08-0167 was unanimously adopted.

Approved February 26, 2008

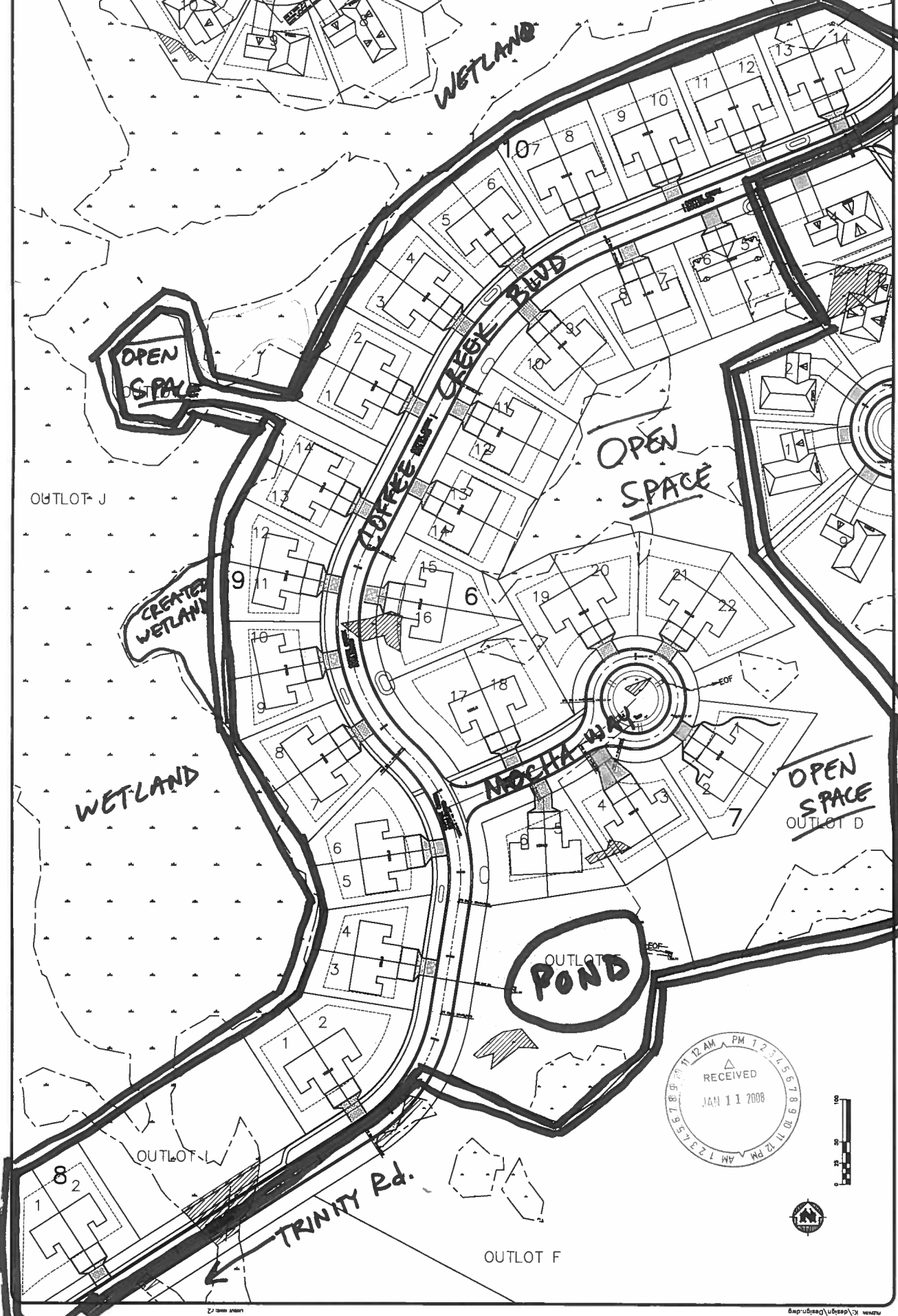
DON NESS, Mayor

I, JEFFREY J. COX, city clerk of the city of Duluth, Minnesota, do hereby certify that I have compared the foregoing resolution passed by the city council on the 26th day of February, 2008, with the original in my custody as city clerk of said city, and that the same is a true and correct transcript therefrom.

