ELKO NEW MARKET - PLANNING COMMISSION MEETING

PC Members: Brad Smith, Nicole Kruckman, Thomas Humphrey, Melissa Hanson, Bryce Schuenke and Harry Anderson
City Staff: Community Development Specialist Renee Christianson, Planner Haley Sevening and City Engineer Rich Revering

AGENDA

TUESDAY, APRIL 28, 2020 @ 7:00 PM

The City has determined it is not practical or prudent to conduct an in-person Planning Commission meeting due to the local state of emergency and social distancing guidelines. Accordingly, Planning Commission will participate in this meeting via an electronic meeting and the Planning Commission meeting will be conducted under Minnesota Statutes section 13D.021 at the date and time stated above. To the extent practical, members of the public may attend the meeting by utilizing this link: https://zoom.us/j/965047678 or by phone call @ 1-312-626-6799, using meeting ID #965047678

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**
   Consider Approval of the Agenda

4. **APPOINTMENT OF CHAIR AND VICE-CHAIR**

5. **PUBLIC COMMENT** (public opportunity to comment on items not listed on the agenda)

6. **ANNOUNCEMENTS**
   A. Introduction of Planning Commissioner Bryce Schuenke

7. **APPROVAL OF MINUTES**
   Consider Approval of the following:
   A. January 22, 2020 Minutes

8. **PUBLIC HEARINGS**
   A. Consider Request for Rezoning and Preliminary Plat Approval of Ridgeview Estates, Metro Land, LLC, applicant
   B. Proposed Zoning Ordinance Amendment – Administration and Enforcement

9. **GENERAL BUSINESS**
   A. Consider Grading Permit – R & F Properties

10. **MISCELLANEOUS**
    A. Tip of the Month – Meeting Conduct on Video
    B. Roundabout Update
    C. Police Department / City Campus Update
    D. Community Development Updates & Reports
    E. Planning Commission Questions & Comments

11. **ADJOURNMENT**

BOARD NOTICE:
TO DETERMINE IF A QUORUM WILL BE PRESENT, PLEASE CONTACT ELKO NEW MARKET AREA HALL AT 952-461-2777 IF YOU ARE UNABLE TO ATTEND

PUBLIC NOTICE:
ANYONE SPEAKING TO THE BOARD SHALL STATE THEIR NAME AND ADDRESS FOR THE RECORD

601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO: PLANNING COMMISSION

FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
HALEY SEVENING, PLANNER I

RE: APPOINTMENT OF CHAIR AND VICE-CHAIR

DATE: APRIL 28, 2020

Background / Introduction

The Elko New Market City Code establishes the City's Planning Commission, including composition, terms, and organizational matters. The Code states "The Commission shall select a Chairperson and Vice-Chairperson from its appointed regular members to serve for a term of one year. The Chairperson and Vice-Chairperson shall be appointed at the regular April meeting of the Commission. Commissioner Smith is currently appointed as Chair, and Commissioner Humphrey is Vice-Chair. The Planning Commission is being asked to appoint a Chair and Vice-Chair for the upcoming year.

Attachments

Section 2-1 of the City Code: Planning Commission

Chapter 1
PLANNING COMMISSION

2-1-1: ESTABLISHED:

There is hereby established, pursuant to Minnesota Statutes section 462.354, as it may be amended from time to time, a Planning Commission for the City. (Ord. 2, 11-9-2006)

2-1-2: COMPOSITION; QUALIFICATIONS; COMPENSATION; EX OFFICIO MEMBERS:

A. Composition: The Planning Commission shall consist of five (5) regular members, all appointed by the City Council.

B. Qualifications: Regular members of the Planning Commission shall be qualified voters and residents of the City.

C. Compensation: All regular members shall serve with compensation as established by City Council resolution.

D. Ex Officio Members: The City Council may appoint a member of the New Market Township Board as an ex officio nonvoting member by resolution to serve at the will of the City Council. An appointment of an ex officio member shall be for a one year term, except as otherwise provided by the City Council. The ex officio member shall not be considered a regular member of the Planning Commission. (Ord. 135, 5-26-2016)

2-1-3: APPOINTMENTS AND TERMS:

A. Appointments: Appointments shall be made by the City Council for the City of Elko New Market. (Ord. 2, 11-9-2006; amd. 2011 Code)

B. Terms Of Office: Planning Commission members shall serve staggered terms of three (3) years, expiring on March 31 of each year. (Ord. 4, 11-28-2006; amd. 2011 Code)

2-1-4: REMOVAL FROM OFFICE:

Any member of the Planning Commission may be removed from office with or without cause by a majority vote of the entire City Council. (Ord. 2, 11-9-2006)

2-1-5: ORGANIZATION:

A. Officers: The commission shall select a Chairperson and Vice-Chairperson from its appointed regular members to serve for a term of one year. The Chairperson and Vice-Chairperson shall be appointed at the regular April meeting of the commission. (Ord. 164, 1-11-2018)

B. Rules Of Procedure: The Planning Commission shall adopt its own rules and procedures, with approval of the City Council.

C. Meetings: The Planning Commission may hold at least one regular meeting each month. The regular meeting date of the Planning Commission shall be established by resolution of the City Council from time to time.

D. Records: The Planning Commission shall keep a public record of its meetings. (Ord. 2, 11-9-2006)

2-1-6: POWERS AND DUTIES[1]:

The Planning Commission shall consider and make recommendations on all matters affecting zoning, subdivision and building regulations and land use development, Comprehensive Plans and other matters referred thereto by the City Council from time to time. All recommendations made by the Planning Commission shall take into consideration the established policies of the City Council on such matters. The Planning Commission shall also carry on City planning activities and recommend such plans for the regulation of future physical development of the City including land use and building construction. (Ord. 2, 11-9-2006)

MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
JANUARY 22, 2020
7:00 PM

1. CALL TO ORDER

Commissioner Smith called the meeting of the Elko New Market Planning Commission to order at 7:00 p.m.

Commission members present:	Smith, Humphrey, Kruckman, Hanson and Priebe
Members absent and excused:	Ex-officio member Anderson
Staff Present:	City Administrator Terry, Planner Sevening, City Attorney McDowell Poehler

2. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Humphrey and seconded by Smith to approve the agenda as submitted. Motion carried: (5-0).

4. APPOINTMENT OF CHIAR AND VICE-CHAIR

City Administrator Terry noted that with the resignation of Chairman Thompson in October 2018, the Planning Commission appointed Chairman Smith and Vice-Chairman Humphrey to fill the remainder of the appointment term, which expired on March 31, 2019. However, on an oversight by Staff, appointment of Chair and Vice-Chair at the April 2019 was not completed as required under Section 2-1 of the City Code. City Administrator Terry recommended that appointment of Chair and Vice-Chair be made to correct the oversight. After discussion, it was moved by Kruckman and seconded by Priebe to reappoint Commissioner Smith as Chairman and Commissioner Humphrey as Vice-Chairman until April 2020. Motion carried: (5-0).

5. PUBLIC COMMENT

There was no public comment.

6. ANNOUNCEMENTS

There were no announcements.

7. APPROVAL OF MINUTES

A. It was moved by Hanson and seconded by Humphrey to approve the minutes of the December 17, 2019 meeting. Motion carried: (5-0).

8. PUBLIC HEARINGS

A. Consider Zoning Ordinance Amendments – Garbage/Refuse and Recreational Vehicle Parking

Planner Sevening presented the agenda item, which was a continuation from the September and October Planning Commission meetings. She introduced the topic noting that a citywide inventory had been completed in August regarding the storage of garbage cans and recreational vehicles on residential lots in the City. She noted that 44% of the properties in the City had violations related to storage of garbage cans, and 16% of the properties in the City had violations related to the storage of recreational vehicles. She stated that staff had decided at that time not to enforce the ordinances as currently written because there were more than 900 homes in violation of these Codes.

Alternatively, Staff inquired with the City Council regarding the matter to determine if they wanted Staff to enforce the ordinances as written, or if they wanted to consider an amendment to the ordinance. The City Council requested that the Planning Commission review the City Code related to these two items. At the September Planning Commission meeting there was discussion on the matter which resulted in the Planning Commission directing staff to draft a zoning ordinance amendment. At the October Planning Commission meeting the Commission reviewed the draft ordinance amendment and had concerns related to recreational vehicles in the right-of-way and how the length of recreational vehicles would be measured.

After Planner Sevening reviewed the history to date, she reviewed current ordinance language regarding storage of garbage containers and recreational vehicle parking. She then reviewed the proposed amendments as follows:

<u>Section 11-4-3 – Garbage and Refuse:</u>

- Distinguishes commercial, industrial, and multi-family residential properties from single family and two-family residential properties.
- Replaces wood with maintenance free material as an acceptable screening material (for commercial, industrial, and multi-family residential properties).
- Permits single family and two-family residential properties to store garbage cans in side or rear yard adjacent to garage without screening.
- Exempts dumpsters or refuse containers used for construction purposes from the location and screening requirements.

<u>Section 11-2-2 – Zoning Ordinance Definitions:</u>

- Removes definitions for specific types of recreational vehicles and defines recreational vehicle more broadly.

Section 11-8-2 - Recreational Vehicle Parking:

- Adds ATVs, dirt bikes, dune buggies, go-karts, golf carts, ice/fish houses, snowmobiles, and UTVs as recreational vehicles.
- Prohibits recreational vehicles from extending into or obstructing the public sidewalk or public right-of-way.
- Allows only one recreational vehicle exceeding 24 feet in length to be parked on a residential property and none exceeding thirty (30) feet in length.
- Identifies three seasonal classifications (warm weather season, cold weather season, or year-round) for recreational vehicles.
    - Permits up to two (2) recreational vehicles to be parked in the driveway during periods of seasonal use.
- Removes the screening requirement for recreational vehicles.
- Permits recreational vehicles to be parked in the rear or side yard on a surface of concrete, bitumen, or pavers entirely outside of buffer yards and public easements.
    - Exempts properties with existing gravel side parking areas from surfacing requirements.
- Requires recreational vehicles to be parked at least 5 feet from property lines or 10 feet from property lines on corner lots abutting a public right-of-way.
- Enumerates recreational vehicles parked on a trailer as one (1) recreational vehicle.
- Removes nonconforming location permit.

Section 11-9-8 (E) – Surfacing and Maintenance of Off Street Parking:

- Exempts properties with existing gravel side parking areas from surfacing requirements.

Chairman Smith opened the public hearing at 7:22 p.m.

Bryce Schuenke, 26645 Oak Street, thanked the Commission for their dedication and work. He asked the Commission if all sections of the City Code were punishable by misdemeanor. City Administrator Terry stated that yes, by definition any violation of City Code is automatically a misdemeanor. Schuenke stated that the amendments are well written and that being more open is good. He reiterated to the Commission that if sections are violated they are crimes and having that on their record could impact their lives. Commissioner Humphrey stated that the City's intent is not to charge residents, but rather seek compliance.

Deanna Adams, 2064 Wild Wings Pass, asked how many complaints the City has received on the topics. Planner Sevening stated that she did not know the exact number but believes it to be between 10 to 15 complaints. Adams asked if the Commission had considered the costs associated with bring properties into compliance, especially related to screening. Commissioner Smith stated that the proposed amendments remove the screening requirement. Adams stated that screening may be more cost effective and feasible than dragging garbage cans through grass and snow. She also noted that her property is sloped on the side and would not be able to store them there. City Administrator Terry noted that under the current ordinance garbage cans would have to be in the garage and the proposed amendments allow greater flexibility. Adams asked the Commission when enforcement of the ordinances would begin. City Administrator Terry stated that the City would undergo an

informational campaign to provide time for properties to get into compliance and enforcement likely would not begin until Spring or Summer.

Eugene Meger, 41 West Louis Street, stated that he has lived in his home for 42 years. He noted that based on the Citywide inventory, 56% of residents are following current ordinances. He stated that he is not concerned about screening, but is concerned about open and overflowing garbage cans, when garbage cans are put out for pickup, and garbage cans being located in the street. He also asked that ordinances related to these topics also be looked at and enforced. Commissioner Smith suggested that when Staff begin the information campaign after adoption of the proposed ordinance, information regarding other ordinances related to garbage cans should also be included. Regarding recreational vehicles, he stated that there should be additional language added to clarify that vehicles cannot park on the grass. He also stated that the City should not grandfather properties with existing gravel side parking areas and should confirm that they are setback at least five feet from the property line.

Chris Weber, 336 Wagner Way, stated that he is against the garbage can amendments. He noted that he specifically poured an apron on his property to accommodate garbage cans and will not put them in his garage because they smell bad. In regards to recreational vehicles, he stated that there should not be a length restriction. He stated that if the driveway accommodates the recreational vehicle, it should be allowed. He also stated that the months within the warm and cold weather seasonal classifications should be expanded to overlap.

Mike Buck, 345 Wagner Way, stated that he currently stores his garbage cans in the driveway and that they would blow over if stored in the side yard. He also noted that he is an owner of a recreational vehicle and although it fits entirely within his driveway and does not extend into the right-of-way, he would not be able to have it on his property based on the length restrictions. He noted that he specifically moved to Elko New Market to get away from some of the regulations of City life. Buck suggested that the Commission should consider having a buffer space off of the right-of-way rather than a maximum length requirement.

Jaime Helgeson, 2081 Wild Wings Pass, stated that because residents are required to have garbage cans whereas recreational vehicles are a choice, the Commission should separate the topics when considering amendments. She noted that many properties have slopes in their side yards that would prevent the storage of garbage cans there. She said that she worries about the smell of garbage cans in the garage, the mice they would attract, and her kids who play in the garage during the winter.

Joe Julius, 10130 Ponds Circle, stated that the Planning Commission has a tough job when looking at and amending ordinances. He notes that most people will not be happy with the proposed changes, but that does not mean the changes should not happen. Julius thanked the Commission for their work as ordinances continue to be reviewed. Commissioner Humphrey stated that the Commission will continue to review ordinances.

Planner Sevening stated that the City had received numerous formal comments via phone call and email. All comments received by 4:30 p.m. on January 22, 2020 were read into the record as follows:

Stacey Ireland, 1410 Overlook Court, stated that she currently keeps her garbage cans in the driveway and previously kept the garbage cans in the garage, but they attracted mice and rats. She also stated that she has safety concerns regarding her autistic son, who has in the past tipped garbage cans onto himself when stored in the garage. She stated that it should not matter where garbage cans are stored because it is private property and as long as garbage is not spilling out of garbage cans or blowing onto other properties the location should not be a problem. Finally, she stated that her property has landscaping in the side yard that would prevent her from storing the garbage cans there.

Kim Lewis, 610 Cedric Lane, stated that she is okay with garbage cans being stored in the driveway in front of the 3rd stall garage and that if the garbage/refuse ordinance is enforced, so should the recreational vehicle ordinance.

Abby Hanna, 200 Wagner Way, wrote that she was born and raised in Elko and has lived there her entire life. She noted that there are a few houses on Wager whose driveway and houses are angled. She wrote that her and her fiancé currently store their garbage cans in the front of our house but off to the side because they have an extra small two car garage and cannot fit their garbage cans inside of the garage, which essentially faces the street. She asked the Commission what their options would be.

Al Christensen, 316 Wagner Way, wrote that he does not support renewing or enforcing the garbage can ordinance as it is obviously not enforced and with over half of all houses leaving their cans visible, it would lead him to believe this is a common feeling amongst people in his neighborhood and that we are better off without it.

Margaret Lynch, 10389 Windrose Curve, wrote that most people in her neighborhood at have a three car garage for a reason - an actual 3rd car, storage for boats, and all the 'stuff' we have - bikes, snowblowers, lawnmowers, etc. She wrote that there is no room for garbage cans in that stall or the garage in general. She could not have her garbage cans on the side of her garage due to the slope. She noted that as others have expressed, putting them behind the garage and having to go across the back yard, up the side, in front of the house during the winter (or summer also for that matter) is just not feasible. She wrote as she looks and drives around other communities - Lonsdale, New Prague, Lakeville - she see’s garbage cans sitting outside as well. She asked the Commission if they have looked into how those communities have their ordinances written. She also implored the Planning Commission and the City Council to approach the topic with common sense and by what would work for our community as a whole.

Barb Anderson, 10410 Windrose Curve, wrote that she agrees that there needs to be some type of ordinance regarding where garbage cans are stored. Every other city she has lived in has had an ordinance regarding garbage cans and it has never been an issue. She wrote that she works in Burnsville where this is enforced and it is totally different driving down the residential roads and not seeing garbage cans sitting out in front of

garages. She wrote that garbage cans sitting out in front of garages makes the neighborhood less appealing and that she has seen garbage cans overflowing with garbage bags sitting next to them which is totally unacceptable. She has lived in Elko New Market for 19 years and has always kept their garbage cans in their garage and they do not have a "stinky" garage and have never had any rodents in their garage.

Robinette Donahugh-Ralston, wrote that it is clear that the prior ordinance for garbage cans was not being enforced and that a quick drive through neighborhoods without separate associations makes it clear most people store their containers in front or to the side of the home. She wrote that given the recent response to the upcoming changes, she recommends having further debate on this topic. She wrote that the top issue needing addressed is what problem this ordinance is addressing. She agreed with removal of unneeded and unused ordinances, but noted that to replace them with additional unneeded and unused seems to be a waste of time and effort.

Sara Sprosty, 204 Maverick Avenue, wrote that she has lived at 204 Maverick for 9 years and takes pride in their home, but leaves their garbage cans in front of the 3rd stall and has never thought of these blue cans as blight, or an eyesore. She wrote that their garage is significantly higher than their neighbors, which means the slope of the yard is significant. It is not flat to walk on and is not built for storing trashcans, nor is there room for trashcans in the garage. She wrote that another issue is smell. Even with composting their fruit & veggie scraps, the cans inevitably stink. She also noted that she is concerned with the cost to the City to enforce this rule and the significant cost to make changes to her property to allow her to store them alongside or behind her garage. She wrote that she would love to see this removed as an ordinance, but if it is updated and enforced, she would appreciate more time to make changes.

Gordon Deuel, 2095 Wild Wings Pass, wrote that while he understands the desire for clean neighborhoods and potential concerns over trashcans being left out, driving through our residential streets he just does not see how this ordinance would be feasible in our community. He asked the Planning Commission to consider what is being reflected in our community as City ordinances are updated.

Marjorie Hilla, 340 Brady Street, wrote that her concern is more about recreational vehicles than garbage cans, although she does keep hers in the garage and thinks it looks best for the neighborhood if hidden somehow. She noted that there is a house two down from her and feels it really brings down the neighborhood to have a boat parked next to the front door. She wrote that she has a boat and pays a minimal fee to store it off-site.

Jesse Henchal, 1025 Theresa Marie Drive, asked questions regarding the enforcement of the proposed recreational vehicle parking ordinance and allowed length of recreational vehicles.

Heather Vetter, 9214 Fairway Hill Drive, wrote that she takes great pride in her property, neighborhood and City and believes that enforcing the current garbage/refuse ordinance, would keep the City aesthetically appealing for current and future citizens. She notes that aside from the aesthetics, if garbage cans are contained, there will be fewer chances

of attracting animals who use the cans as a food source, less trash that gets "spilled" throughout the neighborhood/City, and a reduction in illegal dumping, etc.

Chairman Smith closed the public hearing at 8:02 p.m.

Regarding the storage of garbage cans, discussion was as follows:

- Commissioner Humphrey acknowledged resident concerns about slope, but noted that creating an area for garbage cans does not have to be expensive. He stated that the primary purpose of this ordinance is to keep the City clean and limit aesthetic impacts of garbage cans.
- Commissioner Priebe stated that he is against regulating the placement of garbage cans. He stated that they do not cause blight and that he does not understand why we are considering amendments that will require residents to make changes to their property.
- Commissioner Smith reminded the Commission that the proposed amendments are all about lightening the requirements.
- Commissioner Kruckman agrees with lightening the requirements, but notes that certain provisions will still force people into noncompliance. She noted that the goal should be to reach compliance and that enforcing this ordinance would consume many resources. Commissioner Kruckman also stated that more focus should be on overflowing garbage.
- Commissioner Hanson states that the proposed changes will take care of a lot of the noncompliance that currently exists.
- City Administrator Terry advised the Commission that ultimately the discussion is about community values. He also stated that when a new ordinance is adopted greater resources and time will be spent on enforcement, but overtime that will decrease as compliance increases.
- Commissioner Humphrey notes that enforcement of ordinances is a culture. Commissioners agree that the culture is changing in Elko New Market. Commissioner Humphrey states that the Commission should continue to simplify ordinances.
- Commissioner Smith states that he is supportive of making the ordinance less obtrusive and that providing time to comply is good.
- Commissioner Kruckman states that violations related to garbage cans should not be a crime.
- City Administrator Terry states that if the City has a rule there has to be a consequence. Under City Code, that consequence would be a misdemeanor.
- Commissioner Humphrey suggested an informal vote on the topic. Commissioner Hanson, Humphrey, and Smith voted in support of the amendments as proposed. Commissioner Kruckman and Priebe were opposed.

Regarding recreational vehicle parking, discussion was as follows:

- Commissioner Hanson stated that the size limitations of recreational vehicles should be discussed.

- The Commission questioned whether there should be a length restriction or if there should be a setback from the right-of-way.
- City Administrator Terry stated that the Planning Commission needs to consider not just the size of recreational vehicles, but their scale within a neighborhood and visual impacts. He notes these considerations are all value questions.
- Commissioner Priebe suggested the Commission go through each provision of the proposed amendments one by one. He noted that the first change should be related to the warm and cold weather seasons. He also stated that grandfathering should stay in the ordinance.
- Commissioner Humphrey asked Staff to clarify the history behind the City allowing gravel side parking areas.
- Commissioner Smith noted that sometimes gravel is an intermediary step to asphalting the side parking areas.
- All Commissioners stated that they support grandfathering of gravel side parking areas and changes in the warm and cold season months. Specifically, Commissioners directed Staff to change the warm weather season to April through November and the cold weather season to October through May.
- Commissioner Priebe asked for clarification on the length restrictions and asked City Administrator Terry to clarify the concerns related to the scale of recreational vehicles.
- Commissioner Smith noted that scale is innately regulated by the length of a property's driveway.
- City Administrator Terry advised the Commission that one method of minimizing the impacts of the scale or size of reactional vehicles is to have different length restrictions based on the size of the property.
- Commissioner Humphrey noted that even if a recreational vehicle fits in the driveway, it still impacts neighbors.
- Commissioner Hanson summarized proposed changes and asked if further discussion was necessary.
- Commissioner Humphrey noted that the Commission had not agreed on size restrictions of recreational vehicles. Commissioner Priebe asked the Commission if size restrictions should be included and how they would be determined.
- Commissioner Humphrey stated that there should be a length restriction, but what the length is needs to be discussed. He also asked if there should be a height restriction.
- Commissioner Priebe asked Mr. Buck what the typical height and length of recreational vehicles are. Mr. Buck stated that the tallest vehicle cannot exceed 13 ½ feet and almost none exceed 47 feet in length. Mr. Buck also stated that the maximum allowable length from bumper to bumper is 70 feet.
- The Commission discussed whether length should be measured based on the title of the vehicle or the actual physical dimensions. City Administrator Terry advised that the actual physical dimensions should be utilized.
- Commissioner Smith suggested a number of concepts that could be used for determining the size of recreational vehicles allowed: setback from property line, distance from right-of-way, and length of vehicle.

DRAFT

- City Administrator Terry advised that another method that could be used is conditional use permits. He also noted that if a setback from right-of-way was used it would greatly reduce the number of properties that would be able to park recreational vehicles in their driveway.
- The Commission agreed that making a resident get a conditional use permit for a recreational vehicle that fits in their driveway should not be required. They also noted that there is a substantial cost associated with a conditional use permit.
- The Commission continued discussions related to the maximum length of recreational vehicles and ultimately decided that length will be innately regulated based on the length of the property's driveway and thus no maximum length should be required.

It was moved by Hanson and seconded by Humphrey to recommend approval of the draft ordinance, subject to the following changes:

1. Expand the warm and cold weather season months so that they are overlap.
2. Remove the maximum length restriction for recreational vehicles.

Motion carried: (3-2)

The Planning Commission asked that it be noted that the two votes in opposition were specific to the amendments related to garbage cans. The Commission found consensus on all other items.

9. GENERAL BUSINESS

A. Adopt Planning Commission Goals and Priorities for 2020

Planner Sevening introduced the agenda item and explained that at the Commission was being asked to formally adopt goals and priorities for 2020 as discussed at the December 17, 2019 Planning Commission meeting. Staff provided a list of draft goals and priorities as follows:

- Continued incremental review and simplification of Zoning and Subdivision Ordinance
- Comprehensive and proactive code enforcement
- Housing affordability and diversity (Consideration of tools such as accessory dwelling units, inclusionary zoning, TIF, Tax Abatement, etc.)
- Final adoption of the 2040 Comprehensive Plan
- Final adoption of Adelmann property AUAR

City Administrator Terry recommended that "comprehensive and proactive code enforcement" be removed from the list. He stated that although the Planning Commission reviews and amends the Zoning Ordinance, enforcement of the ordinance is an administrative action. The Planning Commission agreed with Staff, but requested occasional updates on enforcement actions and common violations. A motion was made by Kruckman and seconded by Hanson to adopt the goals and priorities with removal of the code enforcement goal. Motion carried: (5-0).

10. MISCELLANEOUS

A. 2019 Planning Commission Report / Accomplishments

Staff provided a summary of Planning Commission accomplishments in 2019 to the Planning Commission.

B. 2019 Building Permit Summary Report

Staff provided the 2019 building permit summary to the Planning Commission.

C. 2020 Vacant Lot Inventory

Staff provided the 2020 vacant lot inventory to the Planning Commission.

D. Planning Commission Expectations – Attendance and Education Report

Staff reviewed expectations in regards to attendance, continuing education, and roles/responsibilities with the Planning Commission.

E. Tip of the Month – Open Meeting Law

Staff reviewed with the Commission basic information regarding open meeting law. Specifically reinforced was the purpose and application of the law and exceptions and common issues associated with open meeting law.

F. Roundabout Update

Staff provided an update on the roundabout project currently planned for the intersection of CSAH 2 and CSAH 91 to the Planning Commission.

G. Community Development Updates & Reports

A memorandum containing updates was included in the Planning Commission packet.

City Administrator Terry advised the Planning Commission that the City Council has been receiving electronic packets for a number of years. He reviewed the benefits of moving from paper packets to electronic packets and asked the Commission if they would be interested in getting laptops. All Commissioners indicated that they would be interested in getting laptops.

City Administrator Terry informed the Planning Commission that if none of the Commissioners had any objections; Staff would begin videotaping Planning Commission meetings and posting them on the City's YouTube page for public viewing. No Commissioners had any concerns so City Administrator Terry indicated that videotaping would begin at the March Planning Commission meeting.

City Administrator Terry advised the Planning Commission that Commissioner Humphrey's and Commissioner Priebe's terms would be expiring on March 31, 2020 and they would be required to reapply for the position. Following direction by the Council, it is the City's policy that all Commissioner Vacancies be posted for residents to apply.

City Administrator Terry updated the Planning Commission on the City's proposal for getting utilities extended to the CSAH 2 & I-35 interchange. He noted that on January 27, 2020 the County would be hosting a joint meeting with the County Board, Community Development Agency Board, and City Council to discuss the concept.

Planner Sevening updated the Planning Commission on rescheduling the February Planning Commission meeting. She noted that the regularly scheduled meeting falls on February 25, 2020, which is the night of precinct caucuses for the presidential election. Sevening noted that the meeting would be rescheduled to February 24, 2020 or February 26, 2020.

H. Planning Commission Questions and Comments

Commissioner Smith asked for an update on the apartments approved with the plat of Dakota Acres 2nd Addition. Planner Sevening stated that the developer has not yet filed the plat, so he will need to get an extension of plat approvals from the City Council. City Administrator Terry stated that the City continues to see an uptick in interest from various developers.

11. ADJOURNMENT

It was moved by Humphrey and seconded by Hanson to adjourn the meeting at 9:53 p.m.

Submitted by:

Haley Sevening
Planner I

DRAFT

601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO:	PLANNING COMMISSION
CC:	TOM WOLTER, TIMBERCREST, LLC & ERIC FAGERBERG, JAMES R. HILL
FROM:	RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST HALEY SEVENING, CITY PLANNER
RE:	REQUEST FOR REZONING AND PRELIMINARY PLAT APPROVAL OF RIDGEVIEW ESTATES CONTAINING 29 SINGLE-FAMILY RESIDENTIAL LOTS ON 9.75 ACRES.
DATE:	APRIL 28, 2020

PLANNING COMMISSION MEETING:	APRIL 28, 2020
CITY COUNCIL MEETING:	UNKNOWN
60-DAY REVIEW DEADLINE:	MAY 5, 2020
120-DAY REVIEW DEADLINE	JULY 4, 2020

Background / History

Tom Wolter of Timbercrest, LLC has made application to rezone and preliminary plat a 9.75 acre property that is currently located within the City limits. Detached single-family residential development is proposed on the property. The applicant is proposing to rezone a portion of the subject property to R2 (Urban Single Family Residential) and a portion to R3 (Medium Density Residential).

The Planning Commission and City Council have previously reviewed concept plans (2018 and 2019) for this property. The property was annexed into the City in 2018 following the initial concept plan review.

Submitted with the current application was a plan set prepared by James R. Hill containing 12 sheets and dated 4/16/20, and a landscaping plan prepared by Calyx Design Group containing 3 sheets and submitted on 4/22/20.

Neighborhood Conditions

- To the south of the proposed development is a DNR Protected Wetland (owned by the City).
- To the east of the proposed development are single family residential homes in the Whispering Creek 2nd Addition neighborhood.
- To the north of the proposed development are small lot rural residential homes and also some commercial development.
- To the west of the proposed development is large lot rural residential and agricultural land.

Development of the property as single family residential is compatible with the adjacent land uses.

Legal Description

The subject property is 9.75 gross acres (8.99 net acres) in size. The PID # is 08-929004-2. The legal description is: The east half of the west half of the northeast quarter of the northeast quarter of Section 29 Township 113 Range 21, Scott County, MN.

Comprehensive Land Use Plan

The City's 2030 Comprehensive Land Use Plan guides the property to a "Residential Mixed Use" land use designation. The Comprehensive Plan contains the following language regarding Residential Mixed Use:

Objective:

This development pattern is based on the Low Density Residential District. However, this District is characterized by a greater proportion of non-single family attached homes at higher densities than the Low Density Residential District. This District is intended to provide an opportunity to create population centers and to accommodate the demand for lifecycle and affordable housing located near activity areas and transportation corridors. The dominant housing form will be single family detached homes (75%). Single family attached homes and multi-family residences are expected to represent 25% of the housing opportunities within the development, and may include townhomes, apartments, and senior residential facilities. Single family attached dwellings will be allowed as permitted uses. Dwellings containing over 4 units should be allowed as conditional uses and may be mixed with detached homes in Planned Unit Developments. Commercial uses will be allowed in a Planned Unit Development if the use provides a service to the neighborhood, or creates a buffer between a residential area or public space and a road or more intensive use. Support facilities that are compatible with neighborhoods and accessory uses are allowed within this District.

Development Location Criteria:

- *The characteristics of a proposed development will be based upon consideration of several factors including, but not limited to, topography, geography, existing development and character of the surrounding area, transportation system access, and market conditions.*
- *Development of attached homes and multiple family dwellings is appropriate near major parks and open space, along collector and arterial roadways, and near Town Center Land Use Districts, and other commercial centers.*
- *The wide range of possible housing styles and development design flexibility make it feasible to form a suitable transition to and from adjacent existing or proposed uses, and to related new development to most terrain and other natural features.*
- *Final density and development design will be a function of adopted zoning and subdivision standards and procedures.*

Density:

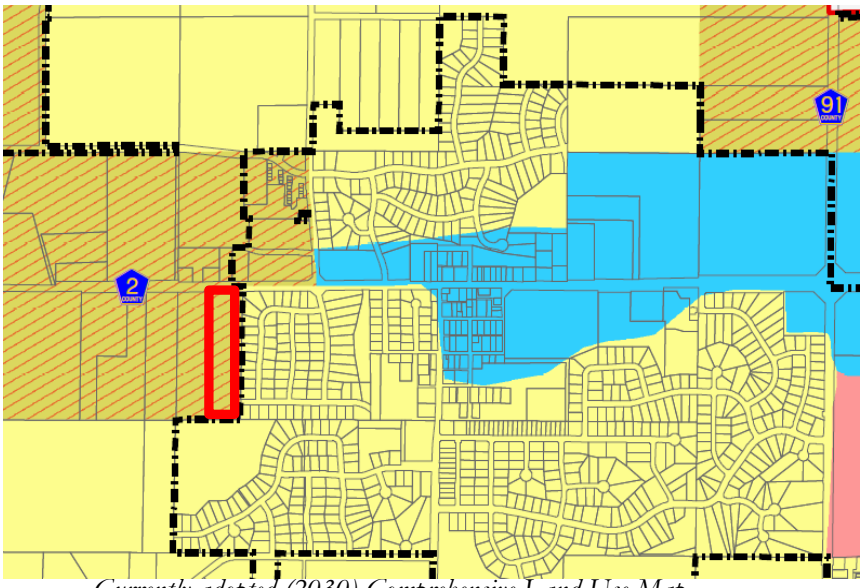
The average density is 8 dwelling units per net acre, with a range between 5 and 15 units per net acre.

Minimum Requirements for Development:

- *Lot sizes typically are 10,000 square feet, but can be larger or smaller depending on the type of development and the specific property's characteristics.*
- *A site area of at least 1,500 square feet per dwelling unit for apartments should be retained. A density reduction will be often necessary in environmentally sensitive areas.*
- *The minimum area for Planned Unit Developments should be 10 acres in order to provide for the open space, mix of housing styles at higher densities, including multiple family dwellings developments, but may be smaller based on the benefit provided to the City or the objectives of the City.*
- *Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.*
- *Developments with commercial components should not occur in a linear strip fashion. Isolated commercial development shall not be allowed unless the proposal clearly demonstrates and the City finds, among other things, that the commercial use is intended to serve the needs of the immediate area, as in a Planned Unit Development.*

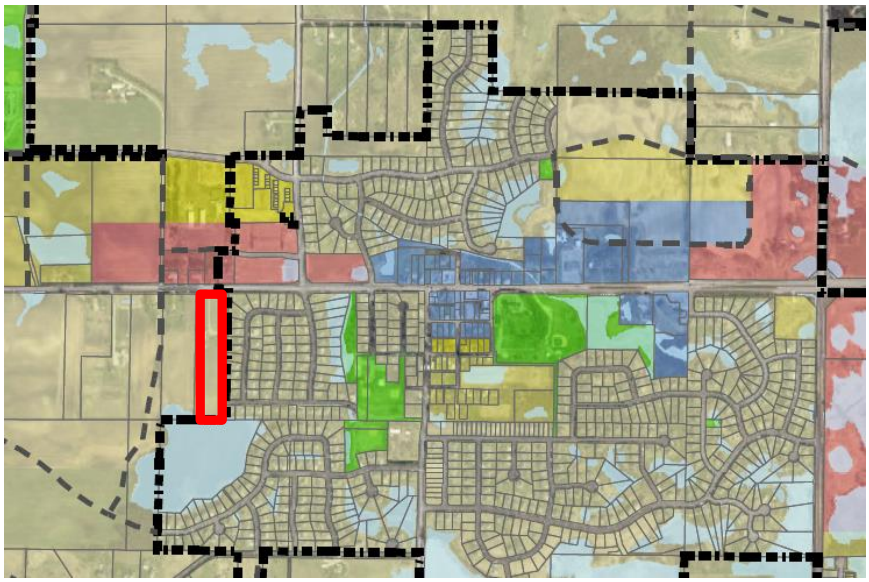
Typical Uses:
Mixed use Planned Unit Developments may include residential, commercial, and institutional developments, but by and large will consist of single-family homes (average will be 70% single family homes, 20% attached and multifamily, and 10% commercial uses). Commercial and institutional uses may be allowed by Planned Unit Development.

The proposed use of the property for residential single family homes meets the intent of the guided land use for the area. The Comprehensive Plan calls out a preferred residential density range for the entire Residential Mixes Use area of 5 to 15 units per net acre. The proposed development of 29 units on 8.99 net acres is 3.23 units per net acre. Other areas of the Residential Mixed Use category (such as Dakota Acres) have developed at higher densities; therefore the overall density balances out throughout the land use category.