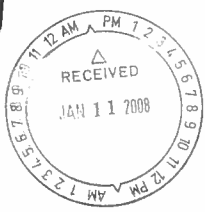
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said city of Duluth, this 29th day of February, 2008.

JEFFREY J. COX
City Clerk

by *Jantha D Swale*
Assistant
CITY OF DULUTH, MINNESOTA



FN08003
 COFFEE CREEK
 LD PD
 PLAN
 AMENDMENT
SITE MAP



III D 10



X of X		605-019	
LDDP SITE PLAN		FILE NO.	
COFFEE CREEK PARK DEVELOPMENT		DRAWN BY: JAL	
TRINITY DEVELOPMENT GROUP		CHECKED BY: X	
CITY OF DULUTH		PROJECT NO.: 6100291	
ST. LOUIS COUNTY, MN		DATE: 1/11/08	
		SCALE: AS SHOWN	
NO.	DATE	REVISION	BY
1		ISSUE FOR PERMIT	
2		ISSUE FOR PERMIT	
3		ISSUE FOR PERMIT	
4		ISSUE FOR PERMIT	
5		ISSUE FOR PERMIT	
6		ISSUE FOR PERMIT	
7		ISSUE FOR PERMIT	
8		ISSUE FOR PERMIT	
9		ISSUE FOR PERMIT	
10		ISSUE FOR PERMIT	
11		ISSUE FOR PERMIT	
12		ISSUE FOR PERMIT	
13		ISSUE FOR PERMIT	
14		ISSUE FOR PERMIT	
15		ISSUE FOR PERMIT	
16		ISSUE FOR PERMIT	
17		ISSUE FOR PERMIT	
18		ISSUE FOR PERMIT	
19		ISSUE FOR PERMIT	
20		ISSUE FOR PERMIT	

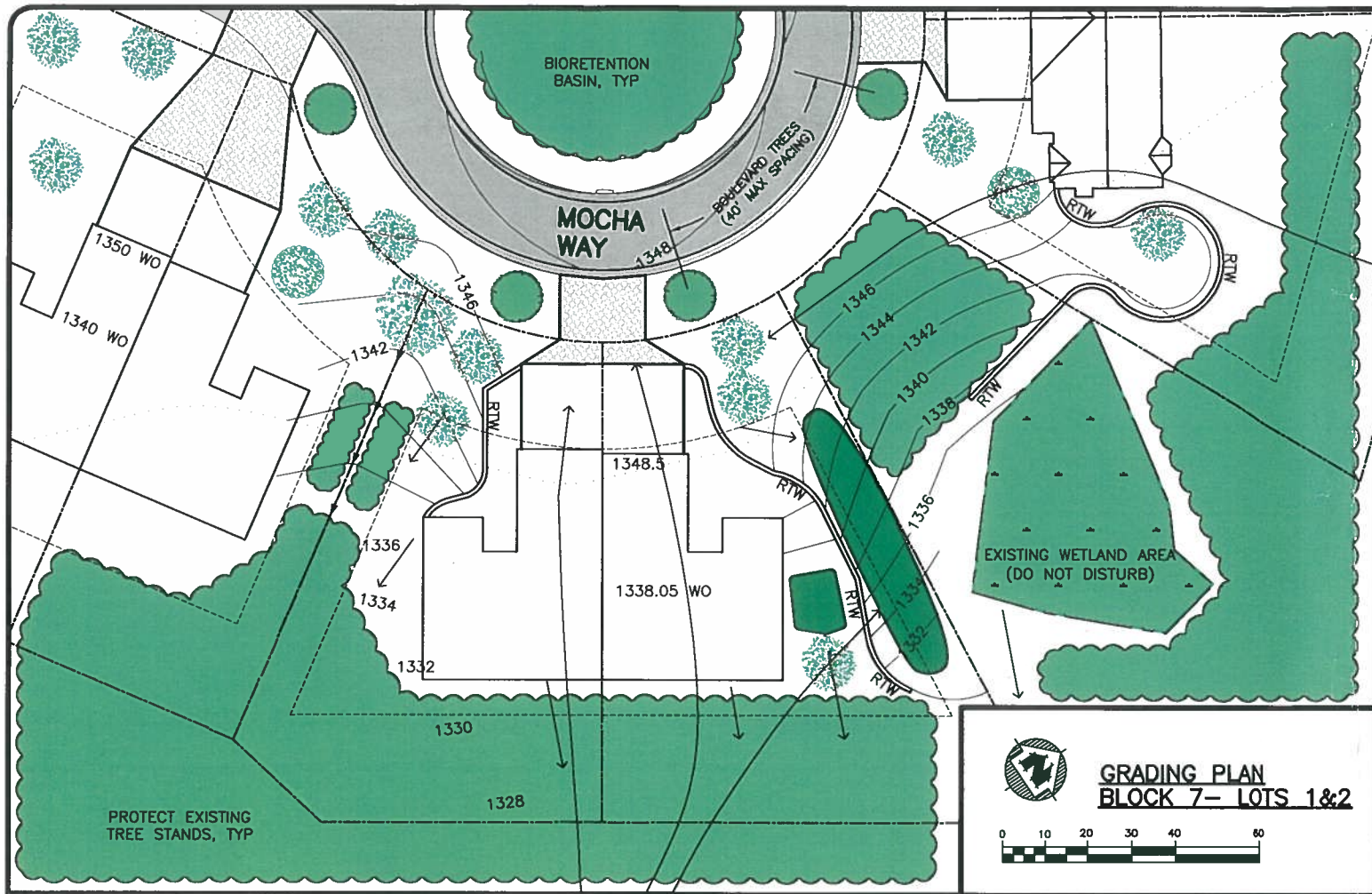
MSA
PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL

301 West First Street, Duluth, MN 55802
218-722-2015 (MN) 218-722-2000 FAX: 218-722-4548
© MSA PROFESSIONAL SERVICES

LOT: 1&2

K:\exhibits\2007 grading exhibit\BLOCK 7 LOTS 1&2.dwg



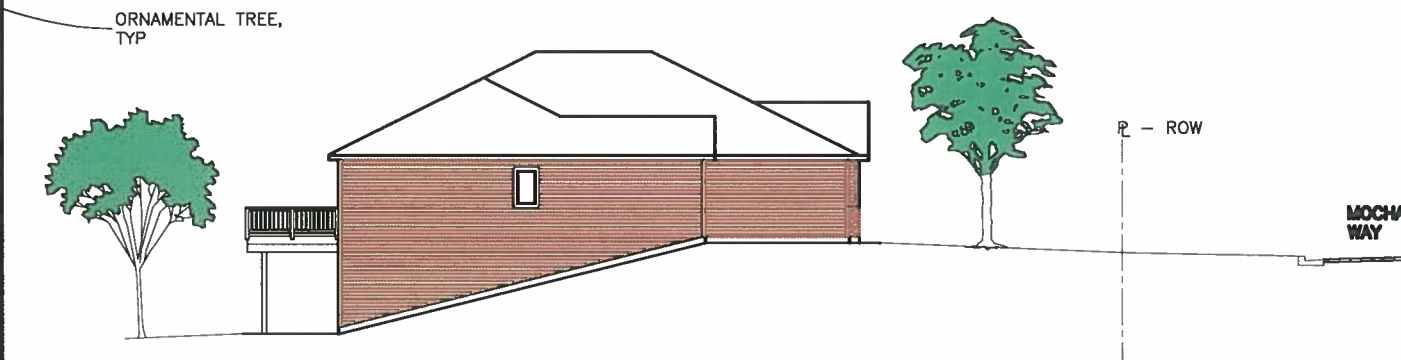
**GRADING PLAN
BLOCK 7- LOTS 1&2**



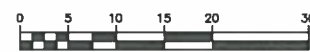
- ABBREVIATIONS**
- FB - FULL BASEMENT
 - LO - LOOKOUT
 - WO - WALKOUT
 - SOG - SLAB ON GRADE
 - RTW - RETAINING WALL
 - - FLOW ARROW

SITE LANDSCAPING NOTES:

- 1). TREES OR SHRUBS SHALL BE PROVIDED WITHIN ALL BUILDING SET BACK AREAS. WHERE PRACTICAL, EXISTING TREES AND VEGETATION SHALL BE PRESERVED.
- 2). PLANT BOULEVARD TREES WITH 40' MAX. SPACING.
- 3). PROVIDE SHADE TREES ADJACENT TO PARKING AREAS AT 12' MAX SPACING (MIN. 2" TRUNK DIAMETER).
- 4). STORAGE AREAS FOR REFUGE SHALL BE SCREENED WITH WOOD, BRICK OR STONE FENCES.



SIDE VIEW-WALKOUT



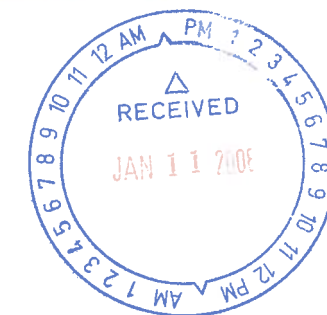
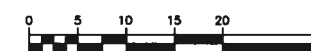
- CONCRETE DRIVEWAY SURFACE, TYP.
- POROUS PAVERS, TYP.
- LANDSCAPING AREA, TYP.



FRONT VIEW- WALKOUT



REAR VIEW-WALKOUT

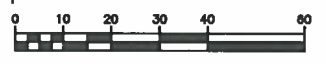


TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
301 West First Street Duluth, MN 55802
218-722-8915 1-800-777-7300 Fax: 218-722-6548
© MSA PROFESSIONAL SERVICES

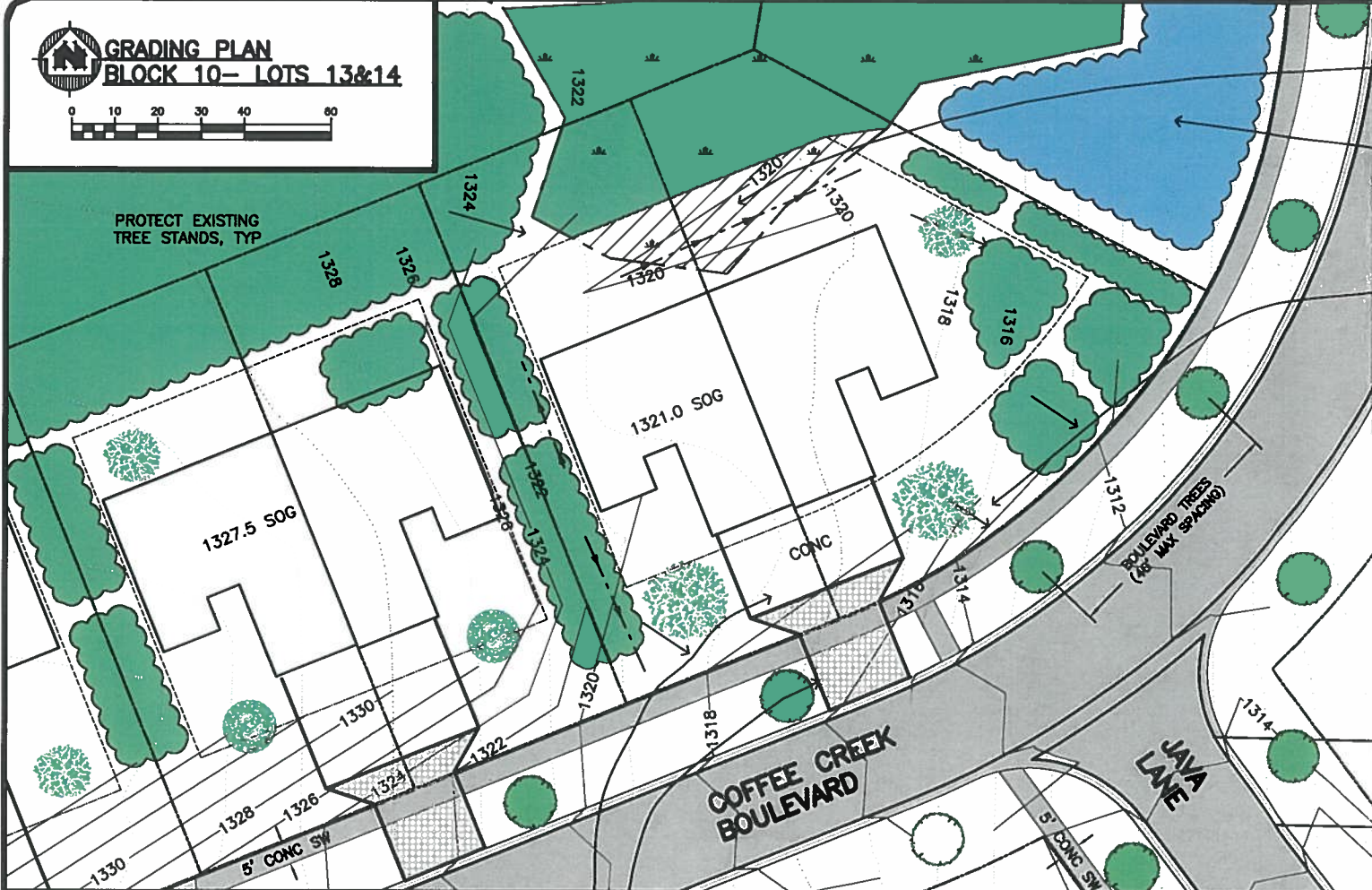
MSA
PROFESSIONAL SERVICES

NO.	DATE	BY	REVISION	PROJECT NO.: 6100291	DATE: 4/05/06	SCALE AS SHOWN	F.B.I. X	DRAWN BY: JAL	CHECKED BY: X	
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. PROJECT ENGINEER: CHRISTOPHER A. ROUSSEAU REG. NO.:				BLOCK 7-LOTS 1&2- GRADING PLAN COFFEE CREEK PARK DEVELOPMENT TRINITY DEVELOPMENT GROUP CITY OF DULUTH ST. LOUIS COUNTY, MN						
				FILE NO.	610-509					
				SHEET	X 30 X					

GRADING PLAN
BLOCK 10— LOTS 13&14



LAYER NAME: BLOCK 10—LOTS 13&14



- DISTURBED WETLAND AREA, TYP
- STORMWATER MANAGEMENT AREA/ WATER QUALITY POND
- ORNAMENTAL TREE, TYP



SIDE VIEW — SLAB ON GRADE