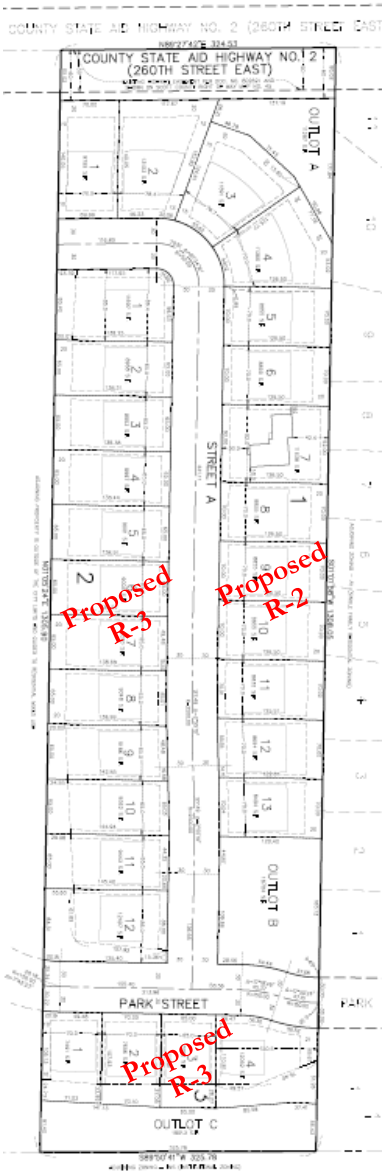
Currently adopted (2030) Comprehensive Land Use Map

Note: The draft 2040 Comprehensive Land Use Plan (below) has the property re-guided to a Low Density Residential land use designation, which has a preferred density of 2.5 to 5 units per acre. This is just for reference purposes because the 2040 Plan is not yet adopted.


Draft (2040) Comprehensive Land Use Map

Zoning

The property is currently located inside the City limits and is zoned Urban Reserve. All properties annexed into the City are automatically zoned Urban Reserve upon annexation. The property needs to be rezoned to allow further development. The developer is requesting R2 zoning for proposed Block 1. R3 zoning is being requested for proposed Blocks 2 and 3.



The purpose of each district, as stated in the Zoning Ordinance, is as follows:

> *"The purpose of the **R2 Urban (Small Lot) Single-Family Residential District** is to provide for single-family dwelling units at a relatively dense urban scale in areas of the community that are located near major transportation corridors, higher density housing, commercial zoning districts, or historic residential development centers."*
>
> *"The purpose of the **R3 District** is to establish low to moderate density residential housing in single or multiple-family structures that satisfies the following planning objectives: a) create a cohesive medium density neighborhood that provides attractive living environments and contributes to the City's identity; b) provide attractive and durable medium density housing options as a means of addressing the City's life cycle housing needs; c) preserve natural land forms, open spaces, greenways for scenic enjoyment and recreational use through the regulation of medium density residential land use; d) allow for the subdivision of twinhome, quadraminium and townhome base lots to permit individual private ownership of a single dwelling within such a structure; e) comply with the provisions of this chapter, other applicable provisions of this title, and the City subdivision ordinance."*

The proposed zoning districts are consistent with the purpose and intent of the Comprehensive Plan. Staff has also reviewed the proposed zoning districts with the City Attorney. Based on the Comprehensive Plan's land use guidance and wording, the property is eligible to be rezoned as requested by the applicant.

Lot Size / Width

Based on R2 zoning district standards the minimum lot size is 8,400 square and the minimum lot width is 70'. Based on R3 zoning district standards the minimum lot size is 7,200 square and the minimum lot width is 60'.

Based on the preliminary plat application submitted by the applicant, the proposed lots meet the lots size and width requirements for the respective zoning districts.

Setbacks

The setbacks in the R2 zoning district are as follows:

- Front – 30'
- Side / Interior – 7'
- Side / Front – 25'
- Rear – 30'
- Wetland – 35'

The setbacks in the R3 zoning district are as follows:

- Front – 25'
- Side / Interior – 7'
- Side / Front – 25'
- Rear – 30'
- Wetland – 40'

The applicant has demonstrated the building pads on the proposed lots can meet the minimum front, side and rear setback requirements. It is noted that the building pad on proposed Lot 4 Block 3 is smaller than the building pads on the other lots. Staff suggests requiring additional detailed information on proposed Lot 4 Block 3, including a typical house and deck meeting setback requirements. It is also noted that the lots in proposed Block 4 must meet the required wetland setback of 40'.

Height Requirements

Structures shall not exceed 35' in height in the City's residential zoning districts.

Miscellaneous Design Information

Section 11-9-10 of the City code requires that for one and two family residences, a 440 square foot attached garage (approximately 20' x 22') shall be constructed at the time of the principal structure, and for all newly created lots, all site plans for single family homes shall provide for the location of a three stall attached garage, whether or not construction is intended.

Section 11-5-1 (4)(a) of the City Code states: *Residential Uses: Except as otherwise specified in R-5 Districts, the primary exterior building facade finishes for residential uses shall consist of materials comparable in grade to the following:*

(1) Brick.
(2) Concrete composite board.
(3) Stone (natural or artificial).
(4) Integral colored split face (rock face) concrete block.
(5) Wood, natural or composite, provided the surfaces are finished for exterior use, or wood of proven exterior durability is used, such as cedar, redwood or cypress.
(6) Stucco (natural or artificial)/EIFS (exterior insulated finish system).
(7) Vinyl, steel, aluminum or fiber cement siding.

Staff notes that the Planning Commission does not review the individual home designs, but that these above requirements are imposed upon the home builder.

Landscaping

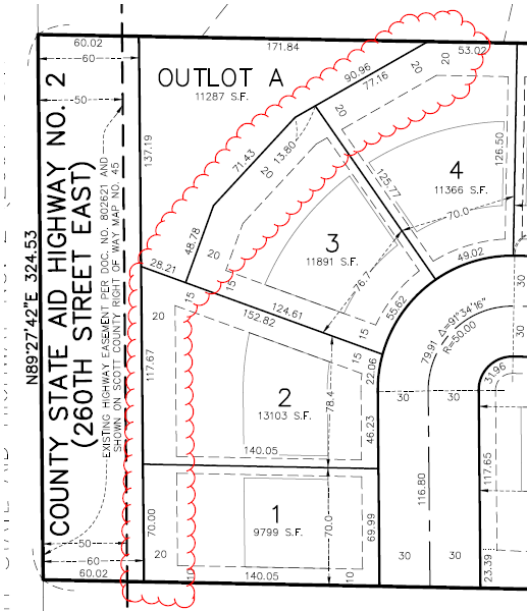
Section 11-5-4 (B) (1) of the Zoning Ordinance requires minimum 20' wide landscaped buffer where lots back onto a major collector street. Co Rd 2 is designated as an arterial roadway and therefore the 20' landscape buffer would apply. The Ordinance specifically states:

Lot Depth Requirements: Except for lots of record and preliminary platted lots having legal standing on the effective date hereof, double frontage residential lots shall have an additional depth of at least twenty feet (20'), designated as an additional drainage and utility easement, in order to allow space for buffering/screen planting along the back lot line.

In terms of buffer design, the Ordinance further states:

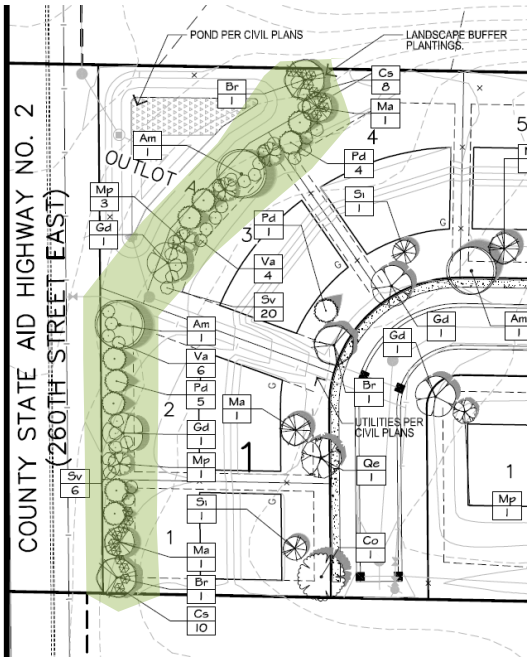
Plantings: All designated buffer yards shall be seeded or sodded except in areas of steep slopes where natural vegetation is acceptable as approved by the zoning administrator. All plantings within designated buffer yards shall adhere to the following:

1) *Plant material centers shall not be located closer than three feet (3') from the fence line or property line, and shall not conflict with public plantings, sidewalks, trails, etc.*
2) *Landscape screen plant material shall be planted in two (2) or more rows. Plantings shall be staggered in rows unless otherwise approved by the zoning administrator.*
3) *Deciduous shrubs shall not be planted more than four feet (4') on center, and/or evergreen shrubs shall not be planted more than three feet (3') on center.*
4) *Deciduous trees intended for screening shall be planted not more than forty feet (40') apart. Evergreen trees intended for screening shall be planted not more than fifteen feet (15') apart.*



The lots proposed along CSAH 2 have been designed with the extra lot depth and easements as required. A landscaping plan has been submitted which indicates a variety of trees intended for screening as follows:

- Black Hills Spruce
- Maple
- Birch
- Hackberry
- Kentucky Coffeetree
- Northern Pin Oak
- Amur Maackla
- Crab Apple
- Japanese Lilac
- Red Twig Dogwood
- Common Lilac
- American Cranberrybush



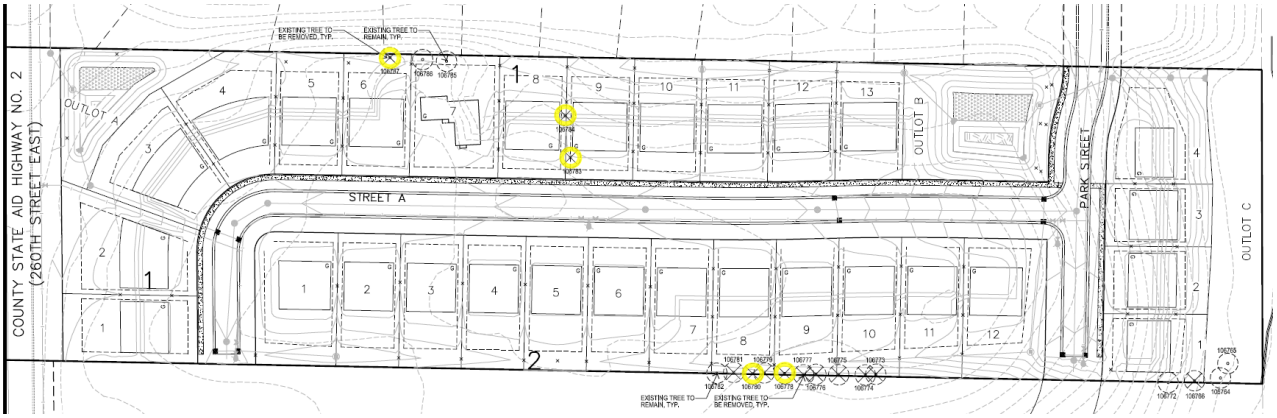
The landscaping plan must be amended to meet the requirement for two or more rows, to meet the requirements of Section 11-5-4(B)(1) of the City Code. Some of the screening is currently depicted in a single row of plantings.

In addition to the above developer obligations, two trees must be planted upon each lot at the time of building permit, sod placed in the front and side yards, and rear yards must be seeded, hyroseeded or sodded. These additional requirements are placed upon the builder at the time of home building permit.

<u>Tree Preservation</u>

Section 12-9-9 of the City's Subdivision Ordinance contains Tree Preservation and Replacement regulations, which require that a tree inventory must be completed which identifies the location of all significant trees on the property. 40% of the significant trees must be protected as part of the development.

A tree inventory has been completed which identifies a total of nine significant trees on the property, five of which are proposed for removal. The five significant trees proposed for removal are depicted in yellow below and shown in detail on the landscape plan. 57% of the significant trees are proposed to be protected as part of the development, meeting City Code requirements.



Easements

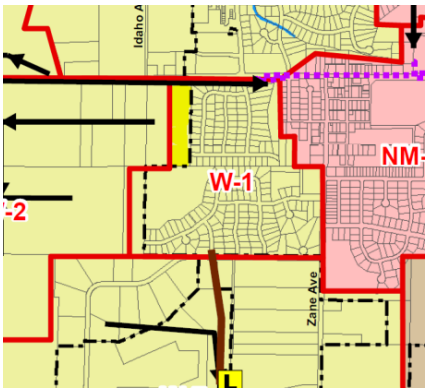
Section 12-9-6 (A) of the Subdivision Ordinance requires that 5' wide interior easements be dedicated along all lot lines and 10' wide perimeter easements along front and rear property lines, and along boundaries with land not being developed. Section 11-5-4 (B) (1) of the Zoning Ordinance requires a minimum 20' wide landscaped buffer and associated drainage and utility easement, for double [street] frontage lots.

In areas where public infrastructure, such as sanitary sewer, water, or storm sewer lines, are placed along side or rear property lines, the easement widths must be increased as recommended by the City Engineer and Public Works Director. Additionally, in areas where grading / drainage swales may be needed to accommodate overland flow across multiple lots, additional easement width may be needed to cover the entire width of the swale.

Easements have been depicted as required by City Code. A conservation easement is required for the wetland buffer area in proposed Block 3, and a trail easement between proposed Lots 2 & 3 Block 1 has been recommended by the Parks Commission.

Sanitary Sewer

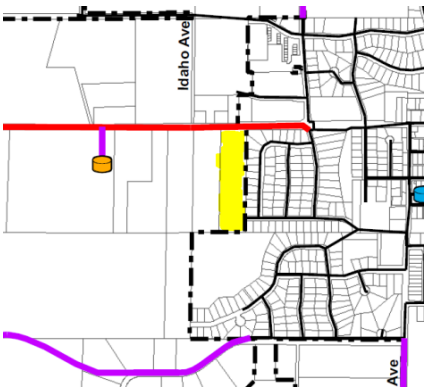
Sanitary sewer service is available to the property at the west end of the existing Park Street. There is also an existing 18" sanitary sewer line along CSAH 2 and a stub is available at the subject property's west property line (northwest corner of property). The City's sanitary sewer plan depicts that sanitary sewer from the proposed development should flow towards the east, into the existing system.



The developer has submitted a preliminary utility plan which shows the sanitary sewer from the development flowing by gravity into the existing Park Street sanitary sewer line. The City Engineer has provided comments regarding utilities in his memo dated March 13, 2020.

Water

Water service is available to the property at the west end of existing Park Street. A 16" water line also exists along the south side of CSAH 2. The CSAH 2 water line along the north side of the subject property is not currently charged. The water plan depicts a future water tower approximately ¼ mile to the west of the subject property.



The developer's preliminary utility plan shows water looping through the development, connecting to both the Park Street and CSAH 2 water

lines, which is preferable. Fire hydrants have been shown at the end of all dead ends and at street intersections as required by code. The City Engineer has provided comments regarding utilities in his memo dated March 13, 2020.

Stormwater

Portions of the property lie within both the Vermillion and Sand Creek Watershed Districts. A portion of the property currently drains north towards the CSAH 2 right-of-way, a portion of the property currently drains south towards the DNR protected wetland (locally referred to as Rowena Pond), a portion of the property drains east towards the Whispering Creek development, and a small portion of the property currently drains to the west towards undeveloped rural property.

A preliminary grading and drainage plan has been submitted, along with drainage area maps and stormwater calculations. Stormwater from the development is proposed to be routed into two stormwater ponds/infiltration basins located on proposed Outlots A and B. Proposed Outlot A pond will then discharge into the CSAH 2 right-of-way. The proposed Outlot B pond will then discharge into the wetland located on the southern edge of the property.

The City Engineer has provided comment regarding drainage in his memo dated March 13, 2020. It should be noted that some residents to the east of the subject property have expressed concern in the past regarding drainage from the subject property inundating their back yards. The drainage area maps submitted, and the proposed grading plan, do show that all areas currently draining towards Whispering Creek will be diverted into a drainage swale that leads to the proposed stormwater ponds. Existing drainage to Whispering Creek will be significantly reduced after development.

Section 11-4-4 of the City Code requires a 10' vegetative buffer around the perimeter of stormwater ponds; the pond and buffer shall be contained in an Outlot dedicated to the City. The plans submitted depict the required stormwater pond and buffer contained in an outlot, meeting City Code requirements.

Wetlands / Floodplain / DNR Protected Waters

A wetland delineation was prepared by the previous developer and has been accepted by Scott County (prior to annexation of the property). The wetland delineation is still valid and the City will accept the wetland boundary as approved by Scott County. Wetland buffers are required adjacent to all wetlands; the required buffer width is dependent upon the quality of the wetland.

Buffer Requirement	Exceptional	High	Medium	Low	Stormwater Ponds HWL
Average buffer width	50 feet	40 feet	30 feet	25 feet	10
Minimum buffer width	30 feet	30 feet	25 feet	16.5 feet	10

The quality of the wetland on the south side of the property has been determined to be high quality based on a MnRAM report completed 3/27/20. The average buffer width requirement for a high quality wetland is 40' with a minimum width is 30'. Wetland buffer sign markers are also required along all lot lines at buffer locations.

The applicant has proposed that the entire wetland area, and a portion of the wetland buffer be dedicated to the city in an outlot, and a portion of the buffer be protected by way of conservation easement. The reason for this is because if the entire wetland buffer were contained in an outlot, the lots could not meet the rear setback requirement.

Section 12-9-4 (F) requires that wetlands and wetland buffers be contained in Outlots. Section 11-11-4 (C) (7) states that the applicant shall provide to the City a dedicated outlot or conservation easement for buffers as part of the platting process. These two sections of City Code conflict with each other. The applicant's proposal complies with Section 11-11-4 but not Section 12-9-4. The matter was reviewed with the City Attorney who has opined that Section 11-11-4 (C) will apply to this plat and therefore the plat meets City requirements as proposed.

There are no FEMA designated floodplains on the subject property. There is a large DNR Protected Wetland on the southerly end of the property. City staff has received the following comments from the DNR regarding the proposed development: *"Because the wetland does not have a Shoreland Classification, the DNR does not need to review and comment on the plat. A permit will be needed from the DNR for any new stormwater outfalls. Pretreatment would be needed before stormwater could get routed to the basin."*

Access / Roads / Transportation Issues

The proposed development borders on Co Rd 2 which is designated as an A Minor Arterial Roadway. Access to Co Rd 2 will not be permitted, and the existing private driveway will need to be removed as a condition of the plat. Based on Scott County's adopted Access Management Guidelines, one access to Co Rd 2 is permitted every 1/4 mile. Because the existing Dakota and Idaho Avenues are less than ¼ mile from the subject property, access to Co Rd 2 is not permitted. Scott County has provided comment on the plat as follows:

- The County feels the 60' right-of-way dedication is acceptable. It should be noted that any additional development west of this property is anticipated to dedicate the standard 75' from centerline upon development.
- The existing driveway access to CH 2 shall be required to be removed as part of the plat conditions. A one-time 60-day temporary construction access permit shall be granted for the grading and initial street construction only before closure and removal of the access, including removal and replacement of curb. Any dirt being tracked onto the road shall require regular sweeping. It is recommended the temporary access conditions also be included in the developer's agreement.
- The proposed pond along CH 2 appears to be in the right-of-way (*this has since been corrected*). No ponding shall be located in the right-of-way. Please contact Megan Tasca, Water Resources Engineer at 952-496-8881 with any questions. The City will be responsible for maintenance of the pond.
- No signage, landscaping, or berming shall be located in the County right-of-way.
- Any work within the County right-of-way shall require a County permit.

The applicant has depicted dedication of additional right-of-way as requested by Scott County.

All roads proposed within the development will be considered local streets and are required to be a minimum of 28' in width with insurmountable (B618) curbing. Two streets within the development will extend to the property's westerly property line to provide future access to the adjacent parcel. Based on the City's Subdivision Ordinance, temporary cul-de-sacs will not be required at the west end of Park Street because the street segment does not exceed 150' in length. However, a temporary cul-de-sac will be required at the west end of Street A so that city plow trucks and emergency service vehicles can turn around. A temporary turn-around is required by City Code. Type III barricades and "future street extension" signs will be required at the west end of Park Street and Street A.

Sidewalks & Trails

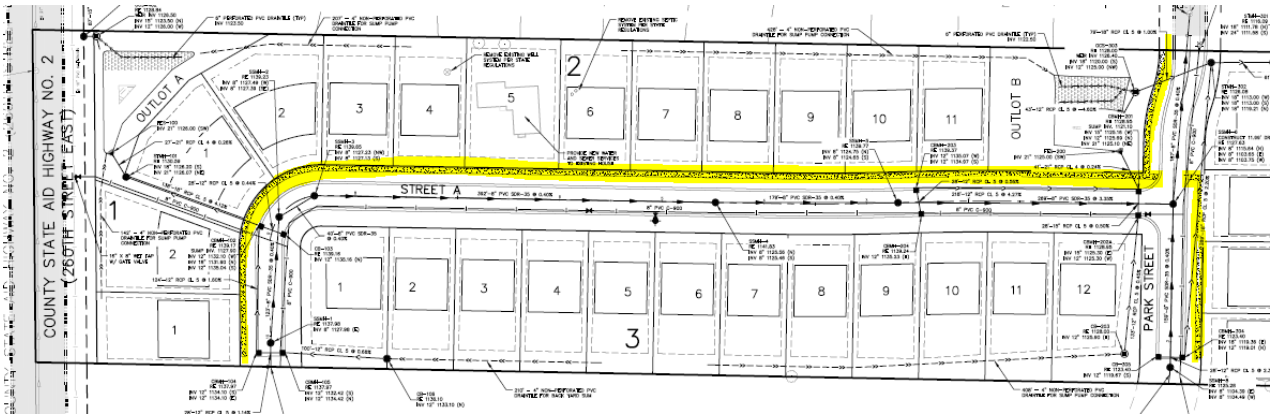
The City's Subdivision Ordinance requires that concrete sidewalks are constructed on at least one side of all residential streets; the outside edge shall be located one foot from the property line. The City's

Transportation Plan recommends that sidewalks or trails be constructed adjacent to all minor collectors, major collectors, and minor arterial roadways. The City's 2030 Park & Trail Plan identifies three proposed trail/sidewalk corridors within the project vicinity: a) along the south side of Co Rd 2, b) on Park Street, and c) adjacent to the wetland area on the south side of the property.

Based on the City's adopted Plans and Ordinances, the following are required:

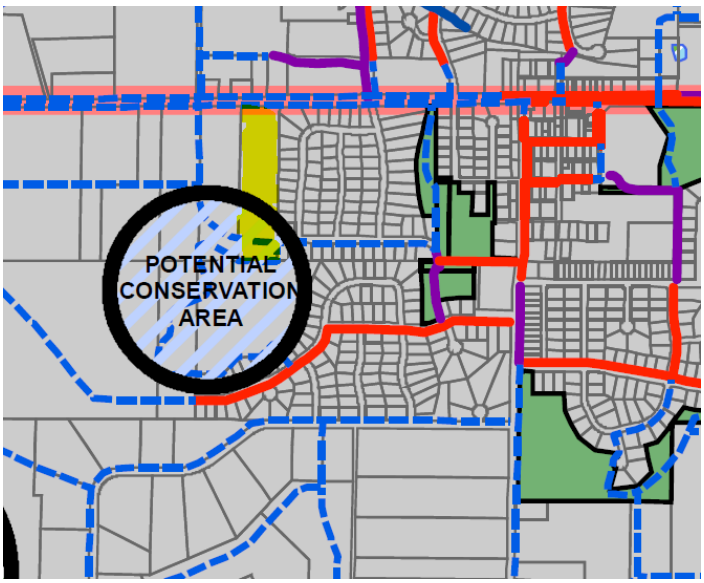
- Sidewalk on one side of all residential streets;
- Trail along the south side of CSAH 2;
- Trail or sidewalk adjacent to Park Street and adjacent to the wetland area on the south side of property.

The developer is proposing to construct sidewalks on the east side of Street A, and is proposing sidewalk along Park Street that would transition from the north side of the street to the south side of the street at various locations (see map below). Staff and the Parks Commission support the sidewalk locations proposed by the developer.



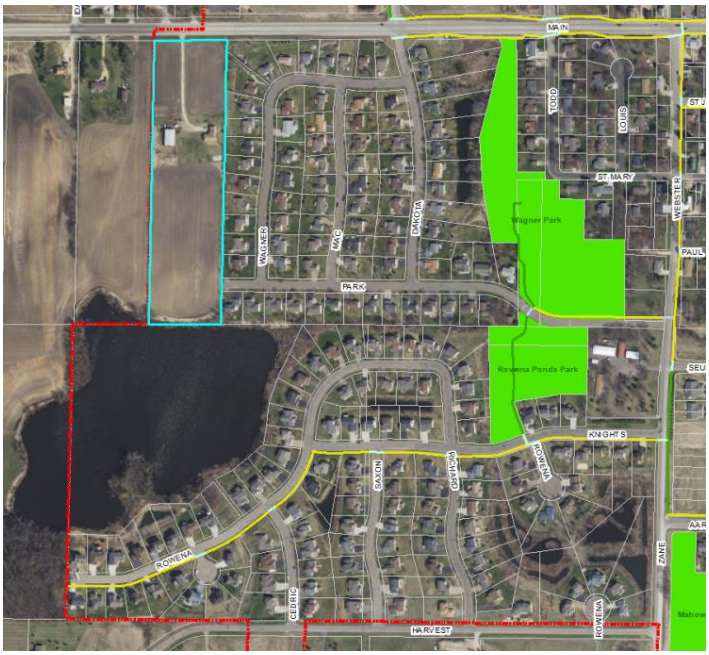
In regards to the trail along Co Rd 2, there is not currently a sidewalk or trail section to the east or west of the proposed development so it would be impractical to construct the small section of isolated trail. The Parks Commission has recommended that the developer contribute financially to the future trail along CSAH 2 adjacent to the subject property.

City staff and engineering staff spent time evaluating the feasibility of constructing a public trail adjacent to the wetland on the subject property, and concluded that the trail along the wetland is not a realistic possibility due to constraints from existing development and steep topography. A handicap accessible trail would take all of the lots proposed adjacent to the wetland. Alternatively, the City Engineer has determined that the trail adjacent to the wetland should be achieved on property located to the west of the subject property where slopes will be more conducive. Staff also reviewed the trail location with the Parks Commission who has concurred with staff's recommendation in this regard.



Parks Related Comments

The City's Subdivision Ordinance requires 10% of the land be dedicated for parks, playgrounds, public open spaces or trails and/or the developer shall make a cash contribution to the City's park and trail fund roughly related to the anticipated effect of the plat on the park and trail system. If no land dedication is required the City Council has established the park fee at $2,000 per residential unit. The closest public park is Wagner Park which is classified as a Community Park, and is the most developed park within the City. Community Parks serve the City as a whole. Wagner Park is approximately 1/4 mile from the proposed development and considered within acceptable walking distance.



The Parks Commission did review a concept plan for this property on 4/14/20 and made the following recommendations to the Planning Commission:

1) (Due to the close proximity to the existing Wagner Park) The Parks Commission will accept cash in lieu of land dedication.
2) The Parks Commission supports a trail around the DNR protected wetland, and that the trail be allowed on the south side of Park Street within this development.
3) The Parks Commission recommends that the developer be required to contribute financially to the construction of a future trail along CSAH 2.
4) The Parks Commission recommends that space between proposed Lots 2 & 3, Block 1 adjacent to the northerly stormwater pond be made available for a future trail connection from the development to the future trail along CSAH 2.

City Engineer Comments
The City Engineer's comments are contained in a review memorandum dated March 13th, 2020. Note that the City Engineer initial comments are shown in black, the consulting engineer's responses shown in red, and then the most recent City Engineer comments shown in blue.

Public Works Director Comments
The Public Works Director has reviewed the plans and recommends a temporary cul-de-sac at the west end of proposed street A.

Police Department Comments
The Police Chief has made the following comments regarding the proposed development:

- Recommends that the street intersections contain street lighting, and that mid-block lighting also be provided to illuminate the street right-of-way.
- Recommends that a temporary turn-around be considered at the west end of proposed "Street A" to allow for the backing up of emergency fire trucks.

Fire Department Comments
The Fire Chief has not provided comment regarding the proposed development.

Building Official Comments
The Building Official has reviewed the plans and has no comments.

Scott County Highway Department Comments
Scott County has submitted comments contained in an attached letter dated March 26, 2020.

DNR Comments
The DNR has provided the following comments in an email dated 2.4.20: *"Because the wetland does not have a Shoreland Classification, the DNR does not need to review and comment on the plat. A permit will be needed from the DNR for any new stormwater outfalls. Pretreatment would be needed before stormwater could get routed to the basin. ~ Jennie Skancke, DNR"*

School District Impacts
The proposed development is in the New Prague School District. According to the New Prague Superintendent of Schools, the City of Elko New Market has an average of .55 students per household within the district. Using this statistic, the proposed development would add an estimated 16 students to the school system once fully developed.

Staff Recommendation
Staff recommends approval of the request for rezoning and preliminary plat of Ridgeview Estates as follows:

The request for rezoning of proposed Block 1 to R2, and proposed Blocks 2 and 3 to R3, to allow development of single family lots is supported for the following reasons:

1. The proposed use of the property for residential single residential family homes meets the intent of the guided land use for the area which is Residential Mixed Use.
2. Based on the Comprehensive Plan's land use guidance to Residential Mixed Use, the property is eligible to be rezoned to R2 and R3 zoning.

3. Development of the property as single family residential is compatible with the existing adjacent land uses.

The request for preliminary plat approval of Ridgeview Estates, containing 29 single family residential lots, is supported for the following reasons:

1. The proposed plat meets the requirements of the City's Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance.
2. The proposed lots meet the minimum lot size and width requirements for the respective R2 & R3 zoning districts.
3. The applicant has demonstrated that building pads on the proposed lots can meet the minimum front, side, and rear setback requirements.

The following conditions shall apply to the request for rezoning and preliminary plat approval:

1. The applicant must enter into a Developer's Agreement with the City of Elko New Market as a condition of plat approval.
2. Approval is granted in accordance with Ridgeview Estates plan set dated April 16, 2020 containing 12 sheets, and subject to City staff comments as noted on the plan set and dated April 20, 2020; in accordance with the landscaping plan submitted April 22, 2020 containing 3 sheets, and subject to City staff comments noted on the plan set and dated April 23, 2020; and subject to City Engineer comments and conditions as stated in review memorandum dated March 13, 2020, version 3.
3. The applicant shall provide further evidence regarding the building pad on proposed Lot 4 Block 3 to ensure that a home, 3-car garage, and deck can fit on the property, meeting all applicable setback requirements and that variances will not be necessary.
4. Lots in proposed Block 4 must meet the required structure-to-wetland setback of 40' for the R3 zoning district.
5. A conservation easement, covering the wetland buffer area in proposed Block 3, shall be granted to the City. The conservation easement may coincide with the drainage and utility easement on the southerly boundary of proposed Block 3.
6. The plans shall be revised to include a Signage and Lighting Plan, meeting the recommendation of the City Engineer. The sign plan must contain the following: a) Type III barricades and Future Street Extension signs at the west ends of Park Street and Street A; b) Wetland buffer sign markers along all lot lines at wetland buffer locations; c) a sign identifying a future trail will be located between proposed Lots 2 and 3 Block 1.
7. A temporary cul-de-sac is required at the west end of Street A. Temporary roadway easements may be required if the temporary cul-de-sac encroached into adjacent lots. The plans shall be revised to depict the required temporary cul-de-sac.
8. A permit will be needed from the MnDNR for any new stormwater outfalls. Pretreatment of stormwater is needed before stormwater is routed to the DNR Protected Wetland.
9. The existing residential driveway on the property shall be removed as a condition of the plat. Any temporary construction access at the existing residential driveway location requires the approval of Scott County. No construction access shall be permitted without an approved access permit through Scott County.
10. The existing well and septic system on the property shall be properly abandoned in accordance with State and County regulations.
11. A park dedication fee is recommended in lieu of land dedication.
12. A future trail location has been identified for the area between proposed Lots 2 & 3, Block 1, which will connect the sidewalk system within the plat to the future trail on the south side of CSAH 2. A public trail easement along this common lot line shall be dedicated to the City.

13. The developer shall contribute financially to the construction of a future trail along the south side of CSAH 2.
14. Curbing within the development must be B618 as required by City Code. The plans shall be amended to depict the B618 curbing.
15. The landscaping plan must be amended to meet the requirement for two or more rows of screening trees, to meet the requirements of Section 11-5-4(B)(1) of the City Code.

And noting that:

1. The applicant has depicted dedication of additional CSAH 2 right-of-way as requested by Scott County.
2. Drainage and utility easements have been provided throughout the plat as required by City Code.