- SITE LANDSCAPING NOTES:**
- 1). TREES OR SHRUBS SHALL BE PROVIDED WITHIN ALL BUILDING SET BACK AREAS. WHERE PRACTICAL, EXISTING TREES AND VEGETATION SHALL BE PRESERVED.
 - 2). PLANT BOULEVARD TREES WITH 40' MAX. SPACING.
 - 3). PROVIDE SHADE TREES ADJACENT TO PARKING AREAS AT 12' MAX SPACING (MIN. 2" TRUNK DIAMETER).
 - 4). STORAGE AREAS FOR REFUGE SHALL BE SCREENED WITH WOOD, BRICK OR STONE FENCES.

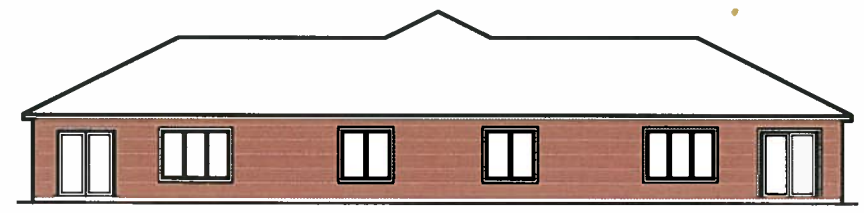
- ABBREVIATIONS**
- FB — FULL BASEMENT
 - LO — LOOKOUT
 - WO — WALKOUT
 - SOG — SLAB ON GRADE
 - RTW — RETAINING WALL
 - FLOW ARROW

CONCRETE DRIVEWAY SURFACE, TYP

POROUS PAVERS, TYP.



FRONT VIEW — SLAB ON GRADE



REAR VIEW — SLAB ON GRADE



K:\exhibits\2007 grading exhibit\BLOCK 10 LOTS 13&14.dwg

TRANSPORTATION - MUNICIPAL DEVELOPMENT - ENVIRONMENTAL
 301 West First Street Duluth, MN 55802
 218-722-8915 1-800-777-1300 Fax: 218-722-6548
MSA
 PROFESSIONAL SERVICES

PROJECT NO. 6100291	DATE 4/05/06	SCALE AS SHOWN
FILE NO. 610-509	SHEET X of X	

BLOCK 10-LOTS 13&14- GRADING PLAN
 COFFEE CREEK PARK DEVELOPMENT
 TRINITY DEVELOPMENT GROUP
 CITY OF DULUTH
 ST. LOUIS COUNTY, MN