Attachments:
Ridgeview Estates Preliminary Development Plans prepared by James R. Hill containing 12 sheets dated 4.16.20
Ridgeview Estates Plans with City Comments dated 4.20.20
Ridgeview Estates Landscape Plan containing 3 sheets with City Comments dated 4.23.20
Scott County Transportation comments dated 3.26.20
City Engineer Review Memo dated March 13, 2020
Location Map

Firehouse Grille
260th St E
Google

1100 ft
100 ft
100 ft
1100 ft

RIDGEVIEW ESTATES

ELKO NEW MARKET, MINNESOTA

PRELIMINARY DEVELOPMENT PLANS

FOR

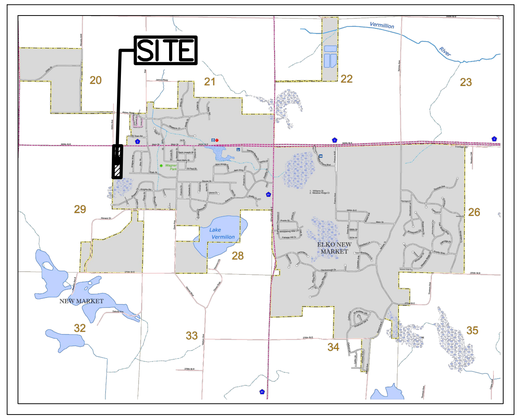
TIMBERCREST, LLC

2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

PHONE: (952) 292-0046

PROJECT COORDINATES

N 44°34'17"
W 93°21'44"



LOCATION MAP

ZONING INFORMATION

CURRENT ZONING	UR – URBAN RESERVE
PROPOSED ZONING	R2 – URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
	R3 – MEDIUM DENSITY RESIDENTIAL DISTRICT
GROSS DENSITY	29 LOTS/9.75 AC = 2.97 LOTS/AC
NET DENSITY (TOTAL LOTS/NET SITE AREA)	29 LOTS/8.99 AC = 3.23 LOTS/AC

SITE DATA

TOTAL SITE AREA	9.75 AC.
NUMBER OF SINGLE FAMILY LOTS	29 LOTS
LOT AREA	6.37 AC.
OUTLOT AREA	1.10 AC.
RIGHT OF WAY AREA	2.28 AC.
–EXISTING C.S.A.H. NO. 2 (260TH STREET EAST)	0.37 AC.
–PROPOSED C.S.A.H. NO. 2 (260TH STREET EAST)	0.08 AC.
–PROPOSED CITY STREET RIGHT OF WAY	1.83 AC.
WETLAND AREA	0.31 AC.
NET SITE AREA	8.99 AC.
(GROSS AREA – C.S.A.H. RIGHT OF WAY – WETLAND AREA)	

MINIMUM REQUIREMENT PER R-2 ZONING (BLOCK 1)

MIN. LOT AREA	8,400 S.F.
MIN. LOT WIDTH AT SETBACK	70 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM REQUIREMENT PER R-3 ZONING (BLOCKS 2 & 3)

MIN. LOT AREA	7,200 S.F.
MIN. LOT WIDTH AT SETBACK	60 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM SETBACKS PER R-2 ZONING

FRONT	30 FEET
SIDE	7 FEET
SIDE (STREET)	25 FEET
REAR	30 FEET

MINIMUM SETBACKS PER R-3 ZONING

FRONT	25 FEET
SIDE	7 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET

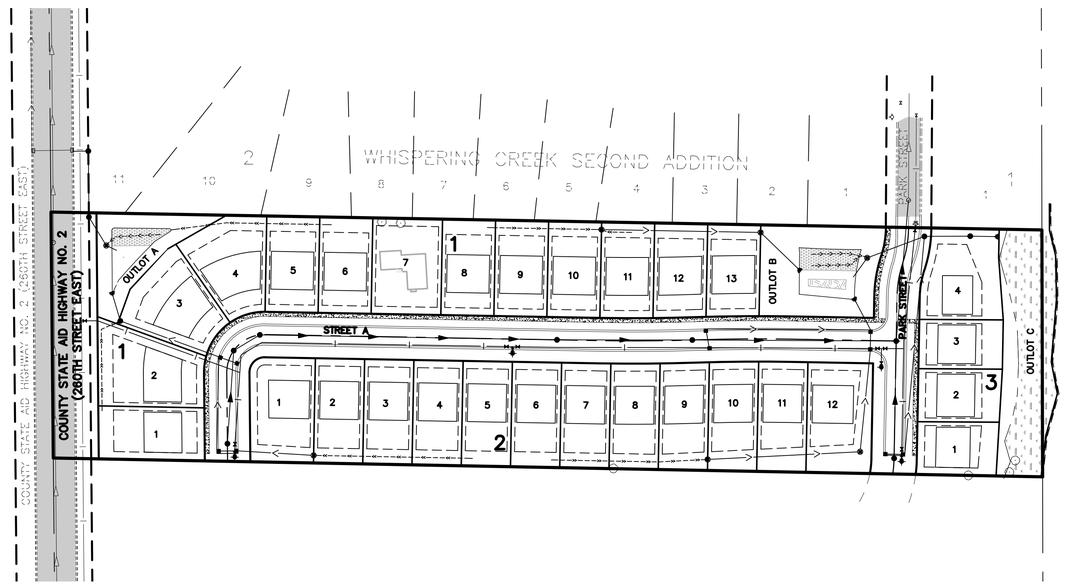
MINIMUM WITHIN PROPOSED PLAT

MIN. LOT AREA	8,494 S.F.
MIN. LOT WIDTH AT SETBACK	65 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

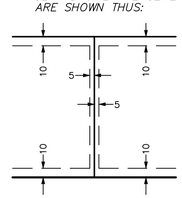
PROJECT CONTACTS

PROJECT ENGINEER	ERIC FAGERBERG, P.E. – JAMES R. HILL, INC.	(952)-890-6044 (O)
DEVELOPER:	TOM WOLTER – TIMBERCREST, LLC	(952)-292-0046 (O)
CITY ENGINEER:	RICH REVERING – BOLTON & MENK – CITY ENGINEER	(952)-890-0509 (O)
NPDES OFFICER:	RACHEL MCPHEE – MPCA	(507)-344-5266 (O)

811 Know what's below. Call 811 before you dig.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

INDEX

TITLE SHEET	C1.0
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EROSION & SEDIMENT CONTROL NOTES/DETAILS	C3.1–C3.2
PRELIMINARY GRADING & DRAINAGE PLAN	C4.0
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PRELIMINARY UTILITY PLAN	C5.0
CONSTRUCTION DETAILS	C6.0–C6.1
PRELIMINARY LANDSCAPE PLAN	L7.0–L7.2

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE 1" HDPE SDR-11
- PROPOSED SANITARY SERVICE 4" PVC SDR-26
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- 1002 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED WIMCO-POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INELT PROTECTION – POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH BLOCKING (MnDOT TYPE 3) –POST GRADING/UTILITY CONSTRUCTION
- SB#1 SOIL BORING LOCATION
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET – MnDOT CATEGORY 3
- EXISTING WETLAND AREA (DELINEATION PER ISG DETERMINATION)
- PROPOSED WETLAND BUFFER (40' AVERAGE)

BENCHMARK

TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
TITLE SHEET
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620TS
PROJECT NO.	23620
	C1.0

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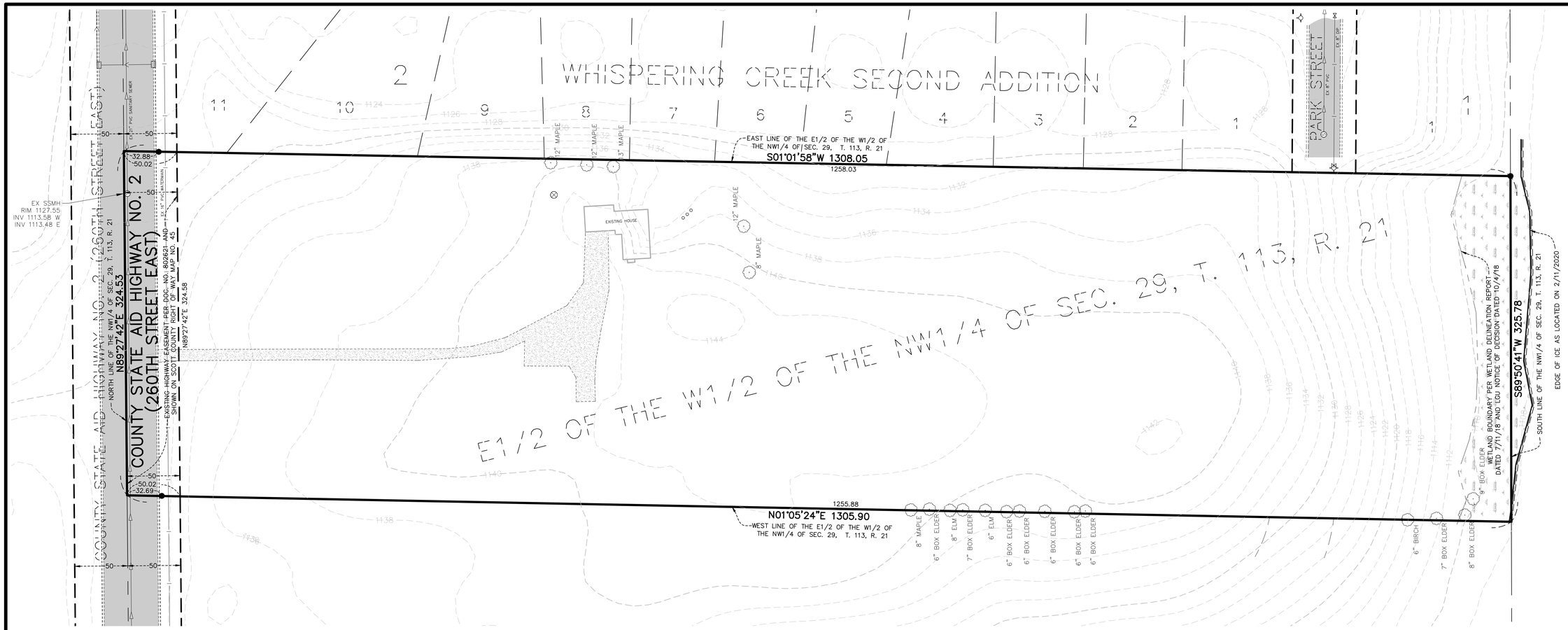

LEGEND

- FOUND 1/2" OPEN IRON PIPE
- EXISTING WELL
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING WET LAND

SCALE IN FEET

0 50 100 150

1 inch = 50 feet

BENCHMARK

TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

PROPERTY DESCRIPTION

The East 1/2 of the West 1/2 of the Northwest 1/4 of Section 29, Township 113, Range 21, Scott County, Minnesota

NOTES

1. Subject property's address is 7837 260th Street East, Elko New Market, its property identification number is 239290050.
2. The bearing system is based on the North line of Northwest Quarter of Section 29, Township 113, Range 21 which is assumed to bear North 89 degrees 27 minutes 42 seconds East.
3. Field work was completed 2/18/2020.
4. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
5. The gross area of the subject property is 9.753 Acres or 424,839 square feet.
6. The subject property lies within Flood Plain Zone X (areas determined to be outside 500-year flood plain) per Federal Insurance Rate Map No. 2704280125C dated 2/19/1987.

BENCHMARK

The vertical datum is NAVD88.

Top nut hydrant at northwest quadrant of Wagner Way and Park Street.
Elevation = 1125.64

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 27th day of February, 2020

Marcus F. Hampton MN L.S. No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 WEST C.R. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: 952.890.6044 mhampton@jrhinc.com
www.jrhinc.com

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
BOUNDARY SURVEY/EXISTING CONDITIONS
FOR
TIMBERCREST, LLC
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	PLM
DATE	3/6/2020
REVISIONS	A 4/16/2020: City comments
CAD FILE	23620pp.dwg
PROJECT NO.	23620
	C1.1

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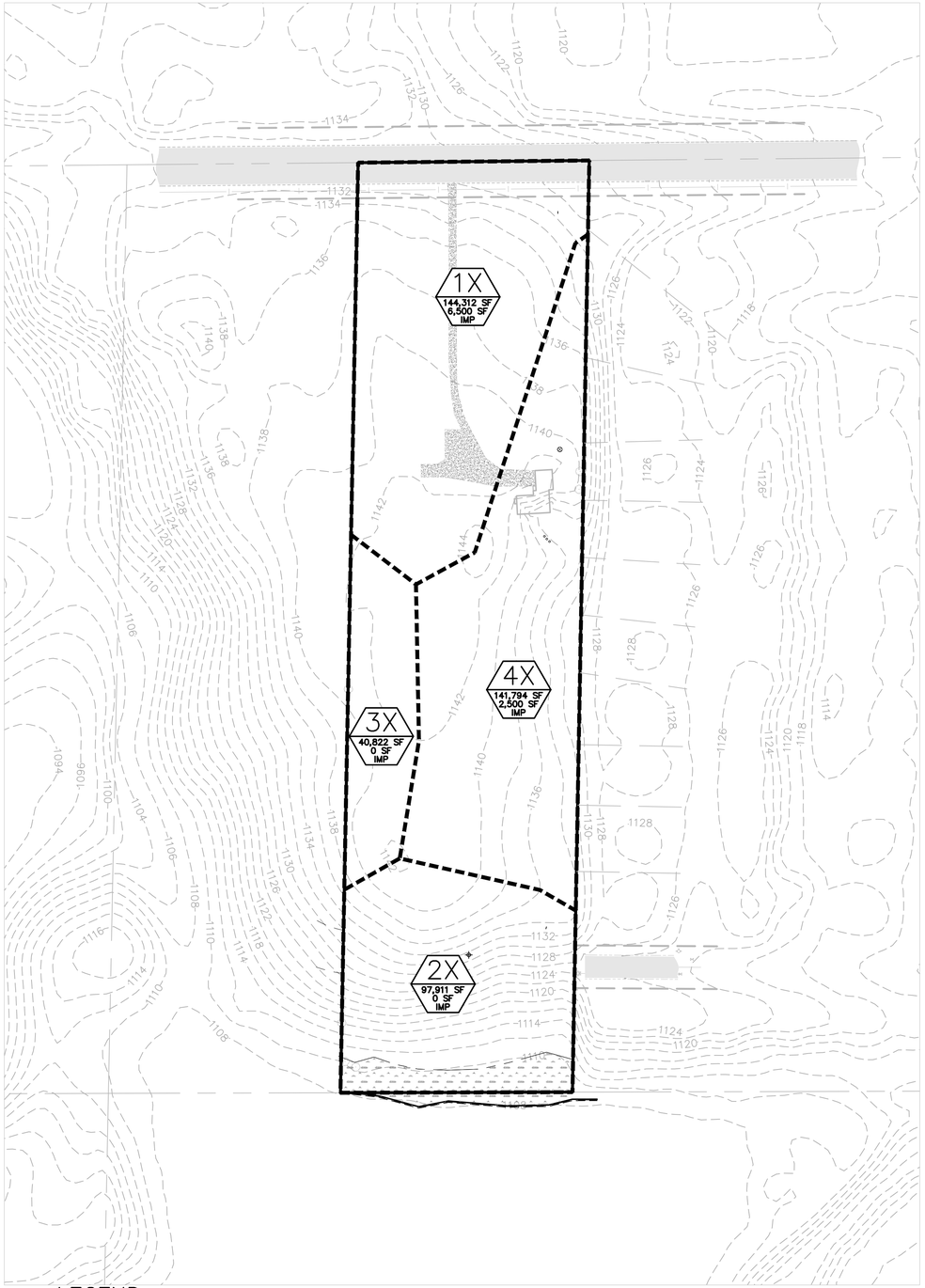
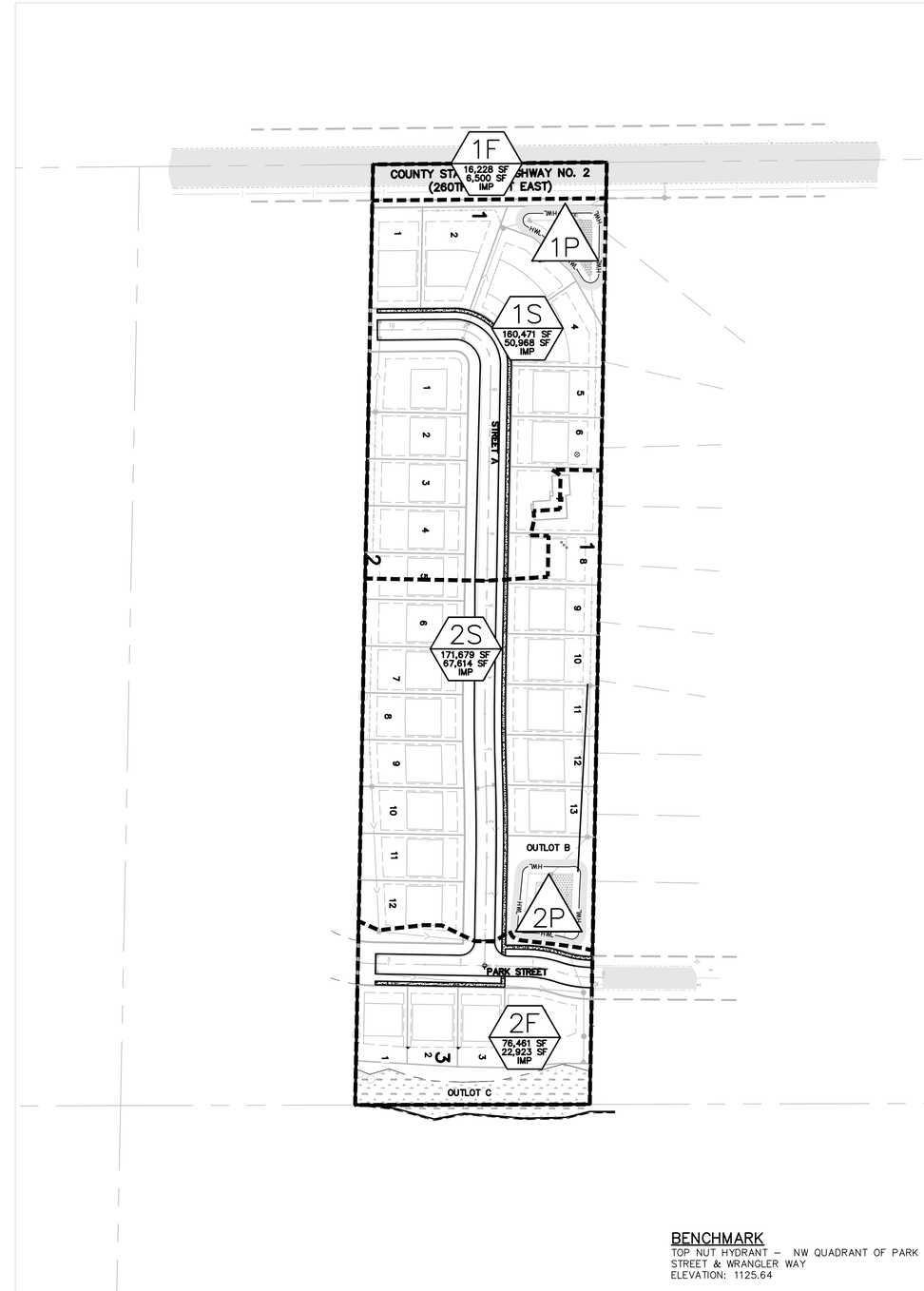


EXISTING DRAINAGE MAP



PROPOSED DRAINAGE MAP

BENCHMARK
TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

LEGEND

1P — POND AREA

1S — DRAINAGE AREA
TOTAL DRAINAGE AREA: 336,710 SF
IMPERVIOUS AREA: 0 SF
IMP

DRAINAGE SUMMARY

STORM EVENT	EXISTING	PROPOSED
ATLAS 14 1-YEAR (2.47")	13.31 CFS	3.91 CFS
ATLAS 14 2-YEAR (2.82")	16.76 CFS	6.57 CFS
ATLAS 14 10-YEAR (4.18")	30.94 CFS	18.59 CFS
ATLAS 14 100-YEAR (7.29")	64.63 CFS	37.42 CFS

VOLUME REDUCTION REQUIREMENT

VOLUME REQUIRED
1.0" OVER NEW IMPERVIOUS = 1.0"/12" PER FT x 141,505 SF = 11,973 CF
VOLUME PROVIDED (FILTRATION) = 12,230 CF

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
DRAINAGE MAPS
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	JSO
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620DRN
PROJECT NO.	23620
	C1.2

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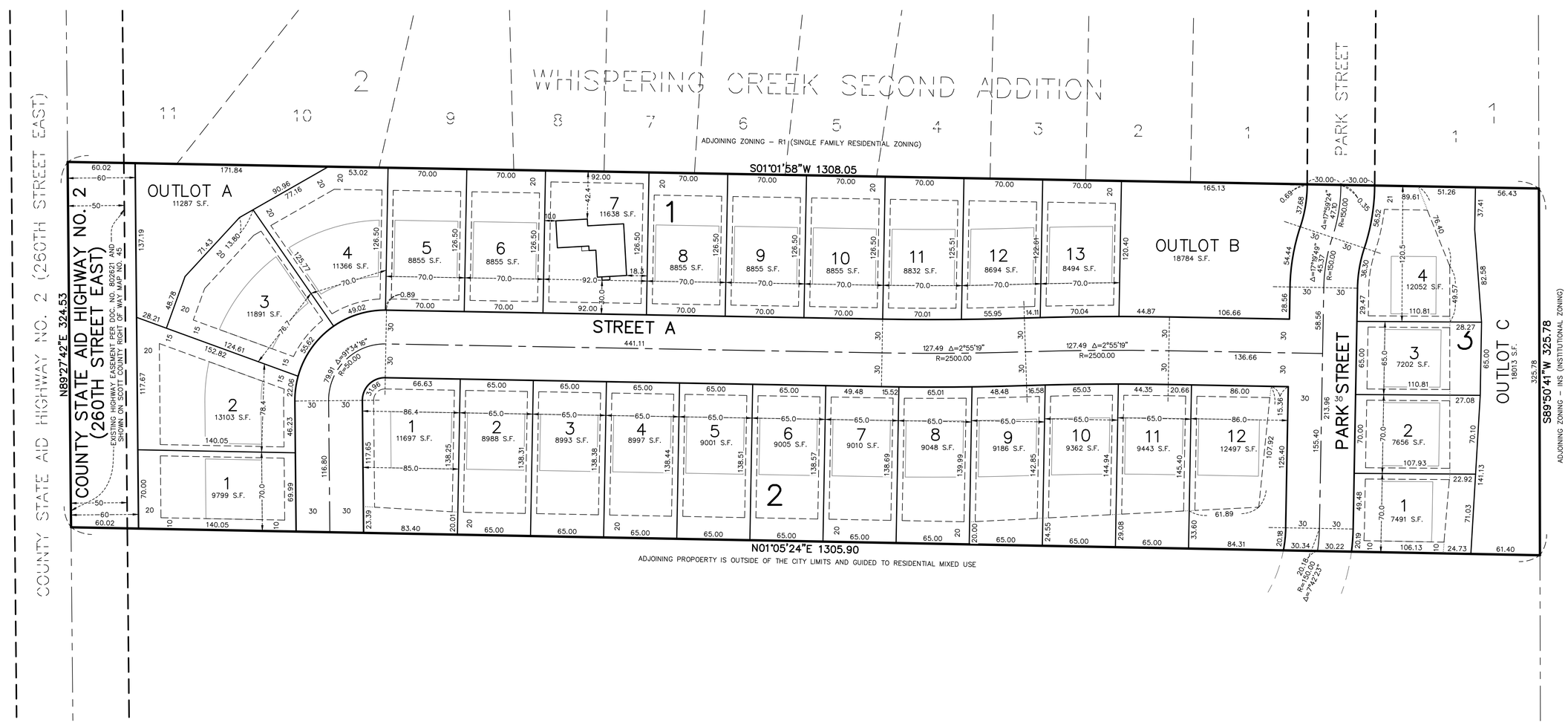


ADJOINING PROPOERTY IS OUTSIDE OF THE CITY LIMITS AND GUIDED TO RESIDENTIAL MIXED USE

COUNTY STATE AID HIGHWAY NO. 2 (260TH STREET EAST)

PROPERTY DESCRIPTION

The East 1/2 of the West 1/2 of the Northwest 1/4 of Section 29, Township 113, Range 21, Scott County, Minnesota

NOTES

1. The subject property lies within Flood Plain Zone X (areas determined to be outside 500-year flood plain) per Federal Insurance Rate Map No. 2704280125C dated 2/19/1987.

BENCHMARK

TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 50' 100'

BEARINGS ARE BASED ON THE NORTH LINE OF THE E 1/2 OF THE W 1/2 OF THE NW 1/4 OF SEC. 29, T. 113, R. 21 WHICH IS ASSUMED TO HAVE A BEARING OF N 89°27'42" E

ZONING INFORMATION

CURRENT ZONING	UR – URBAN RESERVE
PROPOSED ZONING	R2 – URBAN SINGLE FAMILY RESIDENTIAL DISTRICT R3 – MEDIUM DENSITY RESIDENTIAL DISTRICT
GROSS DENSITY	29 LOTS/9.75 AC = 2.97 LOTS/AC
NET DENSITY (TOTAL LOTS/NET SITE AREA)	29 LOTS/8.99 AC = 3.23 LOTS/AC

SITE DATA

TOTAL SITE AREA	9.75 AC.
NUMBER OF SINGLE FAMILY LOTS	29 LOTS
LOT AREA	6.37 AC.
OUTLOT AREA	1.10 AC.
RIGHT OF WAY AREA	2.28 AC.
–EXISTING C.S.A.H. NO. 2 (260TH STREET EAST)	0.37 AC.
–PROPOSED C.S.A.H. NO. 2 (260TH STREET EAST)	0.08 AC.
–PROPOSED CITY STREET RIGHT OF WAY	1.83 AC.
WETLAND AREA	0.31 AC.
NET SITE AREA (GROSS AREA – C.S.A.H. RIGHT OF WAY – WETLAND AREA)	8.99 AC.

MINIMUM REQUIREMENT PER R–2 ZONING (BLOCK 1)

MIN. LOT AREA	8,400 S.F.
MIN. LOT WIDTH AT SETBACK	70 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM REQUIREMENT PER R–3 ZONING (BLOCKS 2 & 3)

MIN. LOT AREA	7,200 S.F.
MIN. LOT WIDTH AT SETBACK	60 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM SETBACKS PER R–2 ZONING

FRONT	30 FEET
SIDE	7 FEET
SIDE (STREET)	25 FEET
REAR	30 FEET

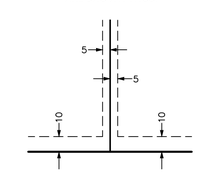
MINIMUM SETBACKS PER R–3 ZONING

FRONT	25 FEET
SIDE	7 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET

MINIMUM WITHIN PROPOSED PLAT

MIN. LOT AREA	8,494 S.F.
MIN. LOT WIDTH AT SETBACK	65 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 WEST C.R. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: 952.890.6044 mhampton@jrhinc.com
www.jrhinc.com

RIDGEVIEW ESTATES

ELKO NEW MARKET, MINNESOTA

PRELIMINARY PLAT

FOR

TIMBERCREST, LLC

2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	PLM
DATE	3/6/2020
REVISIONS	A. 4/16/2020: City comments
CAD FILE	23620pp.dwg
PROJECT NO.	23620
	C2.0

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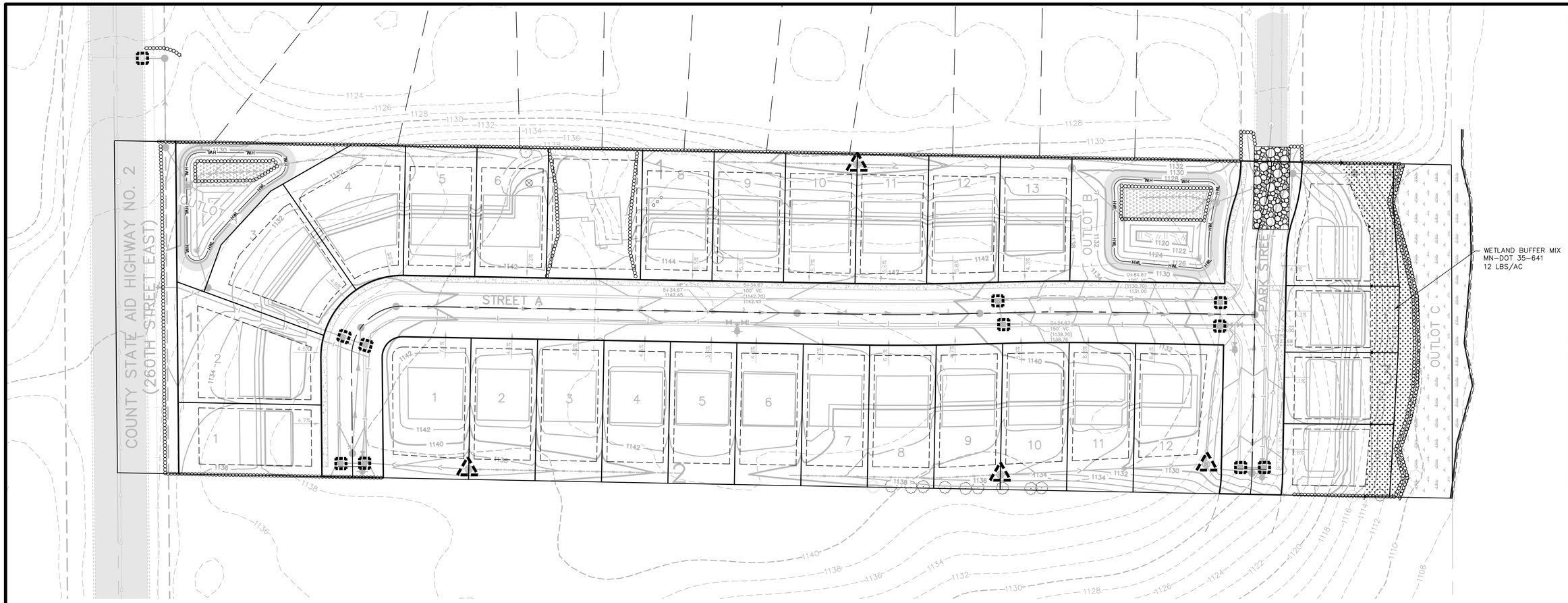

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING WETLAND
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED EROSION CONTROL LOGS
- PROPOSED WIMCO-POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INELT PROTECTION – POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH BLOCKING (MnDOT TYPE 3) –POST GRADING/UTILITY CONSTRUCTION
- SB#1 SOIL BORING LOCATION
- EOF EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET – MnDOT CATEGORY 3
- PROPOSED WETLAND BUFFER SEEDING

BENCHMARK

TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES

ELKO NEW MARKET, MINNESOTA

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

FOR

TIMBERCREST, LLC

2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620ERC
PROJECT NO.	23620
	C3.0

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<PROJECT NAME> - ELKO NEW MARKET, MN

TYPE OF PROJECT: Single Family Residential Construction

TYPE OF WORK: Mass Grading, Utility and Street Construction, Paving. Subsequently, Joint Trench and Home construction will occur.

TOTAL PLATTED AREA: 9.75 AC

TOTAL DISTURBED AREA: 9.13 AC

EXISTING IMPERVIOUS AREA: 0.21 AC

PROPOSED (DESIGN) IMPERVIOUS AREA: 3.25 AC

SPECIAL WATERS: The site is NOT within a 1-mile radius of a special or impaired water.

CONSTRUCTION PHASING
The project is expected to be constructed in three phases, with mass grading occurring during one construction season. Mass grading is anticipated to be completed within 4 weeks from commencement of work. Utility and street construction is anticipated to be completed within 4 weeks from commencement of work.

POTENTIONAL FOR EROSION AND DISCHARGE OF SEDIMENT
As the site will be stripped of topsoil and vegetation for a period of several weeks during construction, the potential for erosion will increase. The overall gradients on the site are relatively low. The street subcut will serve as temporary sediment basins during construction. The project is primarily cut, and therefore perimeter erosion will flow inward towards the project.

The risk of discharge of sediment off of the site is low, due to the grade orientation and design. The highest potential for discharge off the site is from the street entrance.

Contractor will be required to manage completion of 3:1 slopes such that soil exposure is minimized. After excavation and embankments are completed, slopes shall be re-spread with topsoil, the slope grades certified, and erosion blanket installed as per the plan. Contractor shall coordinate these steps to be carried out in a timely manner.

EROSION CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:
1. Perimeter delineation to minimize disturbed areas
2. Temporary Rock Construction Entrance
3. Temporary straw mulch as needed.
4. Seed and mulch/sod
5. Erosion Control Blanket
6. Minimize active or disturbed work areas
7. Horizontal slope grading
8. Turf Reinforcement Mat

SEDIMENT CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs
1. Sediment traps constructed in street subcut
2. Rock filter dikes in street subcut
3. Utilize permanent stormwater basin as Temporary Sediment Basin
4. Silt Fence at project perimeter or toe of slopes
5. Inlet protection on existing catch basins
6. Inlet protection on existing culverts
7. Inlet protection after utility construction
8. Linear control along back of new curb and gutter (sod, bioroll, or silt fence)
9. Routine street sweeping adjacent to construction entrance.
10. Ditch checks

Refer to plans for designated locations of BMPs, details and implementation notes.

BASIN AND TRAP DEWATERING BMPs
Should the need arise for basin or trap dewatering, contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall not be discharged into Surface Waters in a turbid state.
Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, to a state of 50 NTUs or less.

STABILZATION BMPs
The construction plans anticipate the use of, but are not limited to, the following Stabilization BMPs:
1. After lot pads are grade certified, permanent seed and mulch can be applied, generally from the front of the building pad, extending to the rear of the lot (areas where no further utility construction is anticipated.)
2. After 3:1 slopes on lots are certified, permanent seed and erosion control blanket can be applied.
3. Rip rap at pipe outfalls
4. Permanent seed and erosion control blanket on basin slopes after grade certified.
5. After curbs are backfilled, apply permanent seed and mulch to remaining building pads and boulevard area not already stabilized.
6. Sod placement, as appropriate.

POLLUTION CONTROL BMPs
1. Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMPs for onsite re-fueling of equipment.
2. Concrete Washout: A suggested washout area will be specified on the plan. The developer has the ability to adjust location or to provide alternative washout containment.
3. There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site.

SEED & MULCH SPECIFICATIONS
Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Infiltration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction.

(1) General Seed & Mulch
A. Seed: **MNDOT 25-141** at a rate of 59 lb/acre
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 1 at a rate of 2 tons/acre

(2) Temporary Cover Crop (Ponding/Infiltration/Adjacent Slope Areas)
A. Seed: **MNDOT 21-112** at a rate of 100 lb/acre
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

(3) Hydro-Seeding (Stockpile)
A. Seed: **MNDOT 22-111 Seed & Type Hydraulic Mulch** at a rate of 10 lb/1000 gal
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 50 lb/1000 gal
C. Mulch: Type Hydraulic Mulch at a rate of 350 lb/1000 gal
D. Water: 875 gal/1000 gal
E. Apply at 6000 gal of Slurry per acre

(4) Stormwater Basins (Aquatic Bench up to HWL)
A. Seed: **MNDOT 33-261** at a rate of 14.5 lb/acre
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

INSPECTION AND MAINTENANCE OF BMPs
Routine Inspection
1. Rock Entrance - Inspect weekly. If rock becomes filled with sediment and tracked material to the extent the purpose ceases to function, remove the contaminated rock and replace with new rock.
2. Silt fence - Inspect weekly, particularly for damaged sections, breaches, down-gradient areas, flow concentration points, scour areas and sections adjacent to sensitive areas. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
3. Sediment traps and basins - Inspect weekly. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity within 72 hours of discovery.
4. Inlet Protection - Inspect weekly or more frequently as needed after multiple rainfalls less than 0.5". Verify intake capacity is not compromised. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
5. Inspect other site specific BMP's on a weekly basis minimum.

Rain Event Inspection - Mandatory, within 24 hours after a rain event 0.5" or greater. Complete all items associated with Routine Inspection. Furthermore, inspect site for breaches, failures, scours and gullying. Take corrective actions as necessary to restore functionality to the BMP's. If a given situation is discovered to be prone to repetitive failure, advise the Engineer and Contractor for SWPPP and BMP amendments.

ADDITIONAL SWPPP NOTES
1. All Erosion and Sediment Control facilities shall be maintained by the contractor during the construction operations. Any temporary facilities which are to be removed as called for on these plans and specifications shall be removed by the contractor at the time directed by the engineer. The contractor shall then restore the subsequently disturbed areas in accordance with these plans and specifications.
2. Wherever practical and feasible, the contractor shall protect and preserve existing natural trees, grass and other vegetative cover in effort to provide natural buffering and filtering of runoff.
3. Contractor shall be adaptable in adjusting construction schedules in anticipation of weather forecasts of precipitation, in order to minimize risk of erosion and sediment transport.
4. It is the responsibility of the contractor to keep public streets, travel ways, parking lots and trails utilized for ingress to and egress from the construction site free of dirt, sediment and debris, resulting from construction activity. Cost for this shall be considered incidental to the contract.
5. Adequate control of dust shall be maintained by the contractor. Cost for dust control shall be considered incidental to the contract.

ADDITIONAL SWPPP NOTES (continued)
6. Perimeter controls shall not be removed until final stabilization of areas draining toward the control devices.
7. When temperatures do not exceed 40 degrees F, areas that require seed and mulch stabilization shall be dormant seeded. Application rate shall be two times the normal rate. No dormant seeding shall be done on ice or snow greater than 2" in depth.
8. Any areas that were seeded that do not achieve 70% coverage shall be reseeded at the contractor's expense, where coverage limitation is caused by lack of seed germination and growth.

MPCA STORMWATER PERMIT - RESPONSIBILITY
The Contractor will be required to become the Permittee for the project, until final stabilization and transfer of responsibility is completed. Transfer of responsibility shall be completed with the Permit Modification Form.

OWNER: TOM WOLTER - TIMBERCREST, LLC - 952-292-0046

PERMITTEE: TBD

OPERATOR(S): TBD

OTHER CONTACTS
ENGINEER:
Josh Olson, P.E., - James R. Hill, Inc. - 952-890-6044

TRAINING REQUIREMENTS
JOSH OLSON, P.E.
DESIGN OF CONSTRUCTION SWPPP
(CERTIFICATION(2017-2020))
UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN

LGU CONTACT: Rich Revering - Bolton & Menk - 952-890-0509
MPCA COMPLIANCE: Rachel Kepler - MPCA - 507-344-5266

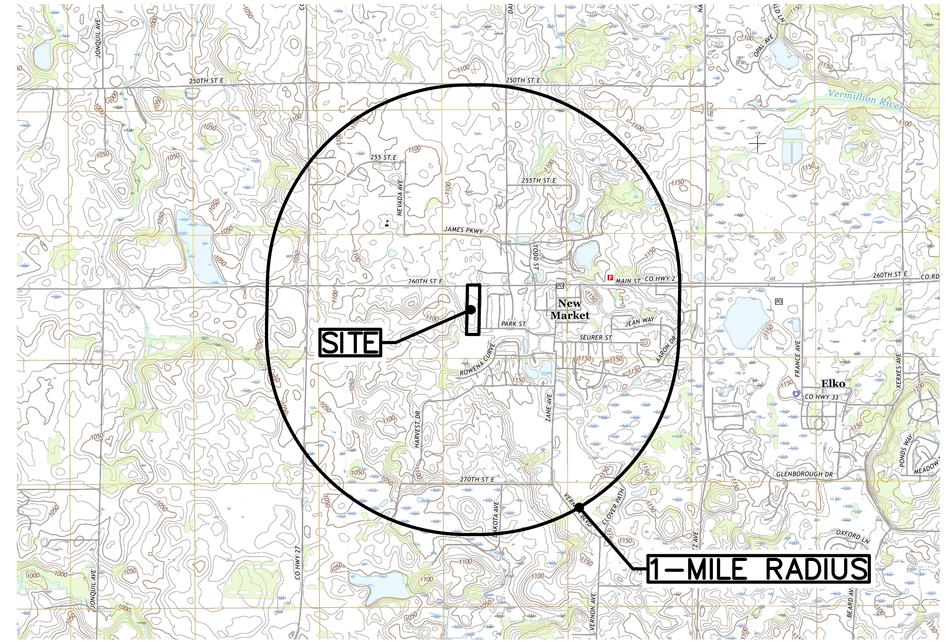
The Contractor shall follow the implementation sequence as described on these plans. Amendments shall be made as site conditions change. Amendments shall be proposed by contractor and reviewed by the engineer.

All BMP's selected and implemented shall be appropriate for the time of year, the current site conditions and for the estimated duration of use.

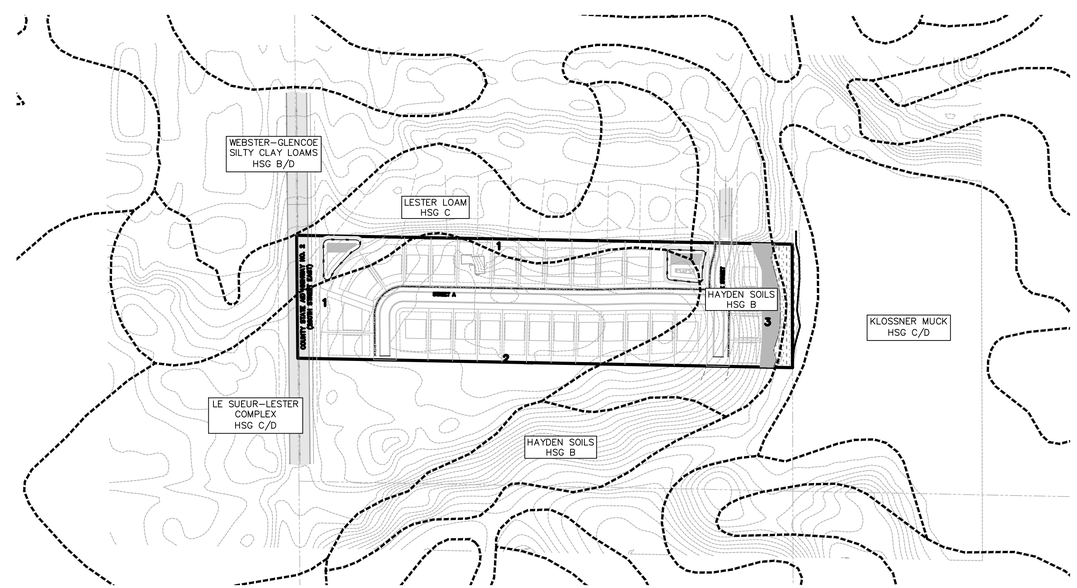
These plans shall be considered part of the project SWPPP. A copy of the SWPPP shall remain on site throughout active construction.

ESTIMATED EROSION AND SEDIMENT CONTROL QUANTITIES

CONSTRUCTION ROCK ENTRANCE	EA	1
STANDARD DUTY SILT FENCE	LF	X
HEAVY DUTY SILT FENCE	LF	3,260
FLOATING SILT CURTAIN	LF	X
MNDOT SEED AND MULCH 33-261 (STORMWATER BASIN)	AC	0.1
MNDOT SEED AND MULCH 25-141 (GENERAL MIX) - 1.5X	AC	8.12
MNDOT SEED AND MULCH 21-112 (TEMPORARY COVER CROP)	AC	2
REAR YARD INLET PROTECTION	EA	4
WIMCO OR APPROVED EQUAL INLET PROTECTION	EA	11



USGS MAP
1" = 2000'



USDA SOIL MAP
1" = 200'

BENCHMARK
TOP NUT HYDRANT - NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
EROSION & SEDIMENT CONTROL NOTES
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	JSO
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620ERD
PROJECT NO.	23620
	C3.1

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1.1 Permit Coverage. [Minn. R. 7090]

1.2 This permit is required for construction activity that results in land disturbance of equal to or greater than one (1) acre or if a project is part of a common plan of development or sale that ultimately will disturb greater than one (1) acre, and authorizes, subject to the terms and conditions of this permit, the discharge of stormwater associated with construction activity. [Minn. R. 7090]

1.3 Construction activity covered by this permit cannot commence until coverage under this permit is effective as described in item 3.3 through 3.4 or, if applicable, until the Minnesota Pollution Control Agency (MPCA) has issued an individual National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) construction stormwater permit for the project. [Minn. R. 7090]

1.4 This permit covers all areas of the State of Minnesota except land wholly within the boundaries of a federally recognized Indian Reservation owned by a tribe or a tribal member or land held in trust by the federal government for a tribe or tribal member. [Minn. R. 7090]

1.5 Coverage under this permit is not required when all stormwater from construction activity is routed directly to and treated by a "treatment works," as defined in Minn. Stat. Sect. 115.01, subd. 21, operated under an individual NPDES/SDS permit with a Total Suspended Solids (TSS) effluent limit. [Minn. R. 7090]

1.6 This permit covers ongoing projects covered under any previous construction stormwater permit that are not complete on the issuance date of this permit. Permittees must either remain in compliance with the previous permit and terminate coverage within 18 months of the issuance date of this permit or comply with this permit, including updating the Stormwater Pollution Prevention Plan (SWPPP), within the 18-month period. Permittees of previously permitted projects are not required to incorporate any additional requirements regarding the permanent stormwater treatment system included in this reissued permit. [Minn. R. 7090]

1.7 Coverage for projects that extend beyond the expiration date of this permit remains effective for a grace period covering project completion and Notice of Termination (NOT) submittal. If Permittees cannot complete projects during the grace period, the MPCA will extend coverage under the next permit and permittees must comply with the requirements of the new permit including updating the SWPPP. Permittees are not required to follow changes to the permanent stormwater treatment section of the next permit. [Minn. R. 7090]

2.1 Prohibitions and Limitations of Coverage. [Minn. R. 7090]

2.2 The owner must develop a complete and accurate SWPPP that complies with item 5.2 prior to submitting the application for coverage and starting construction activity. Failure to prepare a SWPPP prior to submitting the application may result in permit revocation. [Minn. R. 7090]

2.3 This permit prohibits discharges of any material other than stormwater treated in compliance with this permit and discharges from dewatering or basin draining activities in accordance with Section 10. Prohibited discharges include, but are not limited to, wastewater from washout of concrete, stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance, soaps or solvents used in vehicle and equipment washing and maintenance, and other hazardous substances or wastes. [Minn. R. 7090]

2.4 This permit does not authorize stormwater discharges related to the placement of fill into waters of the state requiring local, state or federal authorizations (such as U.S. Army Corps of Engineers Section 404 permits, Minnesota Department of Natural Resources (DNR) Public Waters Work permits or local governmental unit (LGU) Wetland Conservation Act replacement plans or determinations). [Minn. R. 7090]

2.5 This permit does not authorize stormwater discharges associated with industrial activity except for construction activity. Permittees must obtain coverage for discharges associated with industrial activity under a separate NPDES/SDS permit once day-to-day operational activities commence even if construction is ongoing. [Minn. R. 7090]

2.6 This permit does not authorize discharges from non-point source agricultural and silvicultural activities excluded from NPDES permit requirements under 40 CFR pt. 122.3(e). [Minn. R. 7090]

2.7 This permit does not authorize stormwater discharges to Prohibited, Restricted, Special or Impaired waters unless permittees follow the additional stormwater requirements in Section 23. [Minn. R. 7090]

2.8 This permit does not replace or satisfy any environmental review requirements including those under the Minnesota Environmental Policy Act or the National Environmental Policy Act. The owner must verify completion of any environmental review required by law, including any required Environmental Assessment Work Sheets or Environmental Impact Statements, Federal environmental review, or other required review prior to applying for coverage under this permit. If any part of your common plan of development or sale requires environmental review, coverage under this permit cannot be obtained until such environmental review is complete. [Minn. R. 7090]

2.9 This permit does not replace or satisfy any review requirements for discharges adversely impacting State or Federally designated endangered or threatened species or a designated critical habitat. The owner must comply with the National Historic Preservation Act and conduct all required review and coordination related to historic preservation, including significant anthropological sites and any burial sites, with the Minnesota Historic Preservation Officer. [Minn. R. 7090]

2.10 This permit does not authorize discharges to wetlands unless the permittee complies with the requirements in Section 22. [Minn. R. 7090]

3.1 Application and Coverage Effective Date. [Minn. R. 7090]

3.2 The owner and operator must submit a complete and accurate on-line application with the appropriate fee to the MPCA for each project that disturbs one (1) or more acres of land or for a common plan of development or sale that will ultimately disturb one (1) or more acres. [Minn. R. 7090]

3.3 For projects or common plans of development or sale that disturb less than 50 acres or do not discharge stormwater within 1 mile (aerial radius measurement) of a special or impaired water, permittees do not need to submit the SWPPP with the application. Permit coverage for these projects is effective upon application and completing the payment process. [Minn. R. 7090]

3.4 For certain projects or common plans of development or sale disturbing 50 acres or more, the complete SWPPP must be included with the application and submitted at least 30 days before the start of construction activity. This applies if there is a discharge point on the project within one mile (aerial radius measurement) of, and flows to, a special water listed in item 23.3 through 23.6 or an impaired water as described in item 23.7. Permit coverage for these projects is effective upon submitting the application and complete SWPPP, completing the payment process and receiving a determination from the MPCA that the review of the SWPPP is complete. The determination may take longer than 30 days if the SWPPP is incomplete. If the MPCA fails to contact the permittees within 30 days of application receipt, coverage is effective 30 days after completing the payment process. [Minn. R. 7090]

3.5 The application requires listing all persons meeting the definition of owner and operator as permittees. The owner is responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with Sections 3, 4, 6-22, 24 and applicable requirements for construction activity in Section 23. [Minn. R. 7090]

3.6 Permittees will receive coverage notification in a manner determined by the MPCA. [Minn. R. 7090]

3.7 For construction projects where the owner or operator changes (e.g., an original developer sells portions of the property to various homebuilders or sells the entire site to a new owner), the current owner and the new owner or operator must submit a complete permit modification form provided by the MPCA. The current owner and the new owner or operator must submit the form prior to the new owner or operator commencing construction activity or no later than 30 days after taking ownership of the property. [Minn. R. 7090]

3.8 For construction projects where the owner or operator changes, the current owner must provide a SWPPP to the new owner and operator that specifically addresses the remaining construction activity. The new owner or operator can implement the original SWPPP, modify the SWPPP, or develop a new SWPPP. Permittees must ensure their activities do not render another party's erosion prevention and sediment control BMPs ineffective. [Minn. R. 7090]

4.1 Termination of Coverage. [Minn. R. 7090]

4.2 Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete. [Minn. R. 7090]

4.3 Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The permittees' coverage under this permit terminates at midnight on the submission date of the NOT. [Minn. R. 7090]

4.4 Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following conditions:
- a. construction activity has ceased for at least 90 days; and
- b. at least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has been established on those areas; and
- c. on areas where construction activity is not complete, permanent cover has been established; and
- d. the site complies with item 13.3 through 13.7.

After permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will require permit coverage if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activities of one (1) or more acres in size. [Minn. R. 7090]

4.5 Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner cancelled the project. [Minn. R. 7090]

5.1 Stormwater Pollution Prevention Plan (SWPPP) Content. [Minn. R. 7090]

5.2 The owner must develop a SWPPP. The SWPPP must include items 5.3 through 5.26. [Minn. R. 7090]

5.3 The SWPPP must incorporate specific Best Management Practices (BMP) used to comply with the requirements of this permit. [Minn. R. 7090]

5.4 The SWPPP must include a narrative describing the timing for installation of all erosion prevention and sediment control BMPs and a description of the permanent stormwater treatment systems. [Minn. R. 7090]

5.5 The SWPPP must include the location and type of all temporary and permanent erosion prevention and sediment control BMPs along with procedures used to establish additional temporary BMPs as necessary for the site conditions during construction. Standard details and/or specifications for BMPs must be included in the final plans and specifications for the project. [Minn. R. 7090]

5.6 The SWPPP must include the calculations and other information used for the design of temporary sediment basins and any of the permanent stormwater treatment systems required in Section 15. [Minn. R. 7090]

5.7 The SWPPP must include estimated quantities anticipated at the start of the project for the life of the project for all erosion prevention and sediment control BMPs (e.g., linear feet of silt fence or square feet of erosion control blanket). [Minn. R. 7090]

5.8 The SWPPP must include the number of acres of impervious surface for both pre- and post-construction. [Minn. R. 7090]

5.9 The SWPPP must include a site map with existing and final grades, including drainage area boundaries, directions of flow and all discharge points where stormwater is leaving the site or entering a surface water. The site map must indicate the areas of steep slopes. The site map must also include impervious surfaces, soil types and locations of potential pollutant-generating activities as identified in Section 12. [Minn. R. 7090]

5.10 The SWPPP must include a map of all surface waters, existing wetlands, and stormwater ponds or basins that can be identified on maps such as United States Geological Survey 7.5 minute quadrangle maps, the National Wetland Inventory map or equivalent maps and are within one mile (aerial radius measurement) from the project boundaries that will receive stormwater from the construction site, during or after construction. The SWPPP must identify if the surface waters are special or impaired waters. [Minn. R. 7090]

5.11 The SWPPP must include a site map showing construction activity areas that are adjacent to and drain to Public Waters for which the DNR has promulgated "work in water restrictions" during specified fish spawning time frames. [Minn. R. 7090]

5.12 Permittees must identify locations of 50' buffer zones as required in item 9.17 and 100' permanent buffer zones as required in item 23.11, on plan sheets in the SWPPP. [Minn. R. 7090]

5.13 If permittees determine compliance with the following requirements is infeasible, they must document the determination in the SWPPP:
- a. temporary sediment basins as described in Section 14; and
- b. for linear projects, if the permanent stormwater treatment system cannot be constructed within the right-of-way, a reasonable attempt must be made to obtain additional right-of-way (item 15.9); and
- c. buffer zones as described in item 9.17 and item 23.11. [Minn. R. 7090]

5.14 If permittees determine that a temporary sediment basin is infeasible as described in item 14.10, the SWPPP must describe the alternative BMPs used. [Minn. R. 7090]

5.15 Where systems cannot meet the full volume reduction requirement on site, (e.g., the site has infiltration prohibitions, see item 16.14 through item 16.21) the permittee must document the reasons in the SWPPP. [Minn. R. 7090]

5.16 The SWPPP must include any stormwater mitigation measures proposed to be part of the final project in any environmental review document, endangered species review, archeological or other required local, state or federal review conducted for the project. For purposes of this permit, mitigation measures means actions necessary to avoid, minimize, or mitigate for impacts related to erosion prevention, sediment control, the permanent stormwater treatment system, pollution prevention management measures and discharges associated with the project's construction activity. [Minn. R. 7090]

5.17 The SWPPP must describe the methods used for permanent cover of all exposed soil areas. [Minn. R. 7090]

5.18 Permittees must identify the locations of areas where construction will be phased to minimize the duration of exposed soil areas in the SWPPP. [Minn. R. 7090]

5.19 For projects with a discharge point on the project within one (1) mile (aerial radius measurement) of and which flows to an impaired water, permittees must identify the impaired water(s), and any United States Environmental Protection Agency (USEPA)-approved Total Maximum Daily Load (TMDL) for the pollutant(s) or stressor(s) described in item 23.7. Permittees' identification must include those TMDLs approved at any time prior to permit application submittal and are still in effect. [Minn. R. 7090]

5.20 Permittees must document in the SWPPP, all trained individuals identified in item 21.2. Documentation must include:
- a. names of personnel required to be trained; and
- b. dates of training and name of instructor(s) and entity providing training; and
- c. content of training course.

If permittees do not know the names of the individuals at the time of application, the permittees must ensure they document training before construction activity commences. [Minn. R. 7090]

5.21 The SWPPP must identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will coordinate with all contractors, subcontractors, and operators on-site to oversee the implementation of the SWPPP. [Minn. R. 7090]

5.22 The SWPPP must describe any specific chemicals and chemical treatment systems used for enhancing the sedimentation process and how it achieves compliance with item 9.18. [Minn. R. 7090]

5.23 The SWPPP must identify the person(s), organizations, or entities responsible for long-term operation and maintenance of permanent stormwater treatment systems. [Minn. R. 7090]

5.24 The SWPPP must describe methods to minimize soil compaction and preserve topsoil. Minimizing soil compaction is not required where the function of a specific area dictates compaction. [Minn. R. 7090]

5.25 The SWPPP must include any site assessments for groundwater or soil contamination required in item 16.15. [Minn. R. 7090]

5.26 The SWPPP must account for the following factors in designing temporary erosion prevention and sediment control BMPs:
- a. the expected amount, frequency, intensity, and duration of precipitation; and
- b. the nature of stormwater runoff and run-on at the site, including factors such as expected flow from impervious surfaces, slopes, and site drainage features; and
- c. the stormwater volume, velocity, and peak flowrates to minimize discharge of pollutants in stormwater and to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points; and
- d. the range of soil particle sizes expected to be present. [Minn. R. 7090]

6.1 SWPPP Amendments. [Minn. R. 7090]

6.2 One of the individuals described in item 21.2.a or item 21.2.b or another qualified individual must complete all SWPPP changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement BMP is effective for the site characteristics. [Minn. R. 7090]

6.3 Permittees must amend the SWPPP to include additional or modified BMPs as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater. [Minn. R. 7090]

6.4 Permittees must amend the SWPPP to include additional or modified BMPs as necessary to correct problems identified or address situations whenever inspections or investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2) or the SWPPP is not consistent with the objectives of a USEPA approved TMDL. [Minn. R. 7050.0210]

7.1 BMP Selection and Installation. [Minn. R. 7090]

7.2 Permittees must select, install, and maintain the BMPs identified in the SWPPP and in this permit in an appropriate and functional manner and in accordance with relevant manufacturer specifications and accepted engineering practices. [Minn. R. 7090]

8.1 Erosion Prevention Practices. [Minn. R. 7090]

8.2 Before work begins, permittees must delineate the location of areas not to be disturbed. [Minn. R. 7090]

8.3 Permittees must minimize the need for disturbance of portions of the project with steep slopes. When steep slopes must be disturbed, permittees must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing). [Minn. R. 7090]

8.4 Permittees must stabilize all exposed soil areas, including stockpiles. Stabilization must be initiated immediately to limit soil erosion when construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed no later than 14 calendar days after the construction activity has ceased. Stabilization is not required on constructed base components of roads, parking lots and similar surfaces. Stabilization is not required on temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) but permittees must provide sediment controls at the base of the stockpile. [Minn. R. 7090]

8.5 For Public Waters that the Minnesota DNR has promulgated "work in water restrictions" during specified fish spawning time frames, permittees must complete stabilization of all exposed soil areas within 200 feet of the water's edge, and that drain to these waters, within 24 hours during the restriction period. [Minn. R. 7090]

8.6 Permittees must stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge. Permittees must complete stabilization of remaining portions of temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch temporarily or permanently ceases. [Minn. R. 7090]

8.7 Temporary or permanent ditches or swales being used as a sediment containment system during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized. Permittees must stabilize these areas within 24 hours after their use as a sediment containment system ceases. [Minn. R. 7090]

8.8 Permittees must not use mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices within any portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent. [Minn. R. 7090]

8.9 Permittees must provide temporary or permanent energy dissipation at all pipe outlets within 24 hours after connection to a surface water or permanent stormwater treatment system. [Minn. R. 7090]

8.10 Permittees must not disturb more land (i.e., phasing) than can be effectively inspected and maintained in accordance with Section 11. [Minn. R. 7090]

9.1 Sediment Control Practices. [Minn. R. 7090]

9.2 Permittees must establish sediment control BMPs on all downgradient perimeters of the site and downgradient areas of the site that drain to any surface water, including curb and gutter systems. Permittees must locate sediment control practices upgradient of any buffer zones. Permittees must install sediment control practices before any upgradient land-disturbing activities begin and must keep the sediment control practices in place until they establish permanent cover. [Minn. R. 7090]

9.3 If downgradient sediment controls are overloaded, based on frequent failure or excessive maintenance requirements, permittees must install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading and amend the SWPPP to identify these additional practices as required in item 6.3. [Minn. R. 7090]

9.4 Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions. [Minn. R. 7090]

9.5 A floating silt curtain placed in the water is not a sediment control BMP to satisfy item 9.2 except when working on a shoreline or below the waterline. Immediately after the short term construction activity (e.g., installation of rip rap along the shoreline) in that area is complete, permittees must install an upland perimeter control practice if exposed soils still drain to a surface water. [Minn. R. 7090]

9.6 Permittees must re-install all sediment control practices adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity is completed. Permittees must re-install sediment control practices before the next precipitation event even if the short-term activity is not complete. [Minn. R. 7090]

9.7 Permittees must protect all storm drain inlets using appropriate BMPs during construction until they establish permanent cover on all areas with potential for discharging to the inlet. [Minn. R. 7090]

9.8 Permittees may remove inlet protection for a particular inlet if a specific safety concern (e.g. street flooding/freezing) is identified by the permittees or the jurisdictional authority (e.g., city/county/township/Minnesota Department of Transportation engineer). Permittees must document the need for removal in the SWPPP. [Minn. R. 7090]

9.9 Permittees must provide silt fence or other effective sediment controls at the base of stockpiles on the downgradient perimeter. [Minn. R. 7090]

9.10 Permittees must locate stockpiles outside of natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems unless there is a bypass in place for the stormwater. [Minn. R. 7090]

9.11 Permittees must install a vehicle tracking BMP to minimize the track out of sediment from the construction site or onto paved roads within the site. [Minn. R. 7090]

9.12 Permittees must use street sweeping if vehicle tracking BMPs are not adequate to prevent sediment tracking onto the street. [Minn. R. 7090]

9.13 Permittees must install temporary sediment basins as required in Section 14. [Minn. R. 7090]

9.14 In any areas of the site where final vegetative stabilization will occur, permittees must restrict vehicle and equipment use to minimize soil compaction. [Minn. R. 7090]

9.15 Permittees must preserve topsoil on the site, unless infeasible. [Minn. R. 7090]

9.16 Permittees must direct discharges from BMPs to vegetated areas unless infeasible. [Minn. R. 7090]

9.17 Permittees must preserve a 50 foot natural buffer or, if a buffer is infeasible on the site, provide redundant (double) perimeter sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water. Permittees must install perimeter sediment controls at least 5 feet apart unless limited by lack of available space. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, permittees must document the reasons in the SWPPP. Sheet piling is a redundant perimeter control if installed in a manner that retains all stormwater. [Minn. R. 7090]

9.18 Permittees must use polymers, flocculants, or other sedimentation treatment chemicals in accordance with accepted engineering practices, dosing specifications and sediment removal design specifications provided by the manufacturer or supplier. The permittees must use conventional erosion and sediment controls prior to chemical addition and must direct treated stormwater to a sediment control system for filtration or settlement of the floc prior to discharge. [Minn. R. 7090]

10.1 Dewatering and Basin Draining. [Minn. R. 7090]

10.2 Permittees must discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sediment basin on the project site unless infeasible. Permittees may dewater to surface waters if they visually check to ensure adequate treatment has been obtained and nuisance conditions (see Minn. R. 7050.0210, subp. 2) will not result from the discharge. If permittees cannot discharge the water to a sedimentation basin prior to entering a surface water, permittees must treat it with appropriate BMPs such that the discharge does not adversely affect the surface water or downstream properties. [Minn. R. 7050.0210]

10.3 If permittees must discharge water containing oil or grease, they must use an oil-water separator or suitable filtration device (e.g., cartridge filters, absorbents pads) prior to discharge. [Minn. R. 7090]

10.4 Permittees must discharge all water from dewatering or basin-draining activities in a manner that does not cause erosion or scour in the immediate vicinity of discharge points or inundation of wetlands in the immediate vicinity of discharge points that causes significant adverse impact to the wetland. [Minn. R. 7090]

10.5 If permittees use filters with backwash water, they must haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. [Minn. R. 7090]

11.1 Inspections and Maintenance. [Minn. R. 7090]

11.2 Permittees must ensure a trained person, as identified in item 21.2.b, will inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 1/2 inch in 24 hours. [Minn. R. 7090]

11.3 Permittees must inspect and maintain all permanent stormwater treatment BMPs. [Minn. R. 7090]

11.4 Permittees must inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness. Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery unless another time frame is specified in item 11.5 or 11.6. Permittees may take additional time if field conditions prevent access to the area. [Minn. R. 7090]

11.5 During each inspection, permittees must inspect surface waters, including drainage ditches and conveyance systems but not curb and gutter systems, for evidence of erosion and sediment deposition. Permittees must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems and restabilize the areas where sediment removal results in exposed soil. Permittees must complete removal and stabilization within seven (7) calendar days of discovery unless precluded by legal, regulatory, or physical access constraints. Permittees must use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) days of obtaining access. Permittees are responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters. [Minn. R. 7090]

11.6 Permittees must inspect construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles. Permittees must remove sediment from all paved surfaces within one (1) calendar day of discovery or, if applicable, within a shorter time to avoid a safety hazard to users of public streets. [Minn. R. 7090]

11.7 Permittees must repair, replace or supplement all perimeter control devices when they become nonfunctional or the sediment reaches 1/2 of the height of the device. [Minn. R. 7090]

11.8 Permittees must drain temporary and permanent sedimentation basins and remove the sediment when the depth of sediment collected in the basin reaches 1/2 the storage volume. [Minn. R. 7090]

11.9 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]

11.10 Permittees may adjust the inspection schedule described in item 11.2 as follows:
- a. inspections of areas with permanent cover can be reduced to once per month, even if construction activity continues on other portions of the site; or
- b. where sites have permanent cover on all exposed soil and no construction activity is occurring anywhere on the site, inspections can be reduced to once per month and, after 12 months, may be suspended completely until construction activity resumes. The MPCA may require inspections to resume if conditions warrant; or
- c. where construction activity has been suspended due to frozen ground conditions, inspections may be suspended. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first. [Minn. R. 7090]

11.11 Permittees must record all inspections and maintenance activities within 24 hours of being conducted and these records must be retained with the SWPPP. These records must include:
- a. date and time of inspections; and
- b. name of persons conducting inspections; and
- c. accurate findings of inspections, including the specific location where corrective actions are needed; and
- d. corrective actions taken (including dates, times, and party completing maintenance activities); and
- e. date of all rainfall events greater than 1/2 inches in 24 hours, and the amount of rainfall for each event. Permittees must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries; and
- f. if permittees observe a discharge during the inspection, they must record and should photograph and describe the location of the discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants); and
- g. any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 within seven (7) calendar days. [Minn. R. 7090]

12.1 Pollution Prevention Management Measures. [Minn. R. 7090]

12.2 Permittees must place building products and landscape materials under cover (e.g., plastic sheeting or temporary roofs) or protect them by similarly effective means designed to minimize contact with stormwater. Permittees are not required to cover or protect products which are either not a source of contamination to stormwater or are designed to be exposed to stormwater. [Minn. R. 7090]

12.3 Permittees must place pesticides, fertilizers and treatment chemicals under cover (e.g., plastic sheeting or temporary roofs) or protect them by similarly effective means designed to minimize contact with stormwater. [Minn. R. 7090]

12.4 Permittees must store hazardous materials and toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) in sealed containers to prevent spills, leaks or other discharge. Storage and disposal of hazardous waste materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable. [Minn. R. 7090]

12.5 Permittees must properly store, collect and dispose solid waste in compliance with Minn. R. ch. 7035. [Minn. R. 7035]

12.6 Permittees must position portable toilets so they are secure and will not tip or be knocked over. Permittees must properly dispose sanitary waste in accordance with Minn. R. ch. 7041. [Minn. R. 7041]

12.7 Permittees must take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. Permittees must ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. Permittees must report and clean up spills immediately as required by Minn. Stat. 115.061, using dry clean up measures where possible. [Minn. Stat. 115.061]

12.8 Permittees must limit vehicle exterior washing and equipment to a defined area of the site. Permittees must contain runoff from the washing area in a sediment basin or other similarly effective controls and must dispose waste from the washing activity properly. Permittees must properly use and store soaps, detergents, or solvents. [Minn. R. 7090]

12.9 Permittees must provide effective containment for all liquid and solid wastes generated by washout operations (e.g., concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. Permittees must prevent liquid and solid washout wastes from contacting the ground and must design the containment so it does not result in runoff from the washout operations or areas. Permittees must properly dispose liquid and solid wastes in compliance with MPCA rules. Permittees must install a sign indicating the location of the washout facility. [Minn. R. 7035, Minn. R. 7090]

13.1 Permit Termination Conditions. [Minn. R. 7090]

13.2 Permittees must complete all construction activity and must install permanent cover over all areas prior to submitting the NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final growth. Vegetation is not required where the function of a specific area dictates no vegetation, such as impervious surfaces or the base of a sand filter. [Minn. R. 7090]

13.3 Permittees must clean the permanent stormwater treatment system of any accumulated sediment and must ensure the system meets all applicable requirements in Section 15 through 19 and is operating as designed. [Minn. R. 7090]

13.4 Permittees must remove all sediment from conveyance systems prior to submitting the NOT. [Minn. R. 7090]

13.5 Permittees must remove all temporary synthetic erosion prevention and sediment control BMPs prior to submitting the NOT. Permittees may leave BMPs designed to decompose on-site in place. [Minn. R. 7090]

13.6 For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner. [Minn. R. 7090]

13.7 For construction projects on agricultural land (e.g., pipelines across cropland), permittees must return the disturbed land to its preconstruction agricultural use prior to submitting the NOT. [Minn. R. 7090]

14.1 Temporary Sediment Basins. [Minn. R. 7090]

14.2 Where ten (10) or more acres of disturbed soil drain to a common location, permittees must provide a temporary sediment basin to provide treatment of the runoff before it leaves the construction site or enters surface waters. Permittees may convert a temporary sediment basin to a permanent basin after construction is complete. The temporary basin is no longer required when permanent cover has reduced the acreage of disturbed soil to less than ten (10) acres draining to a common location. [Minn. R. 7090]

14.3 The temporary basin must provide live storage for a calculated volume of runoff from a two (2)-year, 24-hour storm from each acre drained to the basin or 1,800 cubic feet of live storage per acre drained, whichever is greater. [Minn. R. 7090]

14.4 Where permittees have not calculated the two (2)-year, 24-hour storm runoff amount, the temporary basin must provide 3,600 cubic feet of live storage per acre of the basins' drainage area. [Minn. R. 7090]

14.5 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. [Minn. R. 7090]

14.6 Permittees must design the outlet structure to withdraw water from the surface to minimize the discharge of pollutants. Permittees may temporarily suspend the use of a surface withdrawal mechanism during frozen conditions. The basin must include a stabilized emergency overflow to prevent failure of pond integrity. [Minn. R. 7090]

14.7 Permittees must provide energy dissipation for the basin outlet within 24 hours after connection to a surface water. [Minn. R. 7090]

14.8 Permittees must locate temporary basins outside of surface waters and any buffer zone required in item 23.11. [Minn. R. 7090]

14.9 Permittees must construct the temporary basins prior to disturbing 10 or more acres of soil draining to a common location. [Minn. R. 7090]

14.10 Where a temporary sediment basin meeting the requirements of item 14.3 through 14.9 is infeasible, permittees must install effective sediment controls such as smaller sediment basins and/or sediment traps, silt fences, vegetative buffer strips or any appropriate combination of measures as dictated by individual site conditions. In determining whether installing a sediment basin is infeasible, permittees must consider public safety and may consider factors such as site soils, slope, and available area on-site. Permittees must document this determination of infeasibility in the SWPPP. [Minn. R. 7090]

15.1 Permanent Stormwater Treatment System. [Minn. R. 7090]

15.2 Permittees must design the project so all stormwater discharged from the project during and after construction activities does not cause a violation of state water quality standards, including nuisance conditions, erosion in receiving channels or on downslope properties, or a significant adverse impact to wetlands caused by inundation or decrease of flow. [Minn. R. 7090]

15.3 Permittees must design and construct a permanent stormwater treatment system to treat the water quality volume if the project's ultimate development replaces vegetation and/or other pervious surfaces creating a net increase of one (1) or more acres of cumulative impervious surface. [Minn. R. 7090]

15.4 Permittees must calculate the water quality volume as one (1) inch times the net increase of impervious surfaces created by the project. [Minn. R. 7090]

15.5 Permittees must first consider volume reduction practices on-site (e.g., infiltration or other) when designing the permanent stormwater treatment system. If this permit prohibits infiltration as described in item 16.14 through item 16.21, permittees may consider a wet sedimentation basin, filtration basin or regional pond. This permit does not consider wet sedimentation basins and filtration systems to be volume reduction practices. [Minn. R. 7090]

15.6 For projects where the full volume reduction requirement cannot be met on-site, (e.g., the site has infiltration prohibitions), permittees must document the reasons in the SWPPP. [Minn. R. 7090]

15.7 Permittees must discharge the water quality volume to a permanent stormwater treatment system prior to discharge to a surface water. For purposes of this item, surface waters do not include man-made drainage systems that convey stormwater to a permanent stormwater treatment system. [Minn. R. 7090]

15.8 Where the proximity to bedrock precludes the installation of any of the permanent stormwater treatment practices required by Sections 15 through 19, permittees must install other treatment such as grassed swales, smaller ponds, or grit chambers, prior to the discharge of stormwater to surface waters. [Minn. R. 7090]

15.9 For linear projects where permittees cannot treat the entire water quality volume within the existing rightof-way, permittees must make a reasonable attempt to obtain additional right-of-way, easement or other permission for stormwater treatment during the project planning process. Documentation of these attempts must be in the SWPPP. Permittees must still consider volume reduction practices first as described in item 15.5. If permittees cannot obtain additional right-of-way, easement or other permission, they must maximize the treatment of the water quality volume prior to discharge to surface waters. [Minn. R. 7090]

16.1 Infiltration Systems. [Minn. R. 7090]

16.2 Infiltration options include, but are not limited to: infiltration basins, infiltration trenches, rainwater gardens, bioretention areas without underdrains, swales with impermeable check dams, and natural depressions. If permittees utilize an infiltration system to meet the requirements of this permit, they must incorporate the design parameters in item 16.3 through item 16.21. Permittees must follow the infiltration prohibition in item 16.14 anytime an infiltration system is designed, including those not required by this permit. [Minn. R. 7090]

16.3 Permittees must design infiltration systems such that pre-existing hydrologic conditions of wetlands in the vicinity are not impacted (e.g., inundation or breaching a perched water table supporting a wetland). [Minn. R. 7090]

16.4 Permittees must not excavate infiltration systems to final grade, or within three (3) feet of final grade, until the contributing drainage area has been constructed and fully stabilized unless they provide rigorous erosion prevention and sediment controls (e.g., diversion berms) to keep sediment and runoff completely away from the infiltration area. [Minn. R. 7090]

16.5 When excavating an infiltration system to within three (3) feet of final grade, permittees must stake off and mark the area so heavy construction vehicles or equipment do not compact the soil in the infiltration area. [Minn. R. 7090]

16.6 Permittees must use a pretreatment device such as a vegetated filter strip, forebay, or water quality inlet (e.g., grit chamber) to remove solids, floating materials, and oil and grease from the runoff, to the maximum extent practicable, before the system routes stormwater to the infiltration system. [Minn. R. 7090]

16.7 Permittees must design infiltration systems to provide a water quality volume (calculated as an instantaneous volume) of one (1) inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the net increase of impervious surfaces created by the project. [Minn. R. 7090]

16.8 Permittees must design the infiltration system to discharge all stormwater (including stormwater in excess of the water quality volume) routed to the system through the uppermost soil surface or engineered media surface within 48 hours. Permittees must route additional flows that cannot infiltrate within 48 hours to bypass the system through a stabilized discharge point. [Minn. R. 7090]

16.9 Permittees must provide a means to visually verify the infiltration system is discharging through the soil surface or filter media surface within 48 hours or less. [Minn. R. 7090]

16.10 Permittees must provide at least one soil boring, test pit or infiltrometer test in the location of the infiltration practice for determining infiltration rates. [Minn. R. 7090]

16.11 For design purposes, permittees must divide field measured infiltration rates by 2 as a safety factor or permittees can use soil-boring results with the infiltration rate chart in the Minnesota Stormwater Manual to determine design infiltration rates. When soil borings indicate type A soils, permittees should perform field measurements to verify the rate is not above 8.3 inches per hour. This permit prohibits infiltration if the field measured infiltration rate is above 8.3 inches per hour. [Minn. R. 7090]

16.12 Permittees must employ appropriate on-site testing ensure a minimum of three (3) feet of separation from the seasonally saturated soils (or from bedrock) and the bottom of the proposed infiltration system. [Minn. R. 7090]

16.13 Permittees must design a maintenance access, typically eight (8) feet wide, for the infiltration system. [Minn. R. 7090]

16.14 This permit prohibits permittees from constructing infiltration systems that receive runoff from vehicle fueling and maintenance areas including construction of infiltration systems not required by this permit. [Minn. R. 7090]

16.15 This permit prohibits permittees from constructing infiltration systems where infiltrating stormwater may mobilize high levels of contaminants in soil or groundwater. Permittees must either complete the MPCA's contamination screening checklist or conduct their own assessment to determine the suitability for infiltration. Permittees must retain the checklist or assessment with the SWPPP. For more information and to access the MPCA's "contamination screening checklist" see the Minnesota Stormwater Manual. [Minn. R. 7090]

16.16 This permit prohibits permittees from constructing infiltration systems in areas where soil infiltration rates are field measured at more than 8.3 inches per hour unless they amend soils to slow the infiltration rate below 8.3 inches per hour. [Minn. R. 7090]

16.17 This permit prohibits permittees from constructing infiltration systems in areas with less than three (3) feet of separation distance from the bottom of the infiltration system to the elevation of the seasonally saturated soils or the top of bedrock. [Minn. R. 7090]

16.18 This permit prohibits permittees from constructing infiltration systems in areas of predominately Hydrologic Soil Group type D soils (clay). [Minn. R. 7090]

16.19 This permit prohibits permittees from constructing infiltration systems within a Drinking Water Supply Management Area (DWSMA) as defined in Minn. R. 4720.5100, subp. 13, if the system will be located:
- a. in an Emergency Response Area (ERA) within a DWSMA classified as having high or very high vulnerability as defined by the Minnesota Department of Health; or
- b. in an ERA within a DWSMA classified as moderate vulnerability unless a regulated MS4 Permittee performed or approved a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater; or
- c. outside of an ERA within a DWSMA classified as having high or very high vulnerability, unless a regulated MS4 Permittee performed or approved a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater.

See "higher level of engineering review" in the Minnesota Stormwater Manual for more information. [Minn. R. 7090]

16.20 This permit prohibits permittees from constructing infiltration systems in areas within 1,000 feet upgradient or 100 feet downgradient of active karst features. [Minn. R. 7090]

16.21 This permit prohibits permittees from constructing infiltration systems in areas that receive runoff from the following industrial facilities not authorized to infiltrate stormwater under the NPDES stormwater permit for industrial activities: automobile salvage yards; scrap recycling and waste recycling facilities; hazardous waste treatment, storage, or disposal facilities; or air transportation facilities that conduct deicing activities. [Minn. R. 7090]

17.1 Filtration Systems. [Minn. R. 7090]

17.2 Filtration options include, but are not limited to: sand filters with underdrains, biofiltration areas, swales using underdrains with impermeable check dams and underground sand filters. If permittees utilize a filtration system to meet the permanent stormwater treatment requirements of this permit, they must comply with items 17.3 through 17.11. [Minn. R. 7090]

17.3 Permittees must not install filter media until they construct and fully stabilize the contributing drainage area unless they provide rigorous erosion prevention and sediment controls (e.g., diversion berms) to keep sediment and runoff completely away from the filtration area. [Minn. R. 7090]

17.4 Permittees must design filtration systems to remove at least 80 percent of TSS. [Minn. R. 7090]

17.5 Permittees must use a pretreatment device such as a vegetated filter strip, small sedimentation basin, water quality inlet, forebay or hydrodynamic separator to remove settleable solids, floating materials, and oils and grease from the runoff, to the maximum extent practicable, before runoff enters the filtration system. [Minn. R. 7090]

17.6 Permittees must design filtration systems to treat a water quality volume (calculated as an instantaneous volume) of one (1) inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the net increase of impervious surfaces created by the project. [Minn. R. 7090]

17.7 Permittees must design the filtration system to discharge all stormwater (including stormwater in excess of the water quality volume) routed to the system through the uppermost soil surface or engineered media surface within 48 hours. Additional flows that the system cannot filter within 48 hours must bypass the system or discharge through an emergency overflow. [Minn. R. 7090]

17.8 Permittees must design the filtration system to provide a means to visually verify the system is discharging through the soil surface or filter media within 48 hours. [Minn. R. 7090]

17.9 Permittees must employ appropriate on-site testing to ensure a minimum of three (3) feet of separation between the seasonally saturated soils (or from bedrock) and the bottom of the proposed filtration system. [Minn. R. 7090]

17.10 Permittees must ensure that filtration systems with less than three (3) feet of separation between seasonally saturated soils or from bedrock are constructed with an impermeable liner. [Minn. R. 7090]

17.11 The permittees must design a maintenance access, typically eight (8) feet wide, for the filtration system. [Minn. R. 7090]

18.1 Wet Sedimentation Basin. [Minn. R. 7090]

18.2 Permittees using a wet sedimentation basin to meet the permanent stormwater treatment requirements of this permit must incorporate the design parameters in item 18.3 through 18.10. [Minn. R. 7090]

18.3 Permittees must design the basin to have a permanent volume of 1,800 cubic feet of storage below the outlet pipe for each acre that drains to the basin. The basin's permanent volume must reach a minimum depth of at least three (3) feet and must have no depth greater than 10 feet. Permittees must configure the basin to minimize scour or resuspension of solids. [Minn. R. 7090]

18.4 Permittees must design the basin to provide live storage for a water quality volume (calculated as an instantaneous volume) of one (1) inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the net increase in impervious surfaces created by the project. [Minn.R. 7090]

18.5 Permittees must design basin outlets so the water quality volume discharges at no more than 5.66 cubic feet per second (cfs) per acre of surface area of the basin. [Minn. R. 7090]

18.6 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. Basin outlets must have energy dissipation. [Minn. R. 7090]

18.7 Permittees must design the basin to include a stabilized emergency overflow to accommodate storm events in excess of the basin's hydraulic design. [Minn. R. 7090]

18.8 Permittees must design a maintenance access, typically eight (8) feet wide, for the basin. [Minn. R. 7090]

18.9 Permittees must locate basins outside of surface waters and any buffer zone required in item 23.11. Permittees must design basins to avoid draining water from wetlands unless the impact to the wetland complies with the requirements of Section 22. [Minn. R. 7090]

18.10 Permittees must design basins using an impermeable liner if located within active karst terrain. [Minn. R.7090]

19.1 Regional Wet Sedimentation Basins. [Minn. R. 7090]

19.2 When the entire water quality volume cannot be retained onsite, permittees can use or create regional wet sedimentation basins provided they are constructed basins, not a natural wetland or water body, (wetlands used as regional basins must be mitigated for, see Section 22). The owner must ensure the regional basin conforms to all requirements for a wet sedimentation basin as described in items 18.3 through 18.10 and must be large enough to account for the entire area that drains to the regional basin. Permittees must verify that the regional basin will discharge at no more than 5.66 cfs per acre of surface area of the basin and must provide a live storage volume of one inch times all the impervious area draining to the basin. Permittees cannot significantly degrade waterways between the project and the regional basin. The owner must obtain written authorization from the applicable LGU or private entity that owns and maintains the regional basin. [Minn. R. 7090]

20.1 SWPPP Availability. [Minn. R. 7090]

20.2 Permittees must keep the SWPPP, including all changes to it, and inspections and maintenance records at the site during normal working hours by permittees who have operational control of that portion of the site. [Minn. R. 7090]

21.1 Training Requirements. [Minn. R. 7090]

21.2 Permittees must ensure all of the following individuals receive training and the content and extent of the training is commensurate with the individual's job duties and responsibilities with regard to activities covered under this permit:
- a. Individuals preparing the SWPPP for the project.
- b. Individuals overseeing implementation of, revising and/or amending the SWPPP and individuals performing inspections for the project. One of these individuals must be available for an onsite inspection within 72 hours upon request by the MPCA.
- c. Individuals performing or supervising the installation, maintenance and repair of BMPs. [Minn. R. 7090]

21.3 Permittees must ensure individuals identified in Section 21 receive training from local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater treatment and the Minnesota NPDES/SDS Construction Stormwater permit. Permittees must ensure these individuals attend a refresher-training course every three (3) years.[Minn. R. 7090]

22.1 Requirements for Discharges to Wetlands. [Minn. R. 7050.0186]

22.2 If the project has any discharges with the potential for significant adverse impacts to a wetland, (e.g., conversion of a natural wetland to a stormwater pond) permittees must demonstrate that the wetland mitigative sequence has been followed in accordance with items 22.3 or 22.4. [Minn. R. 7050.0186]

22.3 If the potential adverse impacts to a wetland on a specific project site are addressed by permits or other approvals from an official statewide program (U.S. Army Corps of Engineers 404 program, Minnesota Department of Natural Resources, or the State of Minnesota Wetland Conservation Act) that are issued specifically for the project and project site, permittees may use the permit or other determination issued by these agencies to show the potential adverse impacts are addressed. For purposes of this permit, deminimus actions are determinations by the permitting agency that address the project impacts, whereas a non-jurisdictional determination does not address project impacts. [Minn. R. 7090]

22.4 If there are impacts from the project not addressed in one of the permits or other determinations discussed in item 22.3 (e.g., permanent inundation or flooding of the wetland, significant degradation of water quality, excavation, filling, draining), permittees must minimize all adverse impacts to wetlands by utilizing appropriate measures. Permittees must use measures based on the nature of the wetland, its vegetative community types and the established hydrology. These measures include in order of preference:
- a. avoid all significant adverse impacts to wetlands from the project and post-project discharge;
- b. minimize any unavoidable impacts from the project and post-project discharge;
- c. provide compensatory mitigation when the permittees determine(s) that there is no reasonable and practicable alternative to having a significant adverse impact on a wetland. For compensatory mitigation, wetland restoration or creation must be of the same type, size and whenever reasonable and practicable in the same watershed as the impacted wetland. [Minn. R. 7050.0186]

23.1 Additional Requirements for Discharges to Special (Prohibited, Restricted, Other) and Impaired Waters. [Minn. R. 7090]

23.2 The BMPs identified for each special or impaired water are required for those areas of the project draining to a discharge point on the project that is within one mile (aerial radius measurement) of special or impaired water and flows to that special or impaired water. [Minn. R. 7090]

23.3 Discharges to the following special waters identified as Prohibited in Minn. R. 7050.0035 Subp. 3 must incorporate the BMPs outlined in items 23.9, 23.10, 23.11, 23.13 and 23.14:
- a. Boundary Waters Canoe Area Wilderness; Voyageurs National Park; Kettle River from the site of the former dam at Sandstone to its confluence with the Saint Croix River; Rum River from Ogechie Lake spillway to the northernmost confluence with Lake Onamia.
- b. Those portions of Lake Superior North of latitude 47 degrees, 57 minutes, 13 seconds, East of Hat Point, South of the Minnesota-Ontario boundary, and West of the Minnesota-Michigan boundary;
- c. Scientific and Natural Areas identified as in Minn. R. 7050.0335 Subp. 3: Boot Lake, Anoka County; Kettle River in sections 15, 22, 23, T 41 N, R 20, Pine County; Pennington Bog, Beltrami County; Purvis Lake-Ober Foundation, Saint Louis County; waters within the borders of Itasca Wilderness Sanctuary, Clearwater County; Wolsfeld Woods, Hennepin County; Green Water Lake, Becker County; Blackdog Preserve, Dakota County; Prairie Bush Clover, Jackson County; Black Lake Bog, Pine County; Pembina Trail Preserve, Polk County; and Falls Creek, Washington County. [Minn. R. 7050.0335, Subp. 3]

23.4 Discharges to the following special waters identified as Restricted must incorporate the BMPs outlined in items 23.9, 23.10 and 23.11:
- a. Lake Superior, except those portions identified as prohibited in item 23.3.b;
- b. Mississippi River in those portions from Lake Itasca to the southerly boundary of Morrison County that are included in the Mississippi Headwaters Board comprehensive plan dated February 12, 1981;
- c. Scenic or Recreational River Segments: Saint Croix River, entire length; Cannon River from northern city limits of Faribault to its confluence with the Mississippi River; North Fork of the Crow River from Lake Koronis outlet to the Meeker-Wright county line; Kettle River from north Pine County line to the site of the former dam at Sandstone; Minnesota River from Lac que Parle dam to Redwood County State Aid Highway 11; Mississippi River from County State Aid Highway 7 bridge in Saint Cloud to northwestern city limits of Anoka; and Rum River from State Highway 27 bridge in Onamia to Madison and Rice streets in Anoka;
- d. Lake Trout Lakes identified in Minn. R. 7050.0335 including lake trout lakes inside the boundaries of the Boundary Waters Canoe Area Wilderness and Voyageurs National Park;
- e. Calcareous Fens listed in Minn. R. 7050.0335, Subp. 1. [Minn. R. 7050.0335, Subp. 1]

23.5 Discharges to the Trout Lakes (other special water) identified in Minn. R. 6264.0050, subp. 2 must incorporate the BMPs outlined in items 23.9, 23.10 and 23.11. [Minn. R. 6264.0050, Subp. 2]

23.6 Discharges to the Trout Streams (other special water) listed in Minn. R. 6264.0050, subp. 4 must incorporate the BMPs outlined in items 23.9, 23.10, 23.11 and 23.12. [Minn. R. 6264.0050, Subp. 4]

23.7 Discharges to impaired waters or a water with an USEPA approved TMDL for any of the impairments listed in this item must incorporate the BMPs outlined in items 23.9 and 23.10. Impaired waters are waters identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus (nutrient eutrophication biological indicators), turbidity, TSS, dissolved oxygen or aquatic biota (fish bioassessment, aquatic plant bioassessment and aquatic macroinvertebrate bioassessment). Terms used for the pollutants or stressors in this item are subject to change. The MPCA will list terminology changes on its construction stormwater website. [Minn. R. 7090]

23.8 Where the additional BMPs in this Section conflict with requirements elsewhere in this permit, items 23.9 through 23.14 take precedence. [Minn. R. 7090]

23.9 Permittees must immediately initiate stabilization of exposed soil areas, as described in item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases. [Minn. R. 7090]

23.10 Permittees must provide a temporary sediment basin as described in Section 14 for common drainage locations that serve an area with five (5) or more acres disturbed at one time. [Minn. R. 7090]

23.11 Permittees must include an undisturbed buffer zone of not less than 100 linear feet from a special water (not including tributaries) and must maintain this buffer zone at all times, both during construction and as a permanent feature post construction, except where a water crossing or other encroachment is necessary to complete the project. Permittees must fully document the circumstance and reasons the buffer encroachment is necessary in the SWPPP and include restoration activities. This permit allows replacement of existing impervious surface within the buffer. Permittees must minimize all potential water quality, scenic and other environmental impacts of these exceptions by the use of additional or redundant (double) BMPs and must document this in the SWPPP for the project. [Minn. R. 7090]

23.12 Permittees must design the permanent stormwater treatment system so the discharge from the project minimizes any increase in the temperature of trout streams resulting from the one (1) and two (2) year 24-hour precipitation events. This includes all tributaries of designated trout streams located within the same Public Land Survey System (PLSS) Section. Permittees must incorporate one or more of the following measures, in order of preference:
- a. Provide stormwater infiltration or other volume reduction practices as described in item 15.4 and 15.5, to reduce runoff. Infiltration systems must discharge all stormwater routed to the system within 24 hours.
- b. Provide stormwater filtration as described in Section 17. Filtration systems must discharge all stormwater routed to the system within 24 hours.
- c. Minimize the discharge from connected impervious surfaces by discharging to vegetated areas, or grass swales, and through the use of other non-structural controls.
- d. If ponding is used, the design must include an appropriate combination of measures such as shading, vegetated swale discharges or constructed wetland treatment cells that limit temperature increases. The pond must be designed as a dry pond and should draw down in 24 hours or less.
- e. Other methods that minimize any increase in the temperature of the trout stream. [Minn. R. 7090]

23.13 Permittees must conduct routine site inspections once every three (3) days as described in item 11.2 for projects that discharge to prohibited waters. [Minn. R. 7090]

23.14 If discharges to prohibited waters cannot provide volume reduction equal to one (1) inch times the net increase of impervious surfaces as required in item 15.4 and 15.5, permittees must develop a permanent stormwater treatment system design that will result in no net increase of TSS or phosphorus to the prohibited water. Permittees must keep the plan in the SWPPP for the project. [Minn. R. 7090]

24.1 General Provisions. [Minn. R. 7090]

24.2 If the MPCA determines that an individual permit would more appropriately regulate the construction activity, the MPCA may require an individual permit to continue the construction activity. Coverage under this general permit will remain in effect until the MPCA issues an individual permit. [Minn. R. 7001.0210,Subp. 6]

24.3 If the permittee cannot meet the terms and conditions of this general permit, an owner may request an individual permit, in accordance with Minn. R. 7001.0210 subp. 6. [Minn. R. 7001.0210, Subp. 6]

24.4 Any interested person may petition the MPCA to require an individual NPDES/SDS permit in accordance with 40 CFR 122.28(b)(3). [40 CFR 122.29(b)(3)]

24.5 Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT. [Minn. R.7090]

24.6 Permittees may not assign or transfer this permit except when the transfer occurs in accordance with the applicable requirements of item 3.7 and 3.8. [Minn. R. 7090]

24.7 Nothing in this permit must be construed to relieve the permittees from civil or criminal penalties for noncompliance with the terms and conditions provided herein. Nothing in this permit must be construed to preclude the initiation of any legal action or relieve the permittees from any responsibilities, liabilities, or penalties to which the permittees is/are or may be subject to under Section 311 of the Clean Water Act and Minn. Stat. Sect. 115 and 116, as amended. Permittees are not liable for permit requirements for activities occurring on those portions of a site where the permit has been transferred to another party as required in item 3.7 or the permittees have submitted the NOT as required in Section 4. [Minn. R. 7090]

24.8 The provisions of this permit are severable. If any provision of this permit or the application of any provision of this permit to any circumstances is held invalid, the application of such provision to other circumstances, and the remainder of this permit must not be affected thereby. [Minn. R. 7090]

24.9 The permittees must comply with the provisions of Minn. R. 7001.0150, subp. 3 and Minn. R. 7001.1090, subp. 1(A), 1(B), 1(C), 1(H), 1(I), 1(J), 1(K), and 1(L). [Minn. R. 7090]

24.10 The permittees must allow access as provided in 40 CFR 122.41(i) and Minn. Stat. Sect. 115.04. The permittees must allow representatives of the MPCA or any member, employee or agent thereof, when authorized by it, upon presentation of credentials, to enter upon any property, public or private, for the purpose of obtaining information or examination of records or conducting surveys or investigations. [40 CFR 122.41(i)]

24.11 For the purposes of Minn. R. 7090 and other documents that reference specific sections of this permit, "Stormwater Discharge Design Requirements" corresponds to Sections 5, 6 and 14 through 21; "Construction Activity Requirements" corresponds to Sections 7 through 13; and "Appendix A" corresponds to Sections 22 and 23. [Minn. R. 7090]

BENCHMARK
TOP NUT HYDRANT — NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CTY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report 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.

Date:______ Reg.No.______

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
EROSION & SEDIMENT CONTROL NOTES
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	JSO
DATE	03/06/2020
REVISIONS	04/16/2020 CITY COMMENTS
CAD FILE	23620ERD
PROJECT NO.	23620
	C3.2

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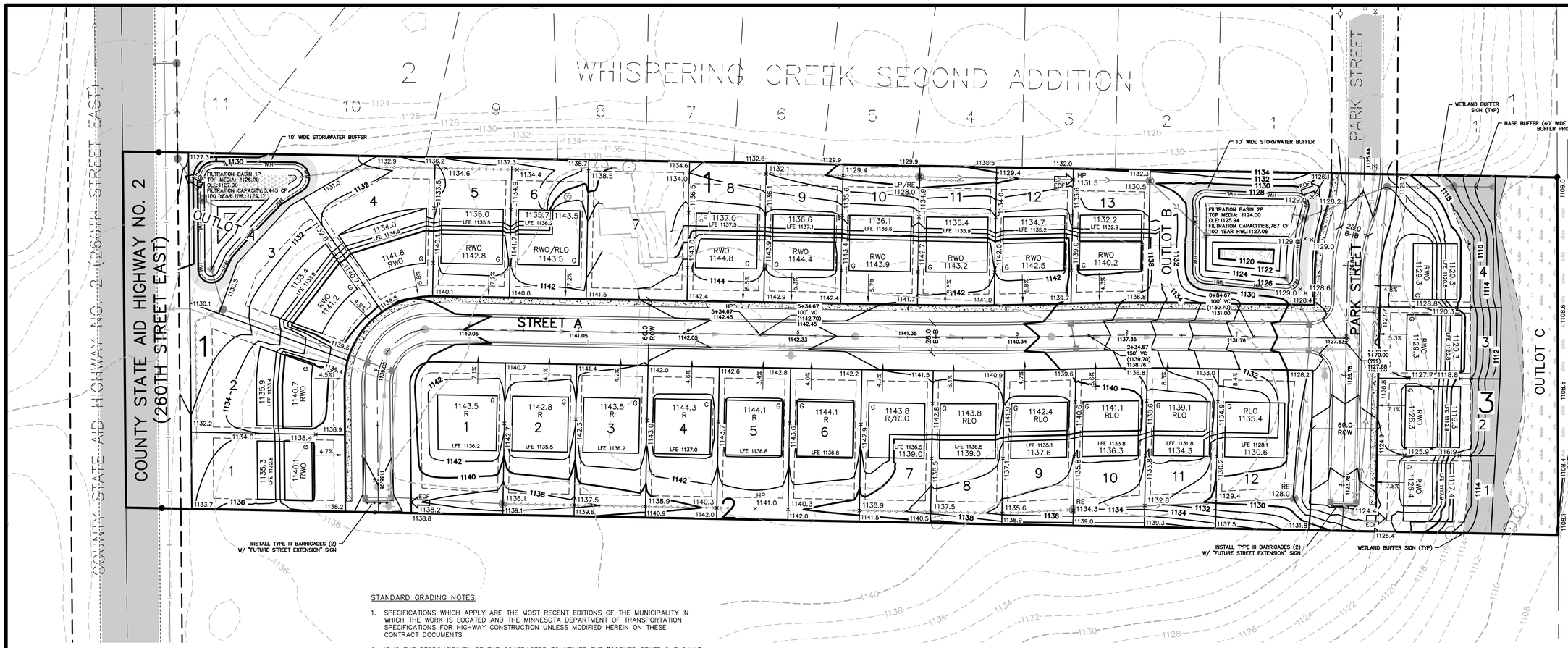


STANDARD GRADING NOTES:

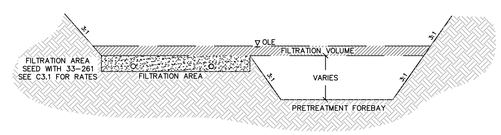
1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-252-1166).
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPSONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
12. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
13. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

SPECIFIC GRADING NOTES:

1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY HARRY S. JOHNSON, WITH SUPPLEMENTAL TOPOGRAPHY FROM JAMES R. HILL ON JANUARY 1, 2020. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONTOUR (1002)
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR (1002)
- SOIL BORING LOCATION (SB#1)
- EMERGENCY OVERFLOW (EOF)
- PROPOSED CONCRETE
- PROPOSED SPOT ELEVATION (TC 946.50)
  TC=TOP OF CURB
  G=GUTTER
  GS=GROUND SHOT
  LP=LOW POINT
  HP=HIGH POINT
  EX=EXISTING
  RE=RIM ELEVATION
  CB=TOP OF CATCH BASIN
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN
- PROPOSED WETLAND BUFFER



TYPICAL FILTRATION BASIN CROSS SECTION
NTS

811 Know what's below. Call 811 before you dig.

BENCHMARK
TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620G
PROJECT NO.	23620
	C4.0

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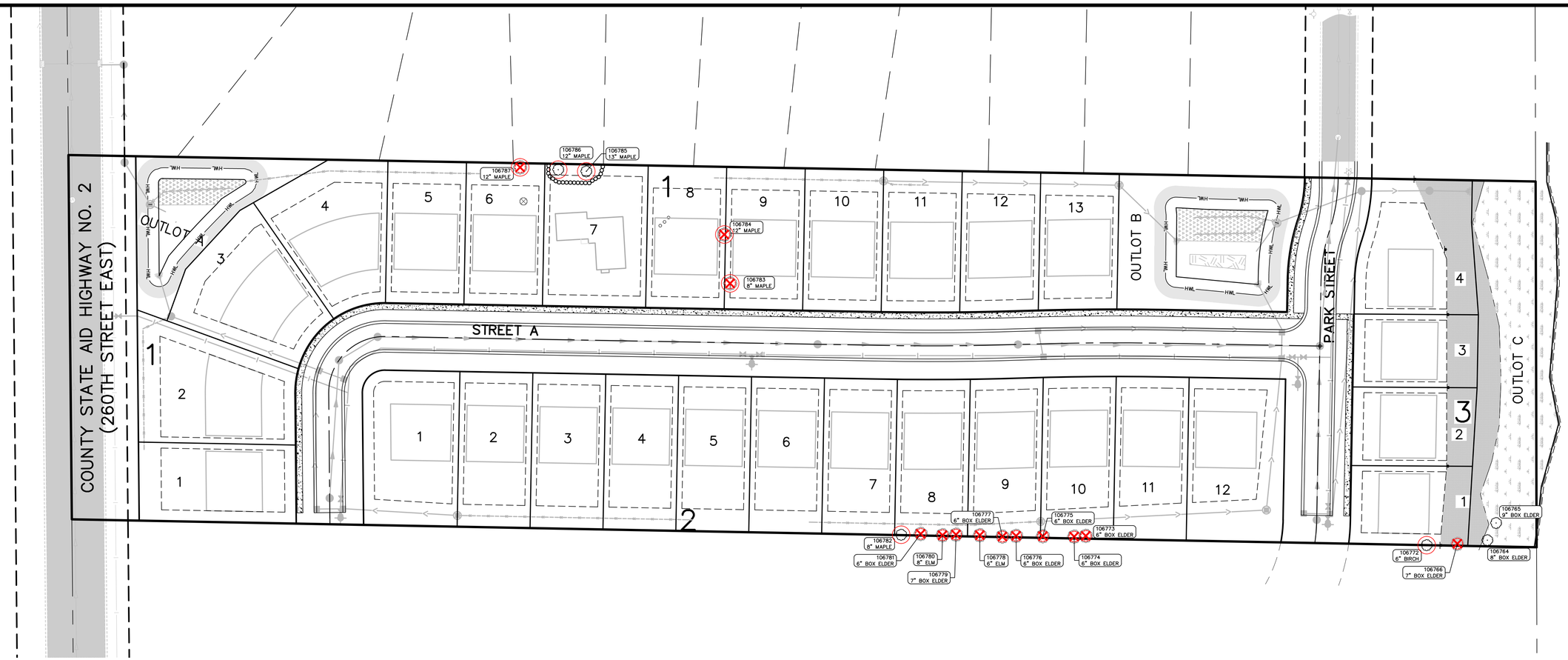

LEGEND

- REMOVE TREE
- EXISTING TREE TO REMAIN
- SIGNIFICANT TREE PER CITY CODE
- PROPOSED TREE FENCE

Tree ID	Size/Species	Save/Remove	SIGNIFICANT
106764	8" BOX ELDER	SAVE	
106765	9" BOX ELDER	SAVE	
106766	7" BOX ELDER	REMOVE	
106772	6" BIRCH	SAVE	<--
106773	6" BOX ELDER	REMOVE	
106774	6" BOX ELDER	REMOVE	
106775	6" BOX ELDER	REMOVE	
106776	6" BOX ELDER	REMOVE	
106777	6" BOX ELDER	REMOVE	
106778	6" ELM	REMOVE	
106779	7" BOX ELDER	REMOVE	
106780	8" ELM	REMOVE	
106781	6" BOX ELDER	REMOVE	
106782	8" MAPLE	SAVE	<--
106783	8" MAPLE	REMOVE	<--
106784	12" MAPLE	REMOVE	<--
106785	13" MAPLE	SAVE	<--
106786	12" MAPLE	SAVE	<--
106787	12" MAPLE	REMOVE	<--

7 SIGNIFICANT TREES. 3 PROPOSED FOR REMOVAL. 57% OF SIGNIFICANT TREES TO BE PRESERVED.

BENCHMARK
TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
PRELIMINARY TREE PRESERVATION PLAN
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
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PROJECT NO.	23620
	C4.1

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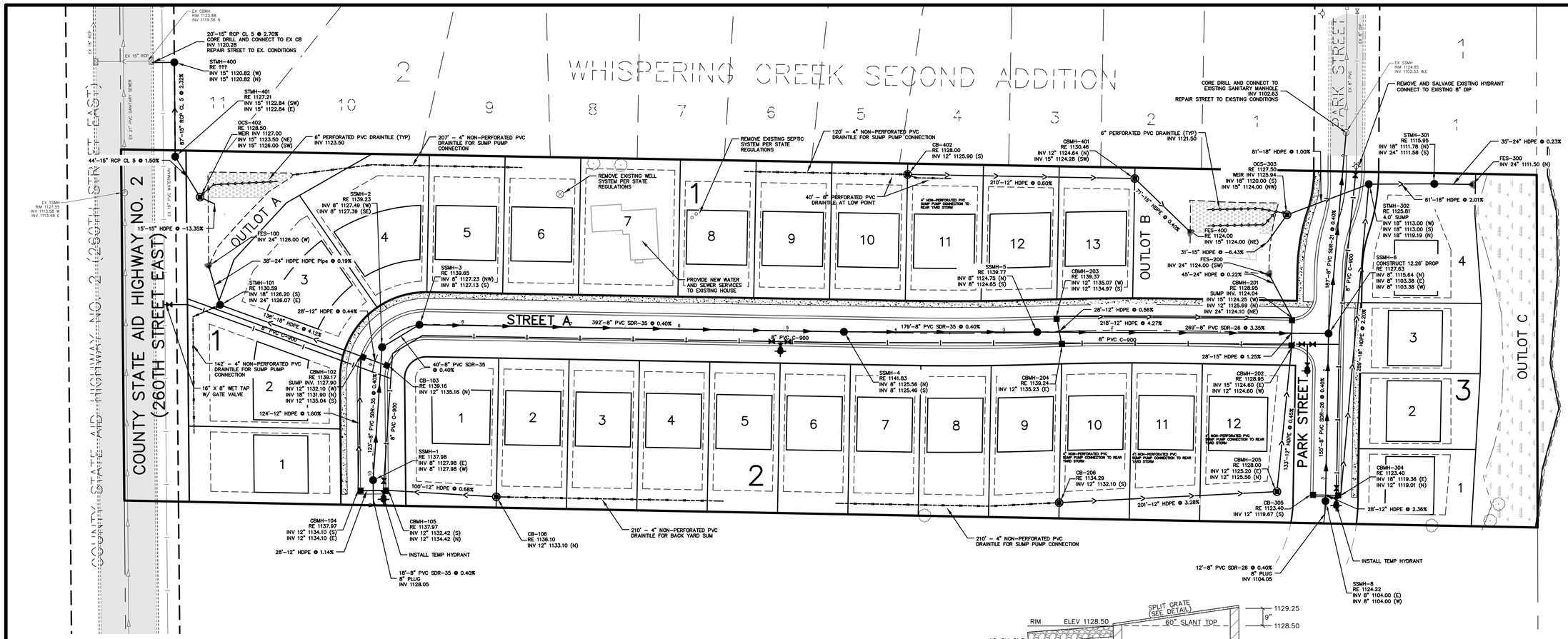
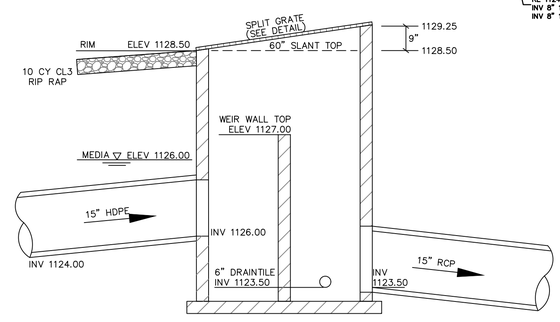
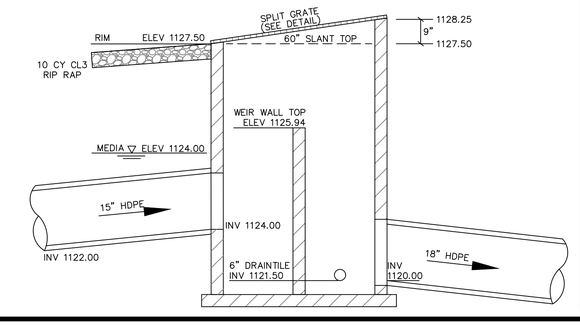




NORTH FILTRATION POND 1P OUTLET STRUCTURE (OCS-402)

NOT TO SCALE



SOUTH FILTRATION POND 2P OUTLET STRUCTURE (OCS-303)

NOT TO SCALE

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE

GENERAL UTILITY CONSTRUCTION NOTES:

1. SPECIFICATIONS: THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF ELKO NEW MARKET GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.

2. EXISTING FACILITIES: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.

   THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER IN COOPERATION WITH THE UTILITY COMPANIES, SHALL DETERMINE THE NECESSITY FOR ANY RELOCATION OF THESE FACILITIES.

   THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES SO THAT THEY WILL CONTINUE TO FUNCTION IN THEIR PROPER MANNER BOTH DURING CONSTRUCTION AND IN THE FUTURE. ANY SUPPORTING STRUCTURE THAT MAY BE REQUIRED BECAUSE OF THE CONTRACTOR'S OPERATION SHALL BE PROVIDED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES EXISTING PRIOR TO THE CONTRACTOR'S EXCAVATION. ONCE EXCAVATION HAS COMMENCED, IT WILL BE ASSUMED THAT ALL DAMAGE TO UNDERGROUND UTILITIES HAS BEEN CAUSED BY THE CONTRACTOR'S OPERATIONS AND IT WILL BE HIS RESPONSIBILITY TO MAKE THE NECESSARY REPAIRS.

3. CONTRACTOR RESPONSIBILITIES:
   THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR RECEIVING WATER FROM PUBLIC OR PRIVATE SOURCES AND SECURE NECESSARY PERMITS AND PAY REGULAR CHARGES. ALL CITY WATER SHALL BE METERED. DISPOSAL OF ANY WASTEWATER OR ANY TEST WATER INTO THE CITY SANITARY SEWER SYSTEM IS SUBJECT TO CITY CHARGE. CONTRACTORS ARE NOT TO OPERATE GATE VALVES OR HYDRANTS ON CITY WATER SUPPLY.

   THE CITY ENGINEER AND THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE SUBJECT TO SHUT DOWN IF PROPER NOTIFICATION IS NOT GIVEN TO THE ENGINEER.

   CITY STREETS THAT ARE UTILIZED FOR INGRESS TO OR EGRESS FROM THE CONSTRUCTION SITE SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS RESULTING FROM SAID CONSTRUCTION. COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

   THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ADEQUATE STORM DRAINAGE PROTECTION OF THE SITE IN ORDER TO PREVENT EROSION AND SILTING OF ON-SITE AND OFF-SITE AREAS. THIS SHALL BE ACCOMPLISHED BY PLACEMENT OF HAY BALES OR FILTER FABRIC FENCE AROUND THE DRAINAGE INLETS AND OUTLETS AND BY CONSTRUCTION OF DITCHES, BERMS, DEBRIS BASINS, FILTER FABRIC FENCING AND BY ANY OTHER ON-SITE PROTECTION AS DETERMINED BY THE ENGINEER. UNLESS SPECIFICALLY CALLED OUT AS A BID ITEM ON THE BID FORM, ANY TEMPORARY DITCHING, CULVERTS, HAY BALES, AND FILTER FABRIC FENCE NECESSARY TO ACCOMPLISH THIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

   IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND LEAVE UNDISTURBED THOSE MARKERS OR MONUMENTS SET FOR THE SUBDIVISION OF LAND.

   IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (DIAL 811, OR PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-242-1166).

4. COMPACTION: DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES WITHIN THE STREET CROSS SECTION AND THE PAD AREAS TO EVALUATE THE COMPACTION ACHIEVED DURING UTILITY CONSTRUCTION. WITHIN THE UPPER 3 FEET OF STREET SUBGRADE THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY (AASHTO T-99) BE PROVIDED. WITHIN UTILITY TRENCHES IN OPEN SPACE AREAS (PAD AREAS) AND AREAS BELOW THE UPPER 3 FEET OF STREET SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE SURFACE OF ALL UTILITY TRENCHES SHALL BE FINISHED GRADED TO THE ELEVATIONS AS STAKED BY THE ENGINEER TO WITHIN A TOLERANCE OF ±0.3' IN OPEN SPACE AREAS AND ± 0.1' WITHIN STREET RIGHT OF WAYS. THE DENSITY WILL BE TESTED BY AN APPROVED TESTING LABORATORY. AN APPROVED TESTING METHOD WHICH UTILIZES A NUCLEAR DENSITY METER MAY BE USED FOR THE DENSITY TESTS. THE LOCATION OF THE TESTS WILL BE AT THE DIRECTION OF THE ENGINEER.

   THE OWNER SHALL BEAR ALL COSTS OF THE TESTING. FAILURE TO MEET THE COMPACTION REQUIREMENTS OUTLINED IN THIS SECTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL COSTS FOR ANY RE-TESTING ASSOCIATED WITH ANY CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

5. ALL PVC WATERMAIN TO BE INSTALLED WITH 8.0' MINIMUM COVER.

6. ALL 6" WATERMAIN TO BE CONSTRUCTED OF CLASS C-900 PVC W/ TRACER WIRE.

7. SANITARY SEWER PIPE TYPE & CLASS AS FOLLOWS:
   a. 0' - 18' DEEP = PVC SDR 35
   b. 18' - 28' DEEP = PVC SDR 26
   c. 28 - 32' DEEP = PVC SDR 18, AWWA C-900
   d. 32' + DEEP = POLYBOND LINED DIP, ASTM A746

BENCHMARK

TOP NUT HYDRANT - NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

Know what's below. Call 811 before you dig.

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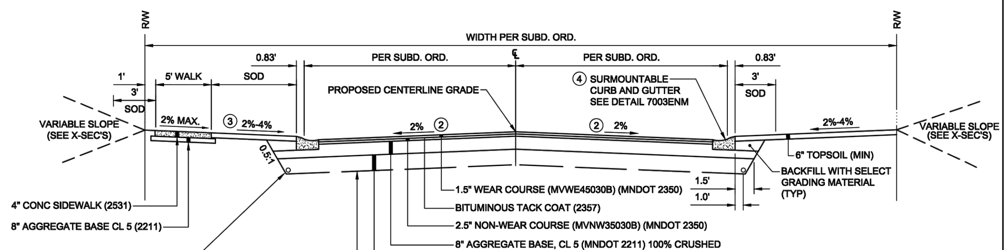
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
PRELIMINARY UTILITY PLAN
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

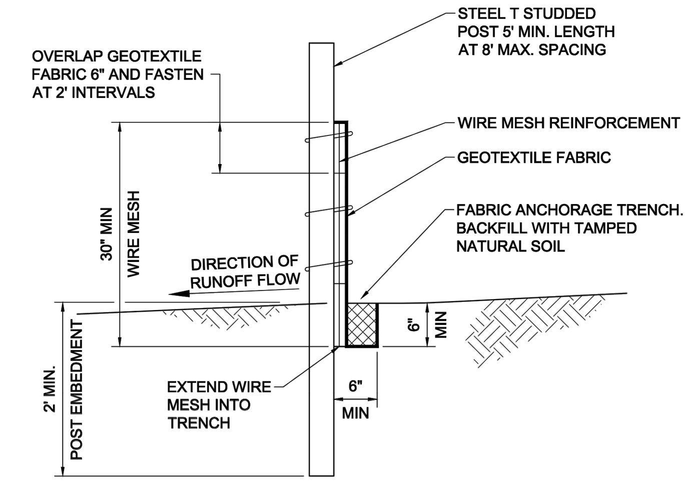
DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620U
PROJECT NO.	23620
	C5.0



GENERAL NOTES:

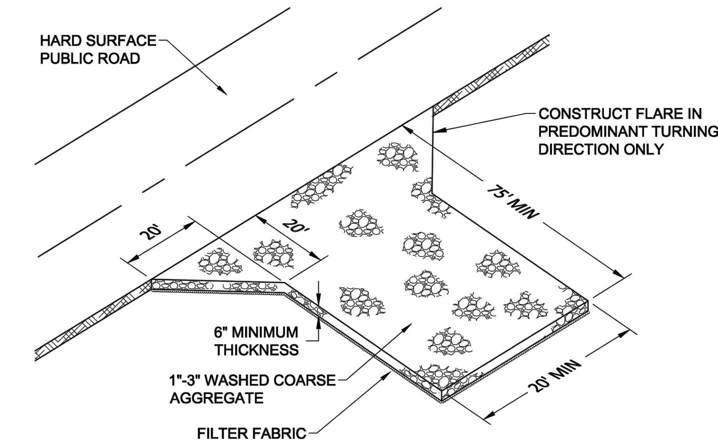
1. ANY VARIATIONS FROM THE TYPICAL SECTION DIMENSIONS ARE SHOWN IN THE PROJECT PLANS
2. PAVEMENT SLOPES AT INTERSECTION LOCATIONS MAY VARY FROM THOSE SHOWN ON THE TYPICAL SECTION
3. TOP OF SOD ROOT MASS TO BE BELOW SIDEWALK SURFACES
4. B618 CONC CURB & GUTTER IS REQUIRED AT ALL CURB RADII AND CATCH BASINS
5. SEE PLANS FOR TILE LOCATIONS

ELKO NEW MARKET | TYPICAL STREET SECTION | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 1000ENM | DATE 02/2017



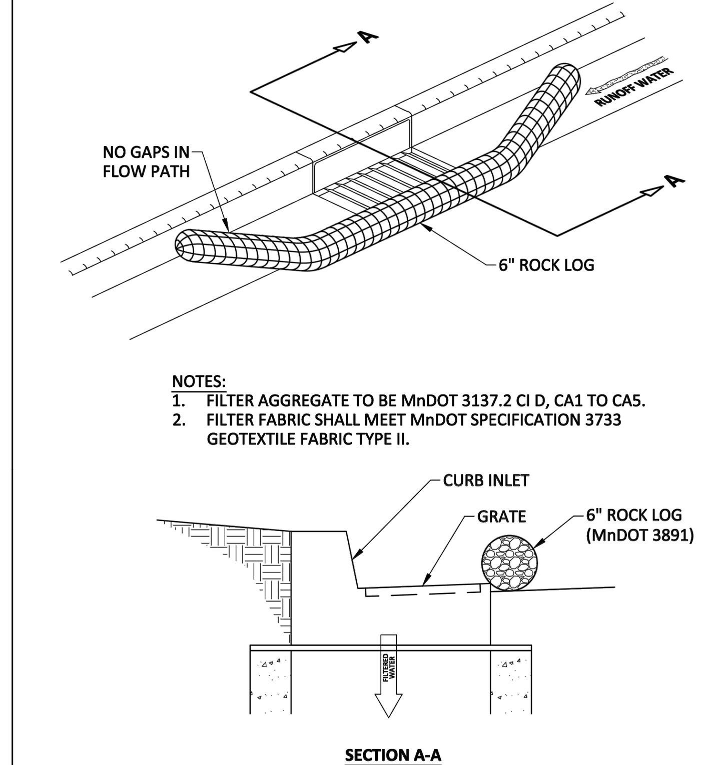
HEAVY DUTY SILT FENCE IS REQUIRED ADJACENT TO ALL WETLANDS

ELKO NEW MARKET | HEAVY DUTY SILT FENCE | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 3003ENM | DATE 02/2017



NOTE: PLACE FILTER FABRIC BENEATH ROCK LAYER

ELKO NEW MARKET | TEMPORARY ROCK CONSTRUCTION ACCESS | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 3005ENM | DATE 02/2017



NOTES:
1. FILTER AGGREGATE TO BE MnDOT 3137.2 CI D, CA1 TO CA5.
2. FILTER FABRIC SHALL MEET MnDOT SPECIFICATION 3733 GEOTEXTILE FABRIC TYPE II.

ELKO NEW MARKET | ROCK LOG INLET PROTECTION | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 3013ENM | DATE 02/2017

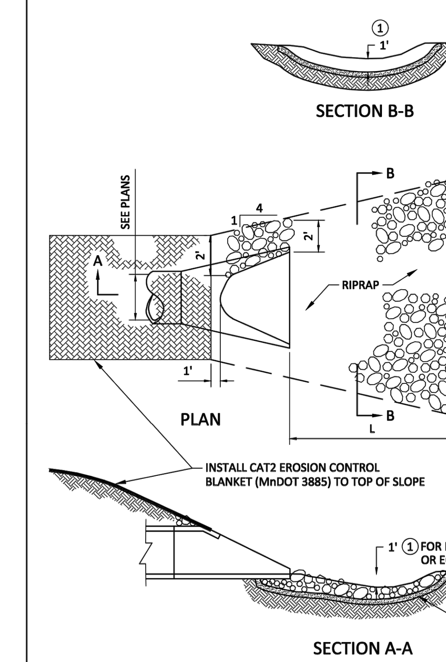


TABLE OF QUANTITIES
RIPRAP AT STANDARD OUTLETS

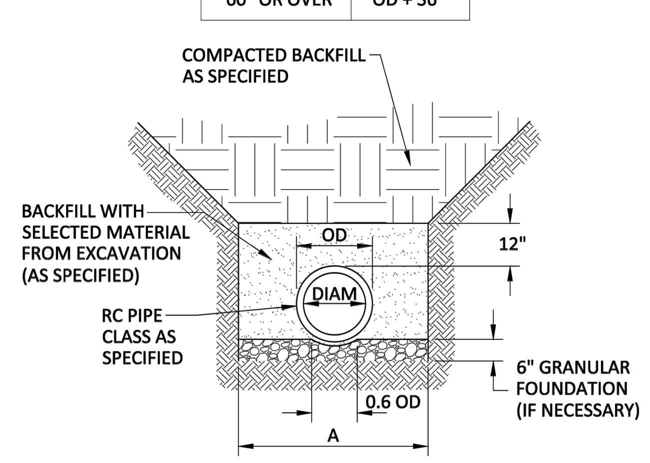
DIA OF ROUND PIPE (IN)	L (FT)	CLASS II d50=6" 12" DEPTH RIPRAP (CU YD)	CLASS III d50=9" 18" DEPTH RIPRAP (CU YD)	CLASS IV d50=12" 24" DEPTH RIPRAP (CU YD)
12	8	2.1	4.1	5.5
15	8	2.9	4.4	5.8
18	10	3.6	5.9	7.6
21	10	4.6	6.3	8.4
24	12	5.8	8.3	11.0
27	12	6.9	8.7	11.6
30	14	8.3	10.9	14.5
36	16	11.2	13.8	18.3
42	18	13.6	16.3	21.7
48	20	16.8	19.4	25.8

TABLE OF QUANTITIES
RIPRAP AT ARCH OUTLETS
OR BOXES OF EQUIVALENT SPAN WIDTH

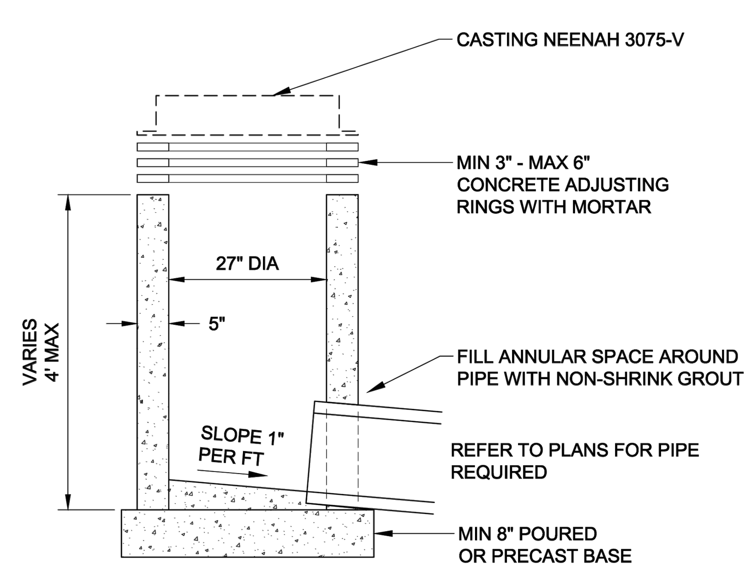
DIA OF ROUND PIPE (IN)	L (FT)	CLASS II d50=6" 12" DEPTH RIPRAP (CU YD)	CLASS III d50=9" 18" DEPTH RIPRAP (CU YD)	CLASS IV d50=12" 24" DEPTH RIPRAP (CU YD)
22	10	3.9	5.9	7.8
28	12	5.5	8.2	10.9
36	14	7.2	10.8	14.3
43	16	9.2	13.7	18.3
51	18	10.9	16.3	21.7
58	20	12.7	19.0	25.4

ELKO NEW MARKET | APRON END RIPRAP DETAIL | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 3018ENM | DATE MARCH 2009

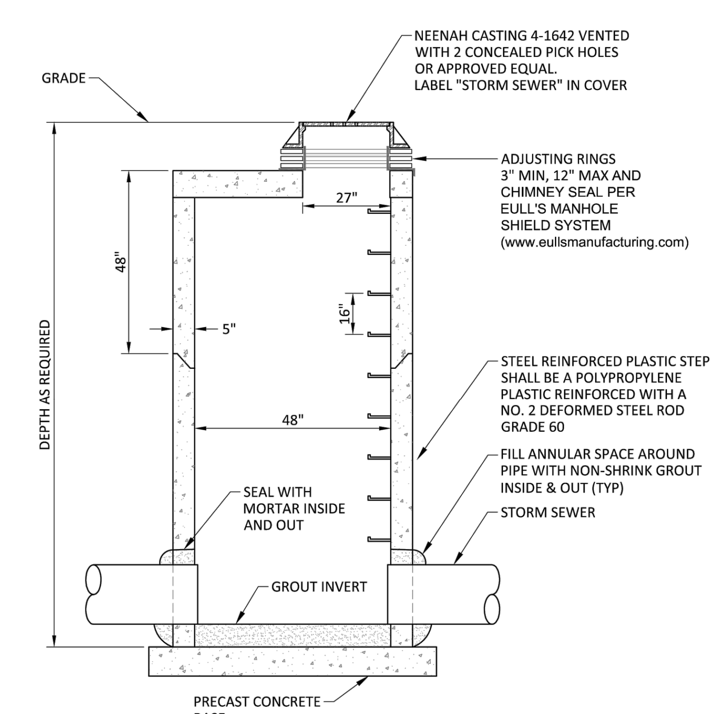
PIPE DIA	A
36" OR LESS	OD + 24"
42" TO 54"	1.5 X OD
60" OR OVER	OD + 36"



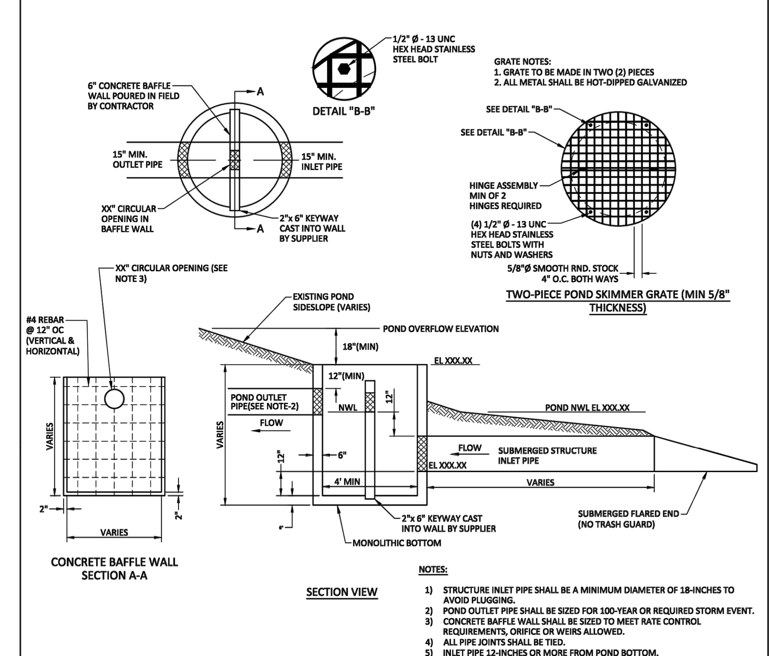
ELKO NEW MARKET | RC PIPE TRENCH | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 4002ENM | DATE 02/2017



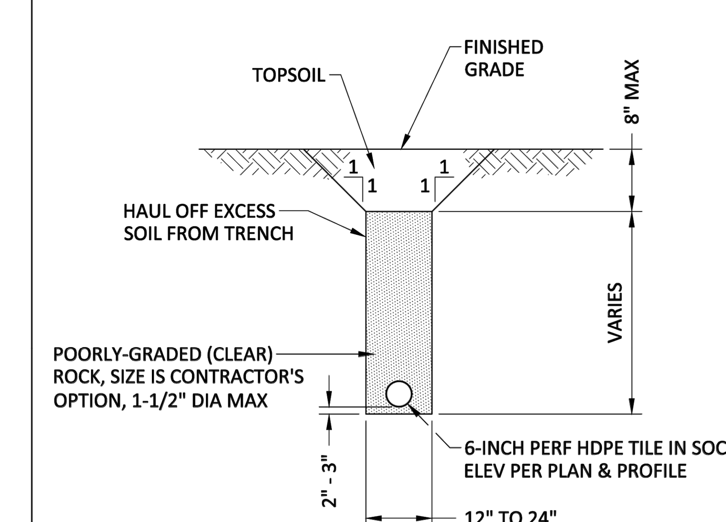
ELKO NEW MARKET | CATCH BASIN | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 4005ENM | DATE 02/2017



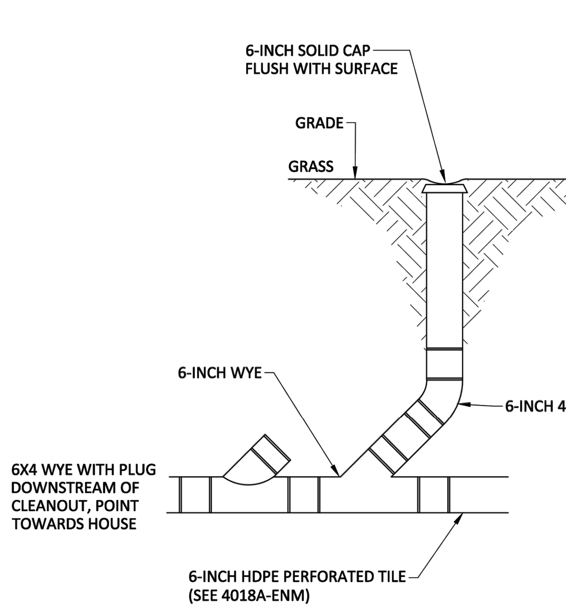
ELKO NEW MARKET | STORM SEWER STRUCTURE | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 4006ENM | DATE 02/2017



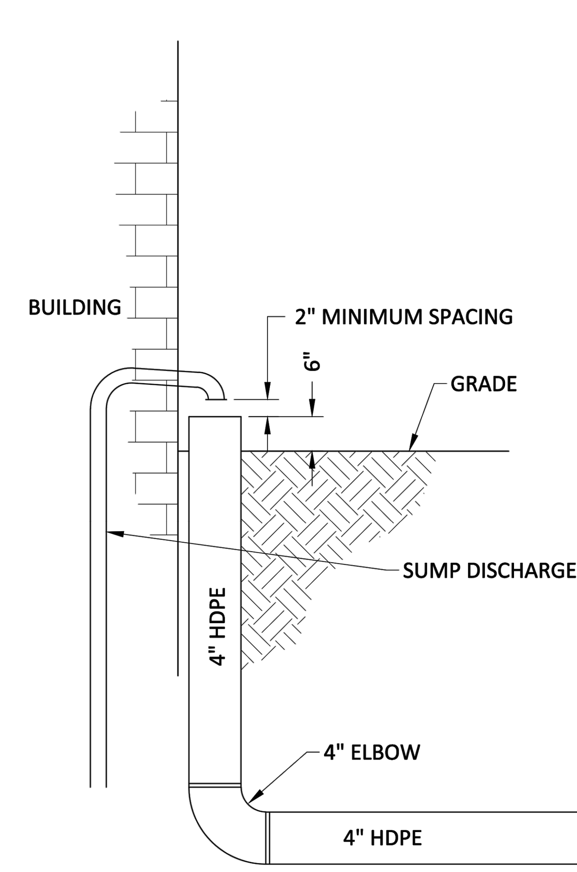
ELKO NEW MARKET | POND OUTLET STRUCTURE | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 4014ENM | DATE 02/2017



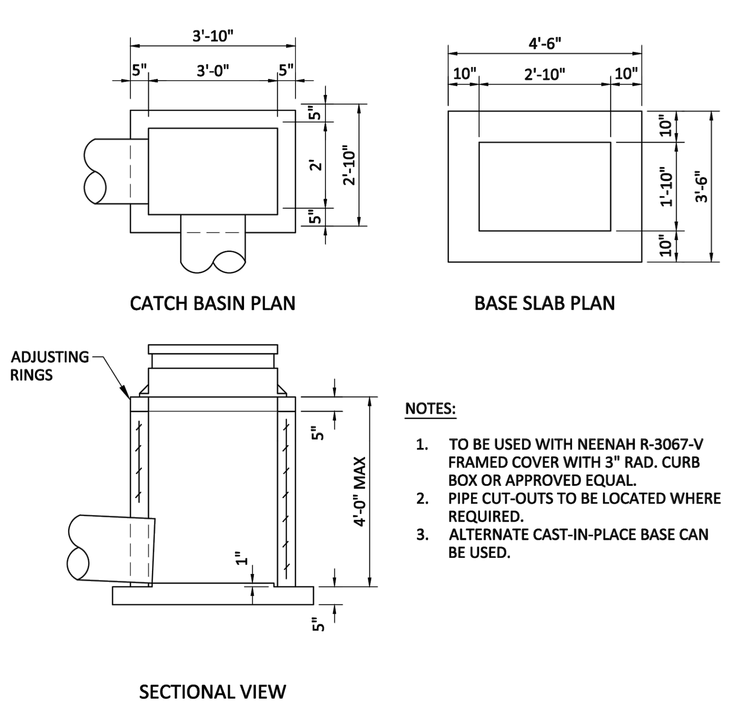
ELKO NEW MARKET | 6-INCH YARD - AREA DRAINTILE | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 4018A-ENM | DATE 02/2017



ELKO NEW MARKET | YARD-AREA DRAINTILE SUMP/TILE WYE CLEANOUT | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 4018B-ENM | DATE 02/2017

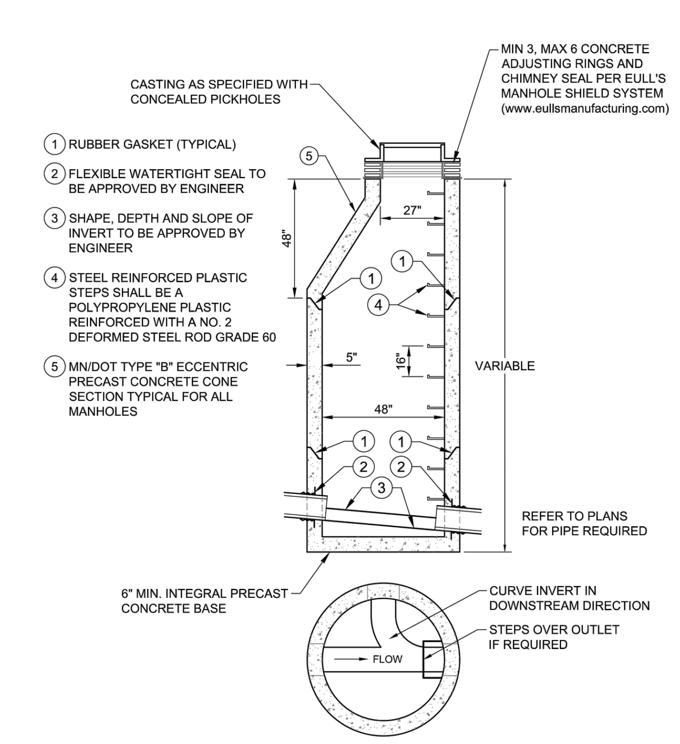


ELKO NEW MARKET | HOUSE SUMP PUMP CONNECTION | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 4018C-ENM | DATE 02/2017

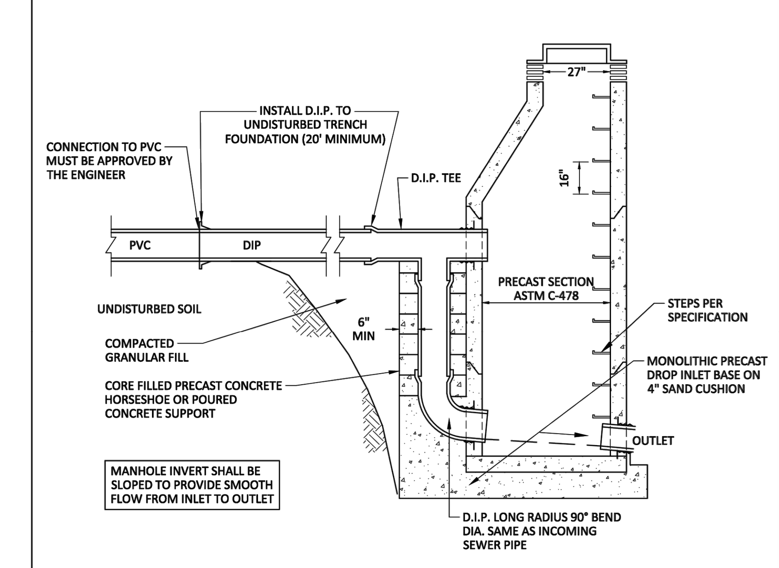


NOTES:
1. TO BE USED WITH NEENAH R-3067-V FRAMED COVER WITH 3" RAD. CURB BOX OR APPROVED EQUAL.
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.
3. ALTERNATE CAST-IN-PLACE BASE CAN BE USED.

ELKO NEW MARKET | 2'X3' CATCH BASIN | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 4029ENM | DATE 02/2017



ELKO NEW MARKET | SANITARY SEWER MANHOLE | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 5001ENM | DATE 02/2017



ELKO NEW MARKET | TYPICAL DROP MANHOLE | STANDARD DETAIL
CITY OF ELKO NEW MARKET | NO. 5003ENM | DATE 02/2017

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CTY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report 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.

Date:________ Reg.No.________

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA

DETAILS
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF
DATE
03/06/2020
REVISIONS
04/16/2020 CITY COMMENTS
CAD FILE
23620-D
PROJECT NO.
23620
C6.0

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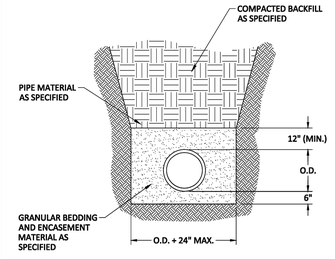
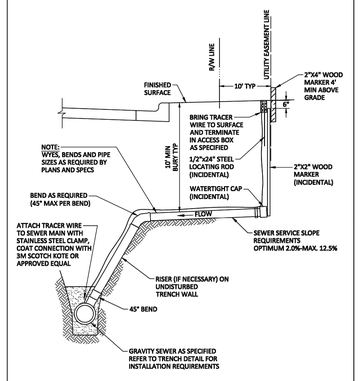
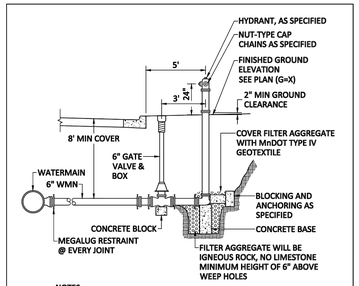


ELKO NEW MARKET	PVC SANITARY SEWER TRENCH	STANDARD DETAIL NO. 5005ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

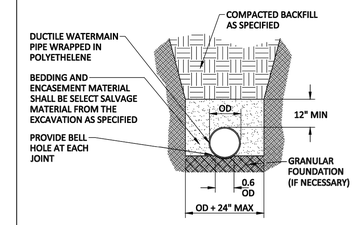


ELKO NEW MARKET	SANITARY SEWER SERVICE	STANDARD DETAIL NO. 5018ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

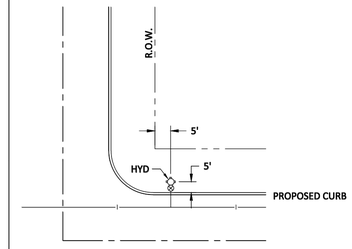


NOTES:
1. CONTRACTOR TO FURNISH AND INSTALL HYDRAFINDER HIGH-VISIBILITY LOCATING DEVICE BY RODON INC. OR APPROVED EQUAL ON EACH HYDRANT. CONTRACTOR SHALL SUPPLY ONE EXTRA HYDRAFINDER PER HYDRANT TO BE DELIVERED TO CITY HALL.
2. HYDRANT & GATE VALVE TO BE TIED TO WATERMAIN WITH METAL RESTRAINING TIE RODS OR MEGALUGS MAY BE USED.
3. CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE HYDRANT WRENCH FOR EVERY PROJECT.
4. HYDRANTS LOCATED WHERE THE GROUNDWATER TABLE IS ABOVE THE DRAIN OUTLET SHALL HAVE THE OUTLET PLUGGED AND SHALL BE IDENTIFIED BY PAINTING THE LARGE PUMPER NOZZLE BLACK.

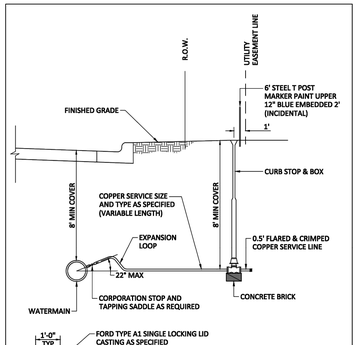
ELKO NEW MARKET	HYDRANT INSTALLATION	STANDARD DETAIL NO. 6001ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



ELKO NEW MARKET	DUCTILE WATERMAIN TRENCH DETAIL	STANDARD DETAIL NO. 6007ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

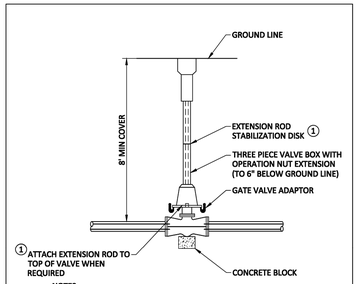


ELKO NEW MARKET	HYDRANT LOCATION	STANDARD DETAIL NO. 6008ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



NOTE:
1. INSTALL LID CASTING WHEN CURB STOPS ARE LOCATED IN DRIVEWAYS.
2. WATER SERVICE SHALL BE INSTALLED UPSTREAM FROM THE SEWER SERVICE.

ELKO NEW MARKET	WATER SERVICE INSTALLATION DETAIL	STANDARD DETAIL NO. 6009ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



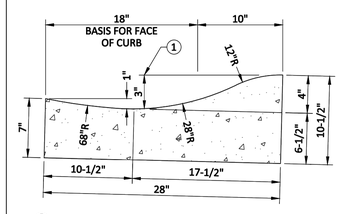
NOTES:

① EXTENSION RODS ATTACHED TO THE GATE VALVES ARE REQUIRED ON ANY GATE VALVE GREATER THAN EIGHT FEET IN DEPTH FROM THE FINISHED SURFACE. THEY ARE ALSO REQUIRED IN AREAS OF HIGH GROUND WATER. TOP OF THE EXTENSION ROD MUST BE WITHIN 12-INCHES OF THE FINISHED SURFACE.

② ONE GATE VALVE KEY SHALL BE FURNISHED PER PROJECT.

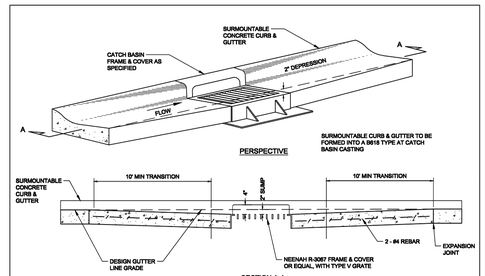
③ GATE VALVE SHALL BE THE TYPE SPECIFIED IN THE CITY OF ELKO NEW MARKET STANDARD SPECIFICATIONS.

ELKO NEW MARKET	GATE VALVE & BOX	STANDARD DETAIL NO. 6010ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

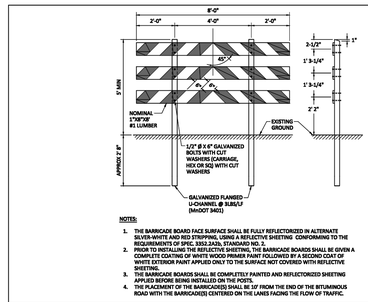


① NOTE:
CURB SHALL BE PLACED IN A TILTED POSITION AS SUCH TO PROVIDE A 3" DEPTH FROM THE TOP OF CURB TO THE FLOWLINE WHEN MEASURED ON A LEVEL PLANE.

ELKO NEW MARKET	SURMOUNTABLE CONCRETE CURB	STANDARD DETAIL NO. 7003ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

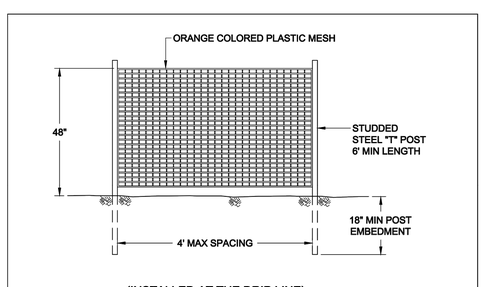


ELKO NEW MARKET	TRANSITION TO B618 CURB AT CATCH BASIN	STANDARD DETAIL NO. 7009ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



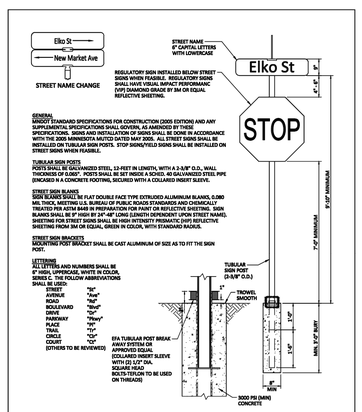
NOTES:
1. THE BARRICADE BOARD FACE SURFACE SHALL BE FULLY REFLECTORIZED IN ALTERNATE SILVER-WHITE AND RED STRIPPING, USING A REFLECTIVE SHEETING CONFORMING TO THE REQUIREMENTS OF SPEC. 3353.2A2b, STANDARD NO. 2.
2. PRIOR TO INSTALLING THE REFLECTIVE SHEETING, THE BARRICADE BOARDS SHALL BE GIVEN A COMPLETE COATING OF WHITE WOOD PRIMER PAINT FOLLOWED BY A SECOND COAT OF WHITE EXTERIOR PAINT APPLIED ONLY TO THE SURFACE NOT COVERED WITH REFLECTIVE SHEETING.
3. THE BARRICADE BOARDS SHALL BE COMPLETELY PAINTED AND REFLECTORIZED SHEETING APPLIED BEFORE BEING INSTALLED ON THE POSTS.
4. THE PLACEMENT OF THE BARRICADE(S) SHALL BE 10' FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE(S) CENTERED ON THE LANES FACING THE FLOW OF TRAFFIC.

ELKO NEW MARKET	TYPICAL BARRICADE	STANDARD DETAIL NO. 7013ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

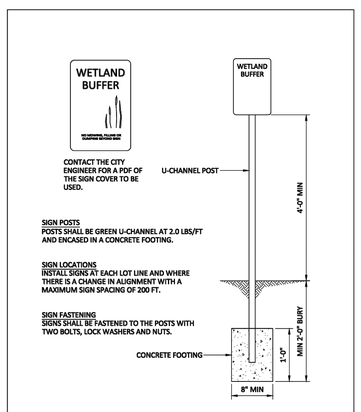


(INSTALLED AT THE DRIP LINE)

ELKO NEW MARKET	TREE PRESERVATION FENCE	STANDARD DETAIL NO. 9009ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



ELKO NEW MARKET	STREET NAME SIGN	STANDARD DETAIL NO. 9014ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



ELKO NEW MARKET	WETLAND BUFFER SIGN	STANDARD DETAIL NO. 9015ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
DETAILS
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620-D
PROJECT NO.	23620
	C6.1

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City staff comments dated 4/20/20. Does not include City Engineer comments.

RIDGEVIEW ESTATES

ELKO NEW MARKET, MINNESOTA

PRELIMINARY DEVELOPMENT PLANS

FOR

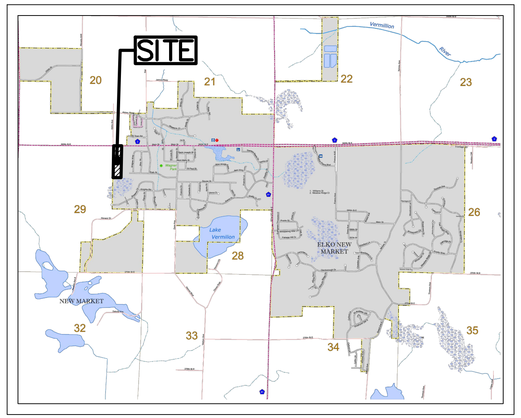
TIMBERCREST, LLC

2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

PHONE: (952) 292-0046

PROJECT COORDINATES

N 44°34'17"
W 93°21'44"



LOCATION MAP

ZONING INFORMATION

CURRENT ZONING	UR – URBAN RESERVE
PROPOSED ZONING	R2 – URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
	R3 – MEDIUM DENSITY RESIDENTIAL DISTRICT
GROSS DENSITY	29 LOTS/9.75 AC = 2.97 LOTS/AC
NET DENSITY (TOTAL LOTS/NET SITE AREA)	29 LOTS/8.99 AC = 3.23 LOTS/AC

SITE DATA

TOTAL SITE AREA	9.75 AC.
NUMBER OF SINGLE FAMILY LOTS	29 LOTS
LOT AREA	6.37 AC.
OUTLOT AREA	1.10 AC.
RIGHT OF WAY AREA	2.28 AC.
–EXISTING C.S.A.H. NO. 2 (260TH STREET EAST)	0.37 AC.
–PROPOSED C.S.A.H. NO. 2 (260TH STREET EAST)	0.08 AC.
–PROPOSED CITY STREET RIGHT OF WAY	1.83 AC.
WETLAND AREA	0.31 AC.
NET SITE AREA	8.99 AC.
(GROSS AREA – C.S.A.H. RIGHT OF WAY – WETLAND AREA)	

MINIMUM REQUIREMENT PER R-2 ZONING (BLOCK 1)

MIN. LOT AREA	8,400 S.F.
MIN. LOT WIDTH AT SETBACK	70 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM REQUIREMENT PER R-3 ZONING (BLOCKS 2 & 3)

MIN. LOT AREA	7,200 S.F.
MIN. LOT WIDTH AT SETBACK	60 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM SETBACKS PER R-2 ZONING

FRONT	30 FEET
SIDE	7 FEET
SIDE (STREET)	25 FEET
REAR	30 FEET

MINIMUM SETBACKS PER R-3 ZONING

FRONT	25 FEET
SIDE	7 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET

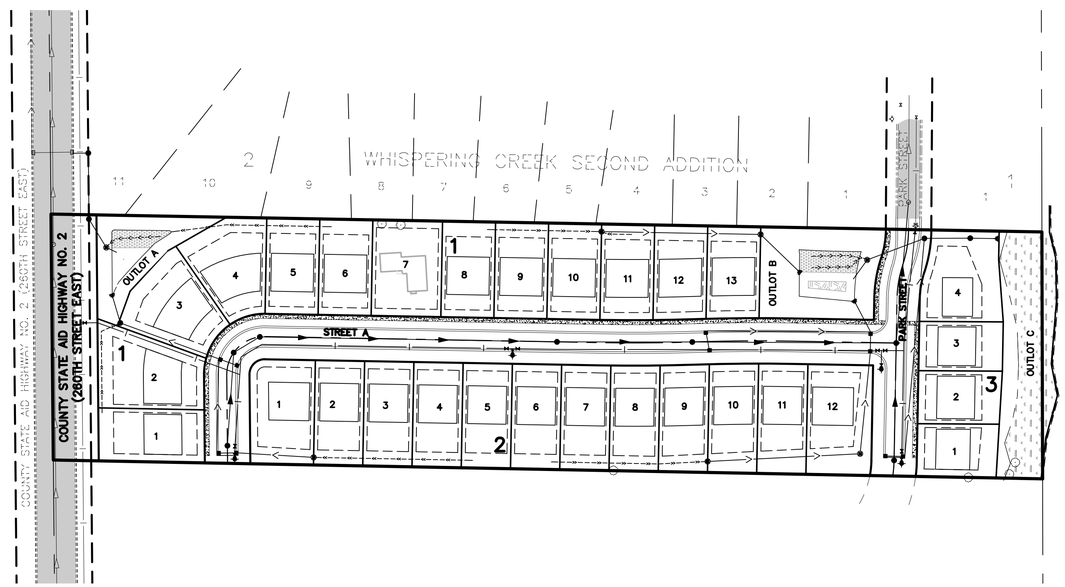
MINIMUM WITHIN PROPOSED PLAT

MIN. LOT AREA	8,494 S.F.
MIN. LOT WIDTH AT SETBACK	65 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

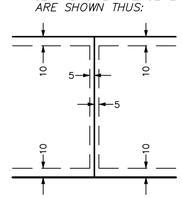
PROJECT CONTACTS

PROJECT ENGINEER	ERIC FAGERBERG, P.E. – JAMES R. HILL, INC.	(952)-890-6044 (O)
DEVELOPER:	TOM WOLTER – TIMBERCREST, LLC	(952)-292-0046 (O)
CITY ENGINEER:	RICH REVERING – BOLTON & MENK – CITY ENGINEER	(952)-890-0509 (O)
NPDES OFFICER:	RACHEL MCPHEE – MPCA	(507)-344-5266 (O)

Know what's below. Call 811 before you dig.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

INDEX

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Landscpate Plans to be included in future submittals

Add sign plan and street lighting plan to future submittals

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE 1" HDPE SDR-11
- PROPOSED SANITARY SERVICE 4" PVC SDR-26
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- 1002 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED WIMCO-POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INELT PROTECTION – POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH BLOCKING (MnDOT TYPE 3) –POST GRADING/UTILITY CONSTRUCTION
- SB#1 SOIL BORING LOCATION
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET – MnDOT CATEGORY 3
- EXISTING WETLAND AREA (DELINEATION PER ISG DETERMINATION)
- PROPOSED WETLAND BUFFER (40' AVERAGE)

BENCHMARK

TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
TITLE SHEET
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620TS
PROJECT NO.	23620
	C1.0

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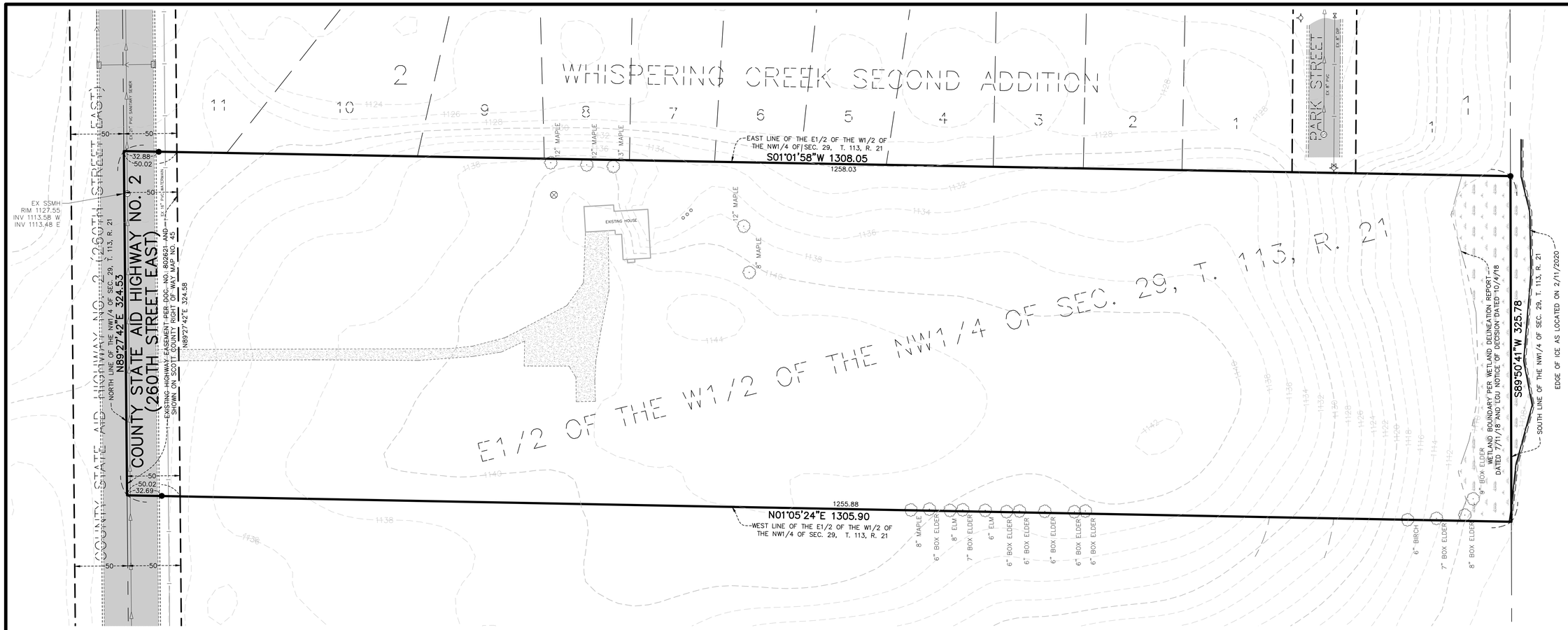

LEGEND

- FOUND 1/2" OPEN IRON PIPE
- EXISTING WELL
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING WET LAND

SCALE IN FEET

0 50 100 150

1 inch = 50 feet

BENCHMARK

TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

PROPERTY DESCRIPTION

The East 1/2 of the West 1/2 of the Northwest 1/4 of Section 29, Township 113, Range 21, Scott County, Minnesota

NOTES

1. Subject property's address is 7837 260th Street East, Elko New Market, its property identification number is 239290050.
2. The bearing system is based on the North line of Northwest Quarter of Section 29, Township 113, Range 21 which is assumed to bear North 89 degrees 27 minutes 42 seconds East.
3. Field work was completed 2/18/2020.
4. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
5. The gross area of the subject property is 9.753 Acres or 424,839 square feet.
6. The subject property lies within Flood Plain Zone X (areas determined to be outside 500-year flood plain) per Federal Insurance Rate Map No. 2704280125C dated 2/19/1987.

BENCHMARK

The vertical datum is NAVD88.

Top nut hydrant at northwest quadrant of Wagner Way and Park Street.
Elevation = 1125.64

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 27th day of February, 2020

Marcus F. Hampton MN L.S. No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 WEST C.R. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: 952.890.6044 mhampton@jrhinc.com
www.jrhinc.com

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
BOUNDARY SURVEY/EXISTING CONDITIONS
FOR
TIMBERCREST, LLC
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	PLM
DATE	3/6/2020
REVISIONS	A 4/16/2020: City comments
CAD FILE	23620pp.dwg
PROJECT NO.	23620
	C1.1

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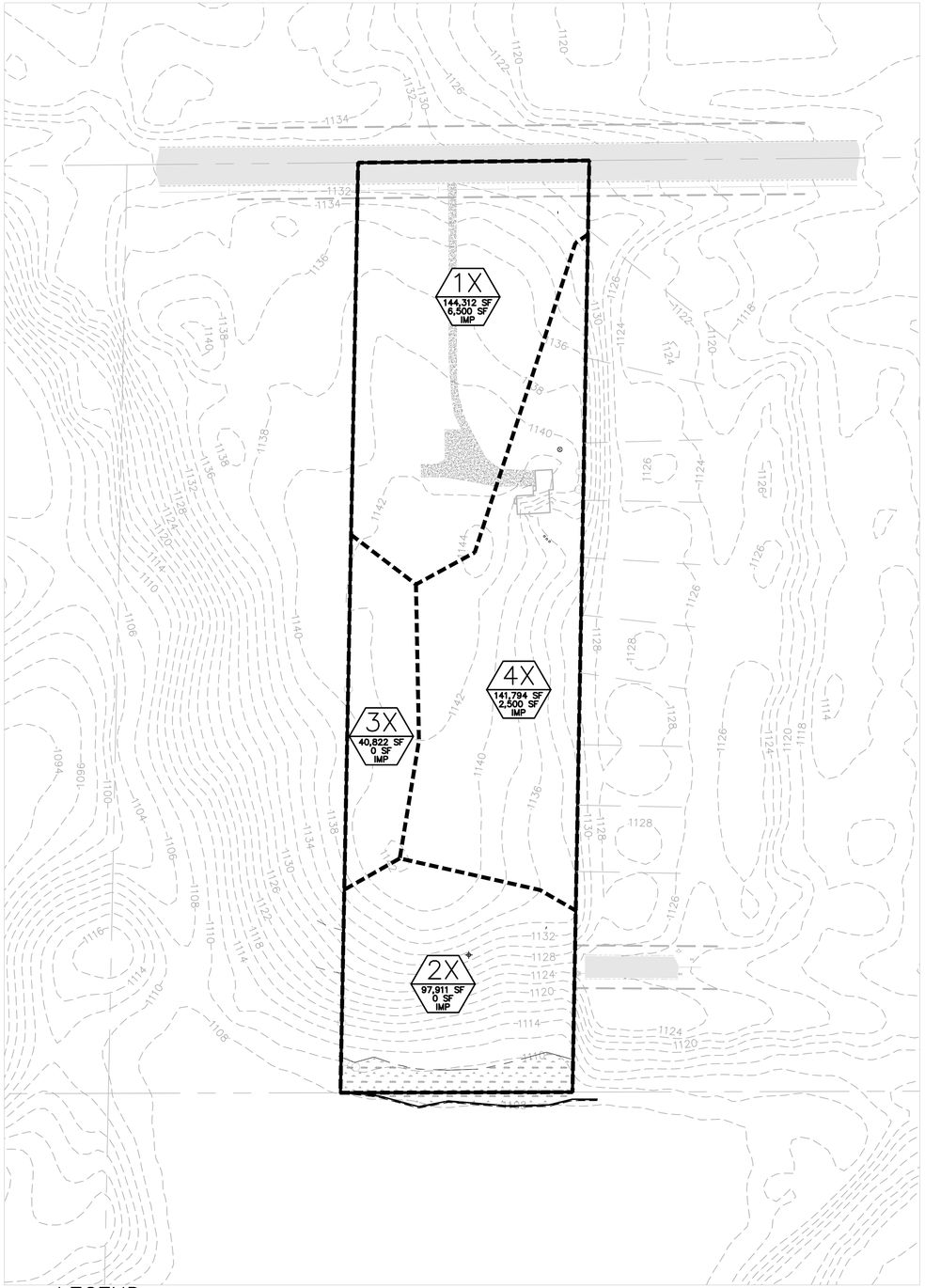
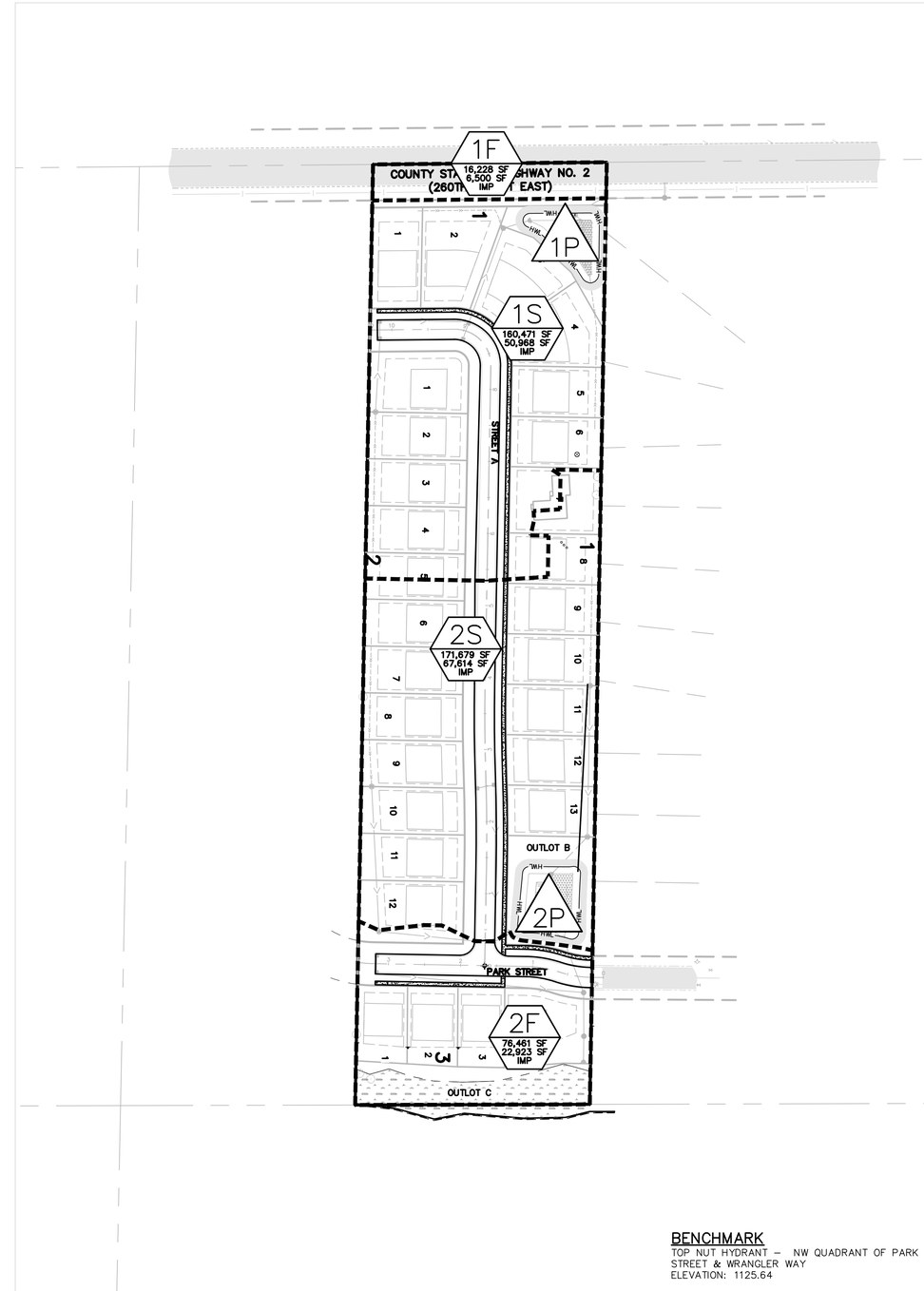


EXISTING DRAINAGE MAP



PROPOSED DRAINAGE MAP

BENCHMARK
TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

LEGEND

1P — POND AREA

1S — DRAINAGE AREA
TOTAL DRAINAGE AREA: 336,710 SF
IMPERVIOUS AREA: 0 SF
IMP

DRAINAGE SUMMARY

STORM EVENT	EXISTING	PROPOSED
ATLAS 14 1-YEAR (2.47")	13.31 CFS	3.91 CFS
ATLAS 14 2-YEAR (2.82")	16.76 CFS	6.57 CFS
ATLAS 14 10-YEAR (4.18")	30.94 CFS	18.59 CFS
ATLAS 14 100-YEAR (7.29")	64.63 CFS	37.42 CFS

VOLUME REDUCTION REQUIREMENT

VOLUME REQUIRED
1.0" OVER NEW IMPERVIOUS = 1.0"/12" PER FT x 141,505 SF = 11,973 CF
VOLUME PROVIDED (FILTRATION) = 12,230 CF

James R. Hill, Inc.
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PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
DRAINAGE MAPS
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	JSO
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620DRN
PROJECT NO.	23620
	C1.2

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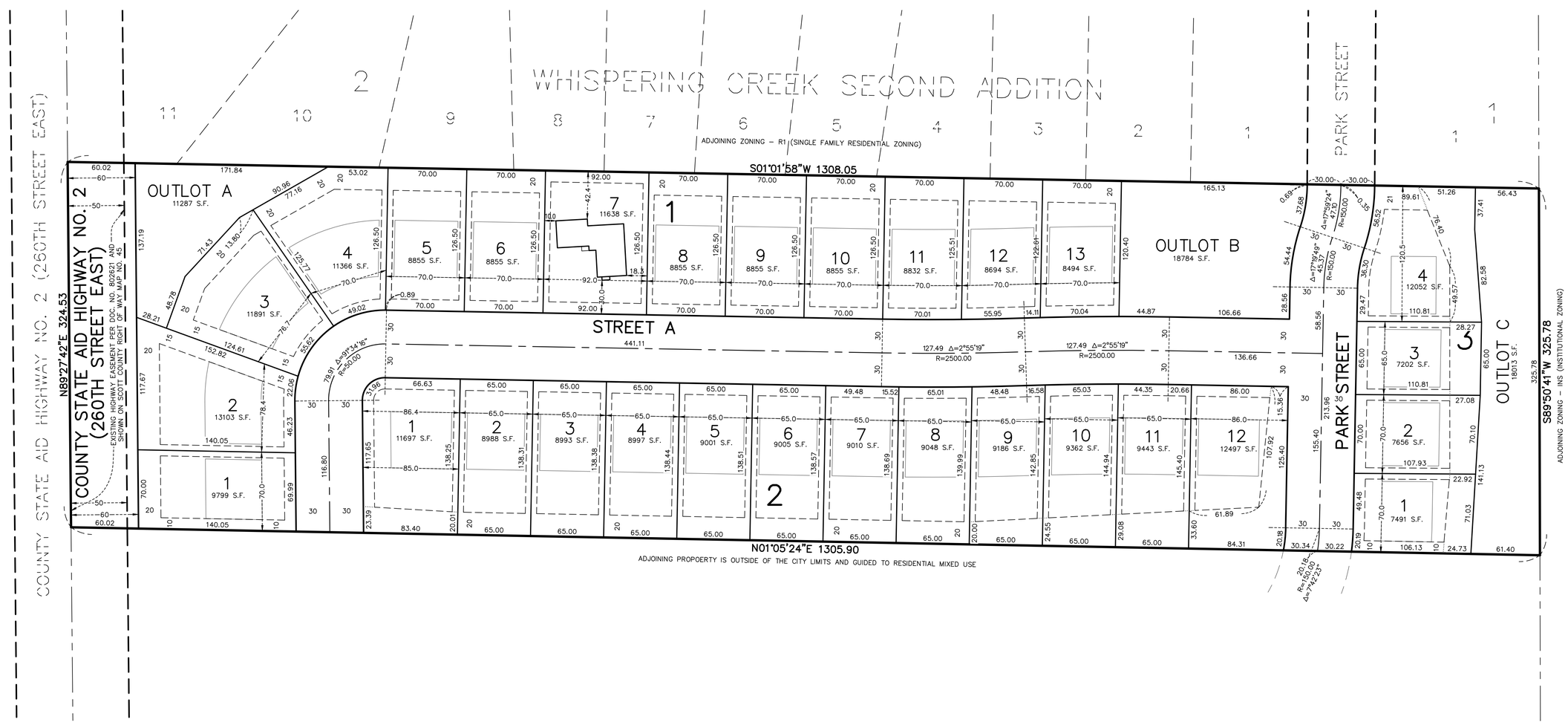


ADJOINING PROPOERTY IS OUTSIDE OF THE CITY LIMITS AND GUIDED TO RESIDENTIAL MIXED USE

COUNTY STATE AID HIGHWAY NO. 2 (260TH STREET EAST)

PROPERTY DESCRIPTION

The East 1/2 of the West 1/2 of the Northwest 1/4 of Section 29, Township 113, Range 21, Scott County, Minnesota

NOTES

1. The subject property lies within Flood Plain Zone X (areas determined to be outside 500-year flood plain) per Federal Insurance Rate Map No. 2704280125C dated 2/19/1987.

BENCHMARK

TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 50' 100'

BEARINGS ARE BASED ON THE NORTH LINE OF THE E 1/2 OF THE W 1/2 OF THE NW 1/4 OF SEC. 29, T. 113, R. 21 WHICH IS ASSUMED TO HAVE A BEARING OF N 89°27'42" E

ZONING INFORMATION

CURRENT ZONING	UR – URBAN RESERVE
PROPOSED ZONING	R2 – URBAN SINGLE FAMILY RESIDENTIAL DISTRICT R3 – MEDIUM DENSITY RESIDENTIAL DISTRICT
GROSS DENSITY	29 LOTS/9.75 AC = 2.97 LOTS/AC
NET DENSITY (TOTAL LOTS/NET SITE AREA)	29 LOTS/8.99 AC = 3.23 LOTS/AC

SITE DATA

TOTAL SITE AREA	9.75 AC.
NUMBER OF SINGLE FAMILY LOTS	29 LOTS
LOT AREA	6.37 AC.
OUTLOT AREA	1.10 AC.
RIGHT OF WAY AREA	2.28 AC.
–EXISTING C.S.A.H. NO. 2 (260TH STREET EAST)	0.37 AC.
–PROPOSED C.S.A.H. NO. 2 (260TH STREET EAST)	0.08 AC.
–PROPOSED CITY STREET RIGHT OF WAY	1.83 AC.
WETLAND AREA	0.31 AC.
NET SITE AREA (GROSS AREA – C.S.A.H. RIGHT OF WAY – WETLAND AREA)	8.99 AC.

MINIMUM REQUIREMENT PER R–2 ZONING (BLOCK 1)

MIN. LOT AREA	8,400 S.F.
MIN. LOT WIDTH AT SETBACK	70 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM REQUIREMENT PER R–3 ZONING (BLOCKS 2 & 3)

MIN. LOT AREA	7,200 S.F.
MIN. LOT WIDTH AT SETBACK	60 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM SETBACKS PER R–2 ZONING

FRONT	30 FEET
SIDE	7 FEET
SIDE (STREET)	25 FEET
REAR	30 FEET

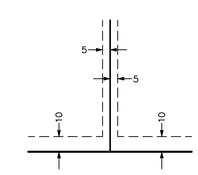
MINIMUM SETBACKS PER R–3 ZONING

FRONT	25 FEET
SIDE	7 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET

MINIMUM WITHIN PROPOSED PLAT

MIN. LOT AREA	8,494 S.F.
MIN. LOT WIDTH AT SETBACK	65 FEET
MIN. LOT AREA FOR CORNER LOT	10,200 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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PHONE: 952.890.6044 mhampton@jrhinc.com
www.jrhinc.com

RIDGEVIEW ESTATES

ELKO NEW MARKET, MINNESOTA

PRELIMINARY PLAT

FOR

TIMBERCREST, LLC

2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	PLM
DATE	3/6/2020
REVISIONS	A. 4/16/2020: City comments
CAD FILE	23620pp.dwg
PROJECT NO.	23620
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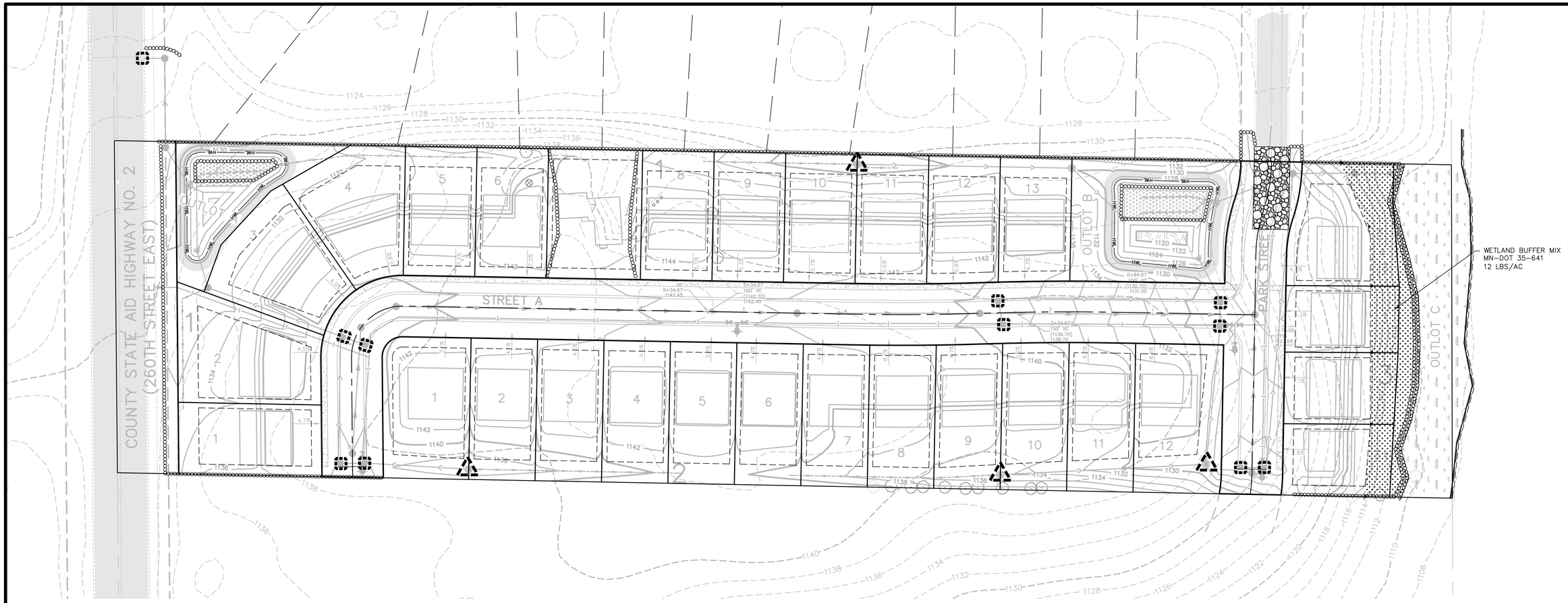

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING WETLAND
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED EROSION CONTROL LOGS
- PROPOSED WIMCO-POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INELT PROTECTION – POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH BLOCKING (MnDOT TYPE 3) –POST GRADING/UTILITY CONSTRUCTION
- SB#1 SOIL BORING LOCATION
- EOF EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET – MnDOT CATEGORY 3
- PROPOSED WETLAND BUFFER SEEDING

BENCHMARK

TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES

ELKO NEW MARKET, MINNESOTA

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

FOR

TIMBERCREST, LLC

2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620ERC
PROJECT NO.	23620
	C3.0

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<PROJECT NAME> - ELKO NEW MARKET, MN

TYPE OF PROJECT: Single Family Residential Construction

TYPE OF WORK: Mass Grading, Utility and Street Construction, Paving. Subsequently, Joint Trench and Home construction will occur.

TOTAL PLATTED AREA: 9.75 AC

TOTAL DISTURBED AREA: 9.13 AC

EXISTING IMPERVIOUS AREA: 0.21 AC

PROPOSED (DESIGN) IMPERVIOUS AREA: 3.25 AC

SPECIAL WATERS: The site is NOT within a 1-mile radius of a special or impaired water.

CONSTRUCTION PHASING
The project is expected to be constructed in three phases, with mass grading occurring during one construction season. Mass grading is anticipated to be completed within 4 weeks from commencement of work. Utility and street construction is anticipated to be completed within 4 weeks from commencement of work.

POTENTIONAL FOR EROSION AND DISCHARGE OF SEDIMENT
As the site will be stripped of topsoil and vegetation for a period of several weeks during construction, the potential for erosion will increase. The overall gradients on the site are relatively low. The street subcut will serve as temporary sediment basins during construction. The project is primarily cut, and therefore perimeter erosion will flow inward towards the project.

The risk of discharge of sediment off of the site is low, due to the grade orientation and design. The highest potential for discharge off the site is from the street entrance.

Contractor will be required to manage completion of 3:1 slopes such that soil exposure is minimized. After excavation and embankments are completed, slopes shall be re-spread with topsoil, the slope grades certified, and erosion blanket installed as per the plan. Contractor shall coordinate these steps to be carried out in a timely manner.

EROSION CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:
1. Perimeter delineation to minimize disturbed areas
2. Temporary Rock Construction Entrance
3. Temporary straw mulch as needed.
4. Seed and mulch/sod
5. Erosion Control Blanket
6. Minimize active or disturbed work areas
7. Horizontal slope grading
8. Turf Reinforcement Mat

SEDIMENT CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs
1. Sediment traps constructed in street subcut
2. Rock filter dikes in street subcut
3. Utilize permanent stormwater basin as Temporary Sediment Basin
4. Silt Fence at project perimeter or toe of slopes
5. Inlet protection on existing catch basins
6. Inlet protection on existing culverts
7. Inlet protection after utility construction
8. Linear control along back of new curb and gutter (sod, bioroll, or silt fence)
9. Routine street sweeping adjacent to construction entrance.
10. Ditch checks

Refer to plans for designated locations of BMPs, details and implementation notes.

BASIN AND TRAP DEWATERING BMPs
Should the need arise for basin or trap dewatering, contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall not be discharged into Surface Waters in a turbid state.
Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, to a state of 50 NTUs or less.

STABILZATION BMPs
The construction plans anticipate the use of, but are not limited to, the following Stabilization BMPs:
1. After lot pads are grade certified, permanent seed and mulch can be applied, generally from the front of the building pad, extending to the rear of the lot (areas where no further utility construction is anticipated.)
2. After 3:1 slopes on lots are certified, permanent seed and erosion control blanket can be applied.
3. Rip rap at pipe outfalls
4. Permanent seed and erosion control blanket on basin slopes after grade certified.
5. After curbs are backfilled, apply permanent seed and mulch to remaining building pads and boulevard area not already stabilized.
6. Sod placement, as appropriate.

POLLUTION CONTROL BMPs
1. Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMPs for onsite re-fueling of equipment.
2. Concrete Washout: A suggested washout area will be specified on the plan. The developer has the ability to adjust location or to provide alternative washout containment.
3. There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site.

SEED & MULCH SPECIFICATIONS
Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Infiltration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction.

(1) General Seed & Mulch
A. Seed: **MNDOT 25-141** at a rate of 59 lb/acre
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 1 at a rate of 2 tons/acre

(2) Temporary Cover Crop (Ponding/Infiltration/Adjacent Slope Areas)
A. Seed: **MNDOT 21-112** at a rate of 100 lb/acre
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

(3) Hydro-Seeding (Stockpile)
A. Seed: **MNDOT 22-111 Seed & Type Hydraulic Mulch** at a rate of 10 lb/1000 gal
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 50 lb/1000 gal
C. Mulch: Type Hydraulic Mulch at a rate of 350 lb/1000 gal
D. Water: 875 gal/1000 gal
E. Apply at 6000 gal of Slurry per acre

(4) Stormwater Basins (Aquatic Bench up to HWL)
A. Seed: **MNDOT 33-261** at a rate of 14.5 lb/acre
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

INSPECTION AND MAINTENANCE OF BMPs
Routine Inspection
1. Rock Entrance - Inspect weekly. If rock becomes filled with sediment and tracked material to the extent the purpose ceases to function, remove the contaminated rock and replace with new rock.
2. Silt fence - Inspect weekly, particularly for damaged sections, breaches, down-gradient areas, flow concentration points, scour areas and sections adjacent to sensitive areas. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
3. Sediment traps and basins - Inspect weekly. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity within 72 hours of discovery.
4. Inlet Protection - Inspect weekly or more frequently as needed after multiple rainfalls less than 0.5". Verify intake capacity is not compromised. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
5. Inspect other site specific BMP's on a weekly basis minimum.

Rain Event Inspection - Mandatory, within 24 hours after a rain event 0.5" or greater. Complete all items associated with Routine Inspection. Furthermore, inspect site for breaches, failures, scours and gullying. Take corrective actions as necessary to restore functionality to the BMP's. If a given situation is discovered to be prone to repetitive failure, advise the Engineer and Contractor for SWPPP and BMP amendments.

ADDITIONAL SWPPP NOTES
1. All Erosion and Sediment Control facilities shall be maintained by the contractor during the construction operations. Any temporary facilities which are to be removed as called for on these plans and specifications shall be removed by the contractor at the time directed by the engineer. The contractor shall then restore the subsequently disturbed areas in accordance with these plans and specifications.
2. Wherever practical and feasible, the contractor shall protect and preserve existing natural trees, grass and other vegetative cover in effort to provide natural buffering and filtering of runoff.
3. Contractor shall be adaptable in adjusting construction schedules in anticipation of weather forecasts of precipitation, in order to minimize risk of erosion and sediment transport.
4. It is the responsibility of the contractor to keep public streets, travel ways, parking lots and trails utilized for ingress to and egress from the construction site free of dirt, sediment and debris, resulting from construction activity. Cost for this shall be considered incidental to the contract.
5. Adequate control of dust shall be maintained by the contractor. Cost for dust control shall be considered incidental to the contract.

ADDITIONAL SWPPP NOTES (continued)
6. Perimeter controls shall not be removed until final stabilization of areas draining toward the control devices.
7. When temperatures do not exceed 40 degrees F, areas that require seed and mulch stabilization shall be dormant seeded. Application rate shall be two times the normal rate. No dormant seeding shall be done on ice or snow greater than 2" in depth.
8. Any areas that were seeded that do not achieve 70% coverage shall be reseeded at the contractor's expense, where coverage limitation is caused by lack of seed germination and growth.

MPCA STORMWATER PERMIT - RESPONSIBILITY
The Contractor will be required to become the Permittee for the project, until final stabilization and transfer of responsibility is completed. Transfer of responsibility shall be completed with the Permit Modification Form.

OWNER: TOM WOLTER - TIMBERCREST, LLC - 952-292-0046

PERMITTEE: TBD

OPERATOR(S): TBD

OTHER CONTACTS
ENGINEER:
Josh Olson, P.E., - James R. Hill, Inc. - 952-890-6044

TRAINING REQUIREMENTS
JOSH OLSON, P.E.
DESIGN OF CONSTRUCTION SWPPP
(CERTIFICATION(2017-2020))
UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN

LGU CONTACT: Rich Revering - Bolton & Menk - 952-890-0509
MPCA COMPLIANCE: Rachel Kepler - MPCA - 507-344-5266

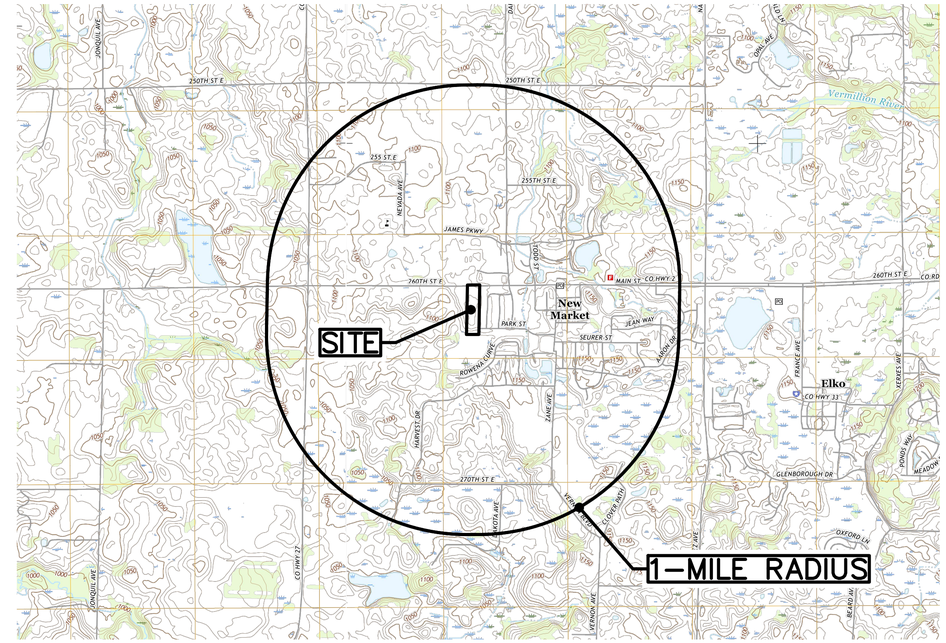
The Contractor shall follow the implementation sequence as described on these plans. Amendments shall be made as site conditions change. Amendments shall be proposed by contractor and reviewed by the engineer.

All BMP's selected and implemented shall be appropriate for the time of year, the current site conditions and for the estimated duration of use.

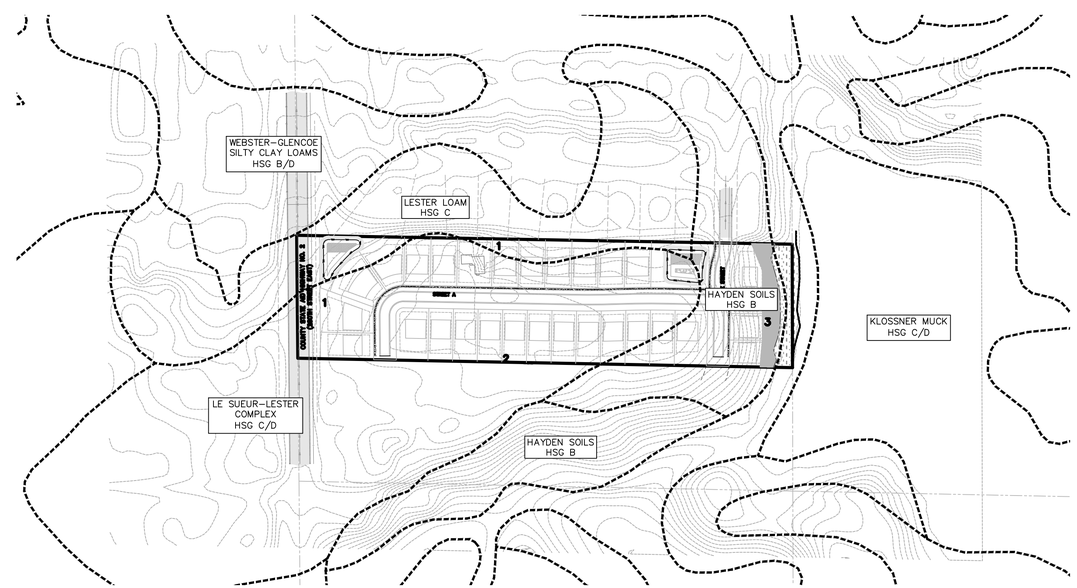
These plans shall be considered part of the project SWPPP. A copy of the SWPPP shall remain on site throughout active construction.

ESTIMATED EROSION AND SEDIMENT CONTROL QUANTITIES

CONSTRUCTION ROCK ENTRANCE	EA	1
STANDARD DUTY SILT FENCE	LF	X
HEAVY DUTY SILT FENCE	LF	3,260
FLOATING SILT CURTAIN	LF	X
MNDOT SEED AND MULCH 33-261 (STORMWATER BASIN)	AC	0.1
MNDOT SEED AND MULCH 25-141 (GENERAL MIX) - 1.5X	AC	8.12
MNDOT SEED AND MULCH 21-112 (TEMPORARY COVER CROP)	AC	2
REAR YARD INLET PROTECTION	EA	4
WIMCO OR APPROVED EQUAL INLET PROTECTION	EA	11



USGS MAP
1" = 2000'



USDA SOIL MAP
1" = 200'

BENCHMARK
TOP NUT HYDRANT - NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
EROSION & SEDIMENT CONTROL NOTES
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	JSO
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620ERD
PROJECT NO.	23620
	C3.1

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1.1 Permit Coverage. [Minn. R. 7090]

1.2 This permit is required for construction activity that results in land disturbance of equal to or greater than one (1) acre or if a project is part of a common plan of development or sale that ultimately will disturb greater than one (1) acre, and authorizes, subject to the terms and conditions of this permit, the discharge of stormwater associated with construction activity. [Minn. R. 7090]

1.3 Construction activity covered by this permit cannot commence until coverage under this permit is effective as described in item 3.3 through 3.4 or, if applicable, until the Minnesota Pollution Control Agency (MPCA) has issued an individual National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) construction stormwater permit for the project. [Minn. R. 7090]

1.4 This permit covers all areas of the State of Minnesota except land wholly within the boundaries of a federally recognized Indian Reservation owned by a tribe or a tribal member or land held in trust by the federal government for a tribe or tribal member. [Minn. R. 7090]

1.5 Coverage under this permit is not required when all stormwater from construction activity is routed directly to and treated by a "treatment works," as defined in Minn. Stat. Sect. 115.01, subd. 21, operated under an individual NPDES/SDS permit with a Total Suspended Solids (TSS) effluent limit. [Minn. R. 7090]

1.6 This permit covers ongoing projects covered under any previous construction stormwater permit that are not complete on the issuance date of this permit. Permittees must either remain in compliance with the previous permit and terminate coverage within 18 months of the issuance date of this permit or comply with this permit, including updating the Stormwater Pollution Prevention Plan (SWPPP), within the 18-month period. Permittees of previously permitted projects are not required to incorporate any additional requirements regarding the permanent stormwater treatment system included in this reissued permit. [Minn. R. 7090]

1.7 Coverage for projects that extend beyond the expiration date of this permit remains effective for a grace period covering project completion and Notice of Termination (NOT) submittal. If Permittees cannot complete projects during the grace period, the MPCA will extend coverage under the next permit and permittees must comply with the requirements of the new permit including updating the SWPPP. Permittees are not required to follow changes to the permanent stormwater treatment section of the next permit. [Minn. R. 7090]

2.1 Prohibitions and Limitations of Coverage. [Minn. R. 7090]

2.2 The owner must develop a complete and accurate SWPPP that complies with item 5.2 prior to submitting the application for coverage and starting construction activity. Failure to prepare a SWPPP prior to submitting the application may result in permit revocation. [Minn. R. 7090]

2.3 This permit prohibits discharges of any material other than stormwater treated in compliance with this permit and discharges from dewatering or basin draining activities in accordance with Section 10. Prohibited discharges include, but are not limited to, wastewater from washout of concrete, stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance, soaps or solvents used in vehicle and equipment washing and maintenance, and other hazardous substances or wastes. [Minn. R. 7090]

2.4 This permit does not authorize stormwater discharges related to the placement of fill into waters of the state requiring local, state or federal authorizations (such as U.S. Army Corps of Engineers Section 404 permits, Minnesota Department of Natural Resources (DNR) Public Waters Work permits or local governmental unit (LGU) Wetland Conservation Act replacement plans or determinations). [Minn. R. 7090]

2.5 This permit does not authorize stormwater discharges associated with industrial activity except for construction activity. Permittees must obtain coverage for discharges associated with industrial activity under a separate NPDES/SDS permit once day-to-day operational activities commence even if construction is ongoing. [Minn. R. 7090]

2.6 This permit does not authorize discharges from non-point source agricultural and silvicultural activities excluded from NPDES permit requirements under 40 CFR pt. 122.3(e). [Minn. R. 7090]

2.7 This permit does not authorize stormwater discharges to Prohibited, Restricted, Special or Impaired waters unless permittees follow the additional stormwater requirements in Section 23. [Minn. R. 7090]

2.8 This permit does not replace or satisfy any environmental review requirements including those under the Minnesota Environmental Policy Act or the National Environmental Policy Act. The owner must verify completion of any environmental review required by law, including any required Environmental Assessment Work Sheets or Environmental Impact Statements, Federal environmental review, or other required review prior to applying for coverage under this permit. If any part of your common plan of development or sale requires environmental review, coverage under this permit cannot be obtained until such environmental review is complete. [Minn. R. 7090]

2.9 This permit does not replace or satisfy any review requirements for discharges adversely impacting State or Federally designated endangered or threatened species or a designated critical habitat. The owner must comply with the National Historic Preservation Act and conduct all required review and coordination related to historic preservation, including significant anthropological sites and any burial sites, with the Minnesota Historic Preservation Officer. [Minn. R. 7090]

2.10 This permit does not authorize discharges to wetlands unless the permittee complies with the requirements in Section 22. [Minn. R. 7090]

3.1 Application and Coverage Effective Date. [Minn. R. 7090]

3.2 The owner and operator must submit a complete and accurate on-line application with the appropriate fee to the MPCA for each project that disturbs one (1) or more acres of land or for a common plan of development or sale that will ultimately disturb one (1) or more acres. [Minn. R. 7090]

3.3 For projects or common plans of development or sale that disturb less than 50 acres or do not discharge stormwater within 1 mile (aerial radius measurement) of a special or impaired water, permittees do not need to submit the SWPPP with the application. Permit coverage for these projects is effective upon application and completing the payment process. [Minn. R. 7090]

3.4 For certain projects or common plans of development or sale disturbing 50 acres or more, the complete SWPPP must be included with the application and submitted at least 30 days before the start of construction activity. This applies if there is a discharge point on the project within one mile (aerial radius measurement) of, and flows to, a special water listed in item 23.3 through 23.6 or an impaired water as described in item 23.7. Permit coverage for these projects is effective upon submitting the application and complete SWPPP, completing the payment process and receiving a determination from the MPCA that the review of the SWPPP is complete. The determination may take longer than 30 days if the SWPPP is incomplete. If the MPCA fails to contact the permittees within 30 days of application receipt, coverage is effective 30 days after completing the payment process. [Minn. R. 7090]

3.5 The application requires listing all persons meeting the definition of owner and operator as permittees. The owner is responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with Sections 3, 4, 6-22, 24 and applicable requirements for construction activity in Section 23. [Minn. R. 7090]

3.6 Permittees will receive coverage notification in a manner determined by the MPCA. [Minn. R. 7090]

3.7 For construction projects where the owner or operator changes (e.g., an original developer sells portions of the property to various homebuilders or sells the entire site to a new owner), the current owner and the new owner or operator must submit a complete permit modification form provided by the MPCA. The current owner and the new owner or operator must submit the form prior to the new owner or operator commencing construction activity or no later than 30 days after taking ownership of the property. [Minn. R. 7090]

3.8 For construction projects where the owner or operator changes, the current owner must provide a SWPPP to the new owner and operator that specifically addresses the remaining construction activity. The new owner or operator can implement the original SWPPP, modify the SWPPP, or develop a new SWPPP. Permittees must ensure their activities do not render another party's erosion prevention and sediment control BMPs ineffective. [Minn. R. 7090]

4.1 Termination of Coverage. [Minn. R. 7090]

4.2 Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete. [Minn. R. 7090]

4.3 Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The permittees' coverage under this permit terminates at midnight on the submission date of the NOT. [Minn. R. 7090]

4.4 Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following conditions:
- a. construction activity has ceased for at least 90 days; and
- b. at least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has been established on those areas; and
- c. on areas where construction activity is not complete, permanent cover has been established; and
- d. the site complies with item 13.3 through 13.7.

After permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will require permit coverage if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activities of one (1) or more acres in size. [Minn. R. 7090]

4.5 Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner cancelled the project. [Minn. R. 7090]

5.1 Stormwater Pollution Prevention Plan (SWPPP) Content. [Minn. R. 7090]

5.2 The owner must develop a SWPPP. The SWPPP must include items 5.3 through 5.26. [Minn. R. 7090]

5.3 The SWPPP must incorporate specific Best Management Practices (BMP) used to comply with the requirements of this permit. [Minn. R. 7090]

5.4 The SWPPP must include a narrative describing the timing for installation of all erosion prevention and sediment control BMPs and a description of the permanent stormwater treatment systems. [Minn. R. 7090]

5.5 The SWPPP must include the location and type of all temporary and permanent erosion prevention and sediment control BMPs along with procedures used to establish additional temporary BMPs as necessary for the site conditions during construction. Standard details and/or specifications for BMPs must be included in the final plans and specifications for the project. [Minn. R. 7090]

5.6 The SWPPP must include the calculations and other information used for the design of temporary sediment basins and any of the permanent stormwater treatment systems required in Section 15. [Minn. R. 7090]

5.7 The SWPPP must include estimated quantities anticipated at the start of the project for the life of the project for all erosion prevention and sediment control BMPs (e.g., linear feet of silt fence or square feet of erosion control blanket). [Minn. R. 7090]

5.8 The SWPPP must include the number of acres of impervious surface for both pre- and post-construction. [Minn. R. 7090]

5.9 The SWPPP must include a site map with existing and final grades, including drainage area boundaries, directions of flow and all discharge points where stormwater is leaving the site or entering a surface water. The site map must indicate the areas of steep slopes. The site map must also include impervious surfaces, soil types and locations of potential pollutant-generating activities as identified in Section 12. [Minn. R. 7090]

5.10 The SWPPP must include a map of all surface waters, existing wetlands, and stormwater ponds or basins that can be identified on maps such as United States Geological Survey 7.5 minute quadrangle maps, the National Wetland Inventory map or equivalent maps and are within one mile (aerial radius measurement) from the project boundaries that will receive stormwater from the construction site, during or after construction. The SWPPP must identify if the surface waters are special or impaired waters. [Minn. R. 7090]

5.11 The SWPPP must include a site map showing construction activity areas that are adjacent to and drain to Public Waters for which the DNR has promulgated "work in water restrictions" during specified fish spawning time frames. [Minn. R. 7090]

5.12 Permittees must identify locations of 50' buffer zones as required in item 9.17 and 100' permanent buffer zones as required in item 23.11, on plan sheets in the SWPPP. [Minn. R. 7090]

5.13 If permittees determine compliance with the following requirements is infeasible, they must document the determination in the SWPPP:
- a. temporary sediment basins as described in Section 14; and
- b. for linear projects, if the permanent stormwater treatment system cannot be constructed within the right-of-way, a reasonable attempt must be made to obtain additional right-of-way (item 15.9); and
- c. buffer zones as described in item 9.17 and item 23.11. [Minn. R. 7090]

5.14 If permittees determine that a temporary sediment basin is infeasible as described in item 14.10, the SWPPP must describe the alternative BMPs used. [Minn. R. 7090]

5.15 Where systems cannot meet the full volume reduction requirement on site, (e.g., the site has infiltration prohibitions, see item 16.14 through item 16.21) the permittee must document the reasons in the SWPPP. [Minn. R. 7090]

5.16 The SWPPP must include any stormwater mitigation measures proposed to be part of the final project in any environmental review document, endangered species review, archeological or other required local, state or federal review conducted for the project. For purposes of this permit, mitigation measures means actions necessary to avoid, minimize, or mitigate for impacts related to erosion prevention, sediment control, the permanent stormwater treatment system, pollution prevention management measures and discharges associated with the project's construction activity. [Minn. R. 7090]

5.17 The SWPPP must describe the methods used for permanent cover of all exposed soil areas. [Minn. R. 7090]

5.18 Permittees must identify the locations of areas where construction will be phased to minimize the duration of exposed soil areas in the SWPPP. [Minn. R. 7090]

5.19 For projects with a discharge point on the project within one (1) mile (aerial radius measurement) of and which flows to an impaired water, permittees must identify the impaired water(s), and any United States Environmental Protection Agency (USEPA)-approved Total Maximum Daily Load (TMDL) for the pollutant(s) or stressor(s) described in item 23.7. Permittees' identification must include those TMDLs approved at any time prior to permit application submittal and are still in effect. [Minn. R. 7090]

5.20 Permittees must document in the SWPPP, all trained individuals identified in item 21.2. Documentation must include:
- a. names of personnel required to be trained; and
- b. dates of training and name of instructor(s) and entity providing training; and
- c. content of training course.

If permittees do not know the names of the individuals at the time of application, the permittees must ensure they document training before construction activity commences. [Minn. R. 7090]

5.21 The SWPPP must identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will coordinate with all contractors, subcontractors, and operators on-site to oversee the implementation of the SWPPP. [Minn. R. 7090]

5.22 The SWPPP must describe any specific chemicals and chemical treatment systems used for enhancing the sedimentation process and how it achieves compliance with item 9.18. [Minn. R. 7090]

5.23 The SWPPP must identify the person(s), organizations, or entities responsible for long-term operation and maintenance of permanent stormwater treatment systems. [Minn. R. 7090]

5.24 The SWPPP must describe methods to minimize soil compaction and preserve topsoil. Minimizing soil compaction is not required where the function of a specific area dictates compaction. [Minn. R. 7090]

5.25 The SWPPP must include any site assessments for groundwater or soil contamination required in item 16.15. [Minn. R. 7090]

5.26 The SWPPP must account for the following factors in designing temporary erosion prevention and sediment control BMPs:
- a. the expected amount, frequency, intensity, and duration of precipitation; and
- b. the nature of stormwater runoff and run-on at the site, including factors such as expected flow from impervious surfaces, slopes, and site drainage features; and
- c. the stormwater volume, velocity, and peak flowrates to minimize discharge of pollutants in stormwater and to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points; and
- d. the range of soil particle sizes expected to be present. [Minn. R. 7090]

6.1 SWPPP Amendments. [Minn. R. 7090]

6.2 One of the individuals described in item 21.2.a or item 21.2.b or another qualified individual must complete all SWPPP changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement BMP is effective for the site characteristics. [Minn. R. 7090]

6.3 Permittees must amend the SWPPP to include additional or modified BMPs as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater. [Minn. R. 7090]

6.4 Permittees must amend the SWPPP to include additional or modified BMPs as necessary to correct problems identified or address situations whenever inspections or investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2) or the SWPPP is not consistent with the objectives of a USEPA approved TMDL. [Minn. R. 7050.0210]

7.1 BMP Selection and Installation. [Minn. R. 7090]

7.2 Permittees must select, install, and maintain the BMPs identified in the SWPPP and in this permit in an appropriate and functional manner and in accordance with relevant manufacturer specifications and accepted engineering practices. [Minn. R. 7090]

8.1 Erosion Prevention Practices. [Minn. R. 7090]

8.2 Before work begins, permittees must delineate the location of areas not to be disturbed. [Minn. R. 7090]

8.3 Permittees must minimize the need for disturbance of portions of the project with steep slopes. When steep slopes must be disturbed, permittees must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing). [Minn. R. 7090]

8.4 Permittees must stabilize all exposed soil areas, including stockpiles. Stabilization must be initiated immediately to limit soil erosion when construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed no later than 14 calendar days after the construction activity has ceased. Stabilization is not required on constructed base components of roads, parking lots and similar surfaces. Stabilization is not required on temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) but permittees must provide sediment controls at the base of the stockpile. [Minn. R. 7090]

8.5 For Public Waters that the Minnesota DNR has promulgated "work in water restrictions" during specified fish spawning time frames, permittees must complete stabilization of all exposed soil areas within 200 feet of the water's edge, and that drain to these waters, within 24 hours during the restriction period. [Minn. R. 7090]

8.6 Permittees must stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge. Permittees must complete stabilization of remaining portions of temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch temporarily or permanently ceases. [Minn. R. 7090]

8.7 Temporary or permanent ditches or swales being used as a sediment containment system during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized. Permittees must stabilize these areas within 24 hours after their use as a sediment containment system ceases. [Minn. R. 7090]

8.8 Permittees must not use mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices within any portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent. [Minn. R. 7090]

8.9 Permittees must provide temporary or permanent energy dissipation at all pipe outlets within 24 hours after connection to a surface water or permanent stormwater treatment system. [Minn. R. 7090]

8.10 Permittees must not disturb more land (i.e., phasing) than can be effectively inspected and maintained in accordance with Section 11. [Minn. R. 7090]

9.1 Sediment Control Practices. [Minn. R. 7090]

9.2 Permittees must establish sediment control BMPs on all downgradient perimeters of the site and downgradient areas of the site that drain to any surface water, including curb and gutter systems. Permittees must locate sediment control practices upgradient of any buffer zones. Permittees must install sediment control practices before any upgradient land-disturbing activities begin and must keep the sediment control practices in place until they establish permanent cover. [Minn. R. 7090]

9.3 If downgradient sediment controls are overloaded, based on frequent failure or excessive maintenance requirements, permittees must install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading and amend the SWPPP to identify these additional practices as required in item 6.3. [Minn. R. 7090]

9.4 Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions. [Minn. R. 7090]

9.5 A floating silt curtain placed in the water is not a sediment control BMP to satisfy item 9.2 except when working on a shoreline or below the waterline. Immediately after the short term construction activity (e.g., installation of rip rap along the shoreline) in that area is complete, permittees must install an upland perimeter control practice if exposed soils still drain to a surface water. [Minn. R. 7090]

9.6 Permittees must re-install all sediment control practices adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity is completed. Permittees must re-install sediment control practices before the next precipitation event even if the short-term activity is not complete. [Minn. R. 7090]

9.7 Permittees must protect all storm drain inlets using appropriate BMPs during construction until they establish permanent cover on all areas with potential for discharging to the inlet. [Minn. R. 7090]

9.8 Permittees may remove inlet protection for a particular inlet if a specific safety concern (e.g. street flooding/freezing) is identified by the permittees or the jurisdictional authority (e.g., city/county/township/Minnesota Department of Transportation engineer). Permittees must document the need for removal in the SWPPP. [Minn. R. 7090]

9.9 Permittees must provide silt fence or other effective sediment controls at the base of stockpiles on the downgradient perimeter. [Minn. R. 7090]

9.10 Permittees must locate stockpiles outside of natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems unless there is a bypass in place for the stormwater. [Minn. R. 7090]

9.11 Permittees must install a vehicle tracking BMP to minimize the track out of sediment from the construction site or onto paved roads within the site. [Minn. R. 7090]

9.12 Permittees must use street sweeping if vehicle tracking BMPs are not adequate to prevent sediment tracking onto the street. [Minn. R. 7090]

9.13 Permittees must install temporary sediment basins as required in Section 14. [Minn. R. 7090]

9.14 In any areas of the site where final vegetative stabilization will occur, permittees must restrict vehicle and equipment use to minimize soil compaction. [Minn. R. 7090]

9.15 Permittees must preserve topsoil on the site, unless infeasible. [Minn. R. 7090]

9.16 Permittees must direct discharges from BMPs to vegetated areas unless infeasible. [Minn. R. 7090]

9.17 Permittees must preserve a 50 foot natural buffer or, if a buffer is infeasible on the site, provide redundant (double) perimeter sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water. Permittees must install perimeter sediment controls at least 5 feet apart unless limited by lack of available space. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, permittees must document the reasons in the SWPPP. Sheet piling is a redundant perimeter control if installed in a manner that retains all stormwater. [Minn. R. 7090]

9.18 Permittees must use polymers, flocculants, or other sedimentation treatment chemicals in accordance with accepted engineering practices, dosing specifications and sediment removal design specifications provided by the manufacturer or supplier. The permittees must use conventional erosion and sediment controls prior to chemical addition and must direct treated stormwater to a sediment control system for filtration or settlement of the floc prior to discharge. [Minn. R. 7090]

10.1 Dewatering and Basin Draining. [Minn. R. 7090]

10.2 Permittees must discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sediment basin on the project site unless infeasible. Permittees may dewater to surface waters if they visually check to ensure adequate treatment has been obtained and nuisance conditions (see Minn. R. 7050.0210, subp. 2) will not result from the discharge. If permittees cannot discharge the water to a sedimentation basin prior to entering a surface water, permittees must treat it with appropriate BMPs such that the discharge does not adversely affect the surface water or downstream properties. [Minn. R. 7050.0210]

10.3 If permittees must discharge water containing oil or grease, they must use an oil-water separator or suitable filtration device (e.g., cartridge filters, absorbents pads) prior to discharge. [Minn. R. 7090]

10.4 Permittees must discharge all water from dewatering or basin-draining activities in a manner that does not cause erosion or scour in the immediate vicinity of discharge points or inundation of wetlands in the immediate vicinity of discharge points that causes significant adverse impact to the wetland. [Minn. R. 7090]

10.5 If permittees use filters with backwash water, they must haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. [Minn. R. 7090]

11.1 Inspections and Maintenance. [Minn. R. 7090]

11.2 Permittees must ensure a trained person, as identified in item 21.2.b, will inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 1/2 inch in 24 hours. [Minn. R. 7090]

11.3 Permittees must inspect and maintain all permanent stormwater treatment BMPs. [Minn. R. 7090]

11.4 Permittees must inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness. Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery unless another time frame is specified in item 11.5 or 11.6. Permittees may take additional time if field conditions prevent access to the area. [Minn. R. 7090]

11.5 During each inspection, permittees must inspect surface waters, including drainage ditches and conveyance systems but not curb and gutter systems, for evidence of erosion and sediment deposition. Permittees must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems and restabilize the areas where sediment removal results in exposed soil. Permittees must complete removal and stabilization within seven (7) calendar days of discovery unless precluded by legal, regulatory, or physical access constraints. Permittees must use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) days of obtaining access. Permittees are responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters. [Minn. R. 7090]

11.6 Permittees must inspect construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles. Permittees must remove sediment from all paved surfaces within one (1) calendar day of discovery or, if applicable, within a shorter time to avoid a safety hazard to users of public streets. [Minn. R. 7090]

11.7 Permittees must repair, replace or supplement all perimeter control devices when they become nonfunctional or the sediment reaches 1/2 of the height of the device. [Minn. R. 7090]

11.8 Permittees must drain temporary and permanent sedimentation basins and remove the sediment when the depth of sediment collected in the basin reaches 1/2 the storage volume. [Minn. R. 7090]

11.9 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]

11.10 Permittees may adjust the inspection schedule described in item 11.2 as follows:
- a. inspections of areas with permanent cover can be reduced to once per month, even if construction activity continues on other portions of the site; or
- b. where sites have permanent cover on all exposed soil and no construction activity is occurring anywhere on the site, inspections can be reduced to once per month and, after 12 months, may be suspended completely until construction activity resumes. The MPCA may require inspections to resume if conditions warrant; or
- c. where construction activity has been suspended due to frozen ground conditions, inspections may be suspended. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first. [Minn. R. 7090]

11.11 Permittees must record all inspections and maintenance activities within 24 hours of being conducted and these records must be retained with the SWPPP. These records must include:
- a. date and time of inspections; and
- b. name of persons conducting inspections; and
- c. accurate findings of inspections, including the specific location where corrective actions are needed; and
- d. corrective actions taken (including dates, times, and party completing maintenance activities); and
- e. date of all rainfall events greater than 1/2 inches in 24 hours, and the amount of rainfall for each event. Permittees must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries; and
- f. if permittees observe a discharge during the inspection, they must record and should photograph and describe the location of the discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants); and
- g. any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 within seven (7) calendar days. [Minn. R. 7090]

12.1 Pollution Prevention Management Measures. [Minn. R. 7090]

12.2 Permittees must place building products and landscape materials under cover (e.g., plastic sheeting or temporary roofs) or protect them by similarly effective means designed to minimize contact with stormwater. Permittees are not required to cover or protect products which are either not a source of contamination to stormwater or are designed to be exposed to stormwater. [Minn. R. 7090]

12.3 Permittees must place pesticides, fertilizers and treatment chemicals under cover (e.g., plastic sheeting or temporary roofs) or protect them by similarly effective means designed to minimize contact with stormwater. [Minn. R. 7090]

12.4 Permittees must store hazardous materials and toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) in sealed containers to prevent spills, leaks or other discharge. Storage and disposal of hazardous waste materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable. [Minn. R. 7090]

12.5 Permittees must properly store, collect and dispose solid waste in compliance with Minn. R. ch. 7035. [Minn. R. 7035]

12.6 Permittees must position portable toilets so they are secure and will not tip or be knocked over. Permittees must properly dispose sanitary waste in accordance with Minn. R. ch. 7041. [Minn. R. 7041]

12.7 Permittees must take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. Permittees must ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. Permittees must report and clean up spills immediately as required by Minn. Stat. 115.061, using dry clean up measures where possible. [Minn. Stat. 115.061]

12.8 Permittees must limit vehicle exterior washing and equipment to a defined area of the site. Permittees must contain runoff from the washing area in a sediment basin or other similarly effective controls and must dispose waste from the washing activity properly. Permittees must properly use and store soaps, detergents, or solvents. [Minn. R. 7090]

12.9 Permittees must provide effective containment for all liquid and solid wastes generated by washout operations (e.g., concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. Permittees must prevent liquid and solid washout wastes from contacting the ground and must design the containment so it does not result in runoff from the washout operations or areas. Permittees must properly dispose liquid and solid wastes in compliance with MPCA rules. Permittees must install a sign indicating the location of the washout facility. [Minn. R. 7035, Minn. R. 7090]

13.1 Permit Termination Conditions. [Minn. R. 7090]

13.2 Permittees must complete all construction activity and must install permanent cover over all areas prior to submitting the NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final growth. Vegetation is not required where the function of a specific area dictates no vegetation, such as impervious surfaces or the base of a sand filter. [Minn. R. 7090]

13.3 Permittees must clean the permanent stormwater treatment system of any accumulated sediment and must ensure the system meets all applicable requirements in Section 15 through 19 and is operating as designed. [Minn. R. 7090]

13.4 Permittees must remove all sediment from conveyance systems prior to submitting the NOT. [Minn. R. 7090]

13.5 Permittees must remove all temporary synthetic erosion prevention and sediment control BMPs prior to submitting the NOT. Permittees may leave BMPs designed to decompose on-site in place. [Minn. R. 7090]

13.6 For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner. [Minn. R. 7090]

13.7 For construction projects on agricultural land (e.g., pipelines across cropland), permittees must return the disturbed land to its preconstruction agricultural use prior to submitting the NOT. [Minn. R. 7090]

14.1 Temporary Sediment Basins. [Minn. R. 7090]

14.2 Where ten (10) or more acres of disturbed soil drain to a common location, permittees must provide a temporary sediment basin to provide treatment of the runoff before it leaves the construction site or enters surface waters. Permittees may convert a temporary sediment basin to a permanent basin after construction is complete. The temporary basin is no longer required when permanent cover has reduced the acreage of disturbed soil to less than ten (10) acres draining to a common location. [Minn. R. 7090]

14.3 The temporary basin must provide live storage for a calculated volume of runoff from a two (2)-year, 24-hour storm from each acre drained to the basin or 1,800 cubic feet of live storage per acre drained, whichever is greater. [Minn. R. 7090]

14.4 Where permittees have not calculated the two (2)-year, 24-hour storm runoff amount, the temporary basin must provide 3,600 cubic feet of live storage per acre of the basins' drainage area. [Minn. R. 7090]

14.5 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. [Minn. R. 7090]

14.6 Permittees must design the outlet structure to withdraw water from the surface to minimize the discharge of pollutants. Permittees may temporarily suspend the use of a surface withdrawal mechanism during frozen conditions. The basin must include a stabilized emergency overflow to prevent failure of pond integrity. [Minn. R. 7090]

14.7 Permittees must provide energy dissipation for the basin outlet within 24 hours after connection to a surface water. [Minn. R. 7090]

14.8 Permittees must locate temporary basins outside of surface waters and any buffer zone required in item 23.11. [Minn. R. 7090]

14.9 Permittees must construct the temporary basins prior to disturbing 10 or more acres of soil draining to a common location. [Minn. R. 7090]

14.10 Where a temporary sediment basin meeting the requirements of item 14.3 through 14.9 is infeasible, permittees must install effective sediment controls such as smaller sediment basins and/or sediment traps, silt fences, vegetative buffer strips or any appropriate combination of measures as dictated by individual site conditions. In determining whether installing a sediment basin is infeasible, permittees must consider public safety and may consider factors such as site soils, slope, and available area on-site. Permittees must document this determination of infeasibility in the SWPPP. [Minn. R. 7090]

15.1 Permanent Stormwater Treatment System. [Minn. R. 7090]

15.2 Permittees must design the project so all stormwater discharged from the project during and after construction activities does not cause a violation of state water quality standards, including nuisance conditions, erosion in receiving channels or on downslope properties, or a significant adverse impact to wetlands caused by inundation or decrease of flow. [Minn. R. 7090]

15.3 Permittees must design and construct a permanent stormwater treatment system to treat the water quality volume if the project's ultimate development replaces vegetation and/or other pervious surfaces creating a net increase of one (1) or more acres of cumulative impervious surface. [Minn. R. 7090]

15.4 Permittees must calculate the water quality volume as one (1) inch times the net increase of impervious surfaces created by the project. [Minn. R. 7090]

15.5 Permittees must first consider volume reduction practices on-site (e.g., infiltration or other) when designing the permanent stormwater treatment system. If this permit prohibits infiltration as described in item 16.14 through item 16.21, permittees may consider a wet sedimentation basin, filtration basin or regional pond. This permit does not consider wet sedimentation basins and filtration systems to be volume reduction practices. [Minn. R. 7090]

15.6 For projects where the full volume reduction requirement cannot be met on-site, (e.g., the site has infiltration prohibitions), permittees must document the reasons in the SWPPP. [Minn. R. 7090]

15.7 Permittees must discharge the water quality volume to a permanent stormwater treatment system prior to discharge to a surface water. For purposes of this item, surface waters do not include man-made drainage systems that convey stormwater to a permanent stormwater treatment system. [Minn. R. 7090]

15.8 Where the proximity to bedrock precludes the installation of any of the permanent stormwater treatment practices required by Sections 15 through 19, permittees must install other treatment such as grassed swales, smaller ponds, or grit chambers, prior to the discharge of stormwater to surface waters. [Minn. R. 7090]

15.9 For linear projects where permittees cannot treat the entire water quality volume within the existing rightof-way, permittees must make a reasonable attempt to obtain additional right-of-way, easement or other permission for stormwater treatment during the project planning process. Documentation of these attempts must be in the SWPPP. Permittees must still consider volume reduction practices first as described in item 15.5. If permittees cannot obtain additional right-of-way, easement or other permission, they must maximize the treatment of the water quality volume prior to discharge to surface waters. [Minn. R. 7090]

16.1 Infiltration Systems. [Minn. R. 7090]

16.2 Infiltration options include, but are not limited to: infiltration basins, infiltration trenches, rainwater gardens, bioretention areas without underdrains, swales with impermeable check dams, and natural depressions. If permittees utilize an infiltration system to meet the requirements of this permit, they must incorporate the design parameters in item 16.3 through item 16.21. Permittees must follow the infiltration prohibition in item 16.14 anytime an infiltration system is designed, including those not required by this permit. [Minn. R. 7090]

16.3 Permittees must design infiltration systems such that pre-existing hydrologic conditions of wetlands in the vicinity are not impacted (e.g., inundation or breaching a perched water table supporting a wetland). [Minn. R. 7090]

16.4 Permittees must not excavate infiltration systems to final grade, or within three (3) feet of final grade, until the contributing drainage area has been constructed and fully stabilized unless they provide rigorous erosion prevention and sediment controls (e.g., diversion berms) to keep sediment and runoff completely away from the infiltration area. [Minn. R. 7090]

16.5 When excavating an infiltration system to within three (3) feet of final grade, permittees must stake off and mark the area so heavy construction vehicles or equipment do not compact the soil in the infiltration area. [Minn. R. 7090]

16.6 Permittees must use a pretreatment device such as a vegetated filter strip, forebay, or water quality inlet (e.g., grit chamber) to remove solids, floating materials, and oil and grease from the runoff, to the maximum extent practicable, before the system routes stormwater to the infiltration system. [Minn. R. 7090]

16.7 Permittees must design infiltration systems to provide a water quality volume (calculated as an instantaneous volume) of one (1) inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the net increase of impervious surfaces created by the project. [Minn. R. 7090]

16.8 Permittees must design the infiltration system to discharge all stormwater (including stormwater in excess of the water quality volume) routed to the system through the uppermost soil surface or engineered media surface within 48 hours. Permittees must route additional flows that cannot infiltrate within 48 hours to bypass the system through a stabilized discharge point. [Minn. R. 7090]

16.9 Permittees must provide a means to visually verify the infiltration system is discharging through the soil surface or filter media surface within 48 hours or less. [Minn. R. 7090]

16.10 Permittees must provide at least one soil boring, test pit or infiltrometer test in the location of the infiltration practice for determining infiltration rates. [Minn. R. 7090]

16.11 For design purposes, permittees must divide field measured infiltration rates by 2 as a safety factor or permittees can use soil-boring results with the infiltration rate chart in the Minnesota Stormwater Manual to determine design infiltration rates. When soil borings indicate type A soils, permittees should perform field measurements to verify the rate is not above 8.3 inches per hour. This permit prohibits infiltration if the field measured infiltration rate is above 8.3 inches per hour. [Minn. R. 7090]

16.12 Permittees must employ appropriate on-site testing ensure a minimum of three (3) feet of separation from the seasonally saturated soils (or from bedrock) and the bottom of the proposed infiltration system. [Minn. R. 7090]

16.13 Permittees must design a maintenance access, typically eight (8) feet wide, for the infiltration system. [Minn. R. 7090]

16.14 This permit prohibits permittees from constructing infiltration systems that receive runoff from vehicle fueling and maintenance areas including construction of infiltration systems not required by this permit. [Minn. R. 7090]

16.15 This permit prohibits permittees from constructing infiltration systems where infiltrating stormwater may mobilize high levels of contaminants in soil or groundwater. Permittees must either complete the MPCA's contamination screening checklist or conduct their own assessment to determine the suitability for infiltration. Permittees must retain the checklist or assessment with the SWPPP. For more information and to access the MPCA's "contamination screening checklist" see the Minnesota Stormwater Manual. [Minn. R. 7090]

16.16 This permit prohibits permittees from constructing infiltration systems in areas where soil infiltration rates are field measured at more than 8.3 inches per hour unless they amend soils to slow the infiltration rate below 8.3 inches per hour. [Minn. R. 7090]

16.17 This permit prohibits permittees from constructing infiltration systems in areas with less than three (3) feet of separation distance from the bottom of the infiltration system to the elevation of the seasonally saturated soils or the top of bedrock. [Minn. R. 7090]

16.18 This permit prohibits permittees from constructing infiltration systems in areas of predominately Hydrologic Soil Group type D soils (clay). [Minn. R. 7090]

16.19 This permit prohibits permittees from constructing infiltration systems within a Drinking Water Supply Management Area (DWSMA) as defined in Minn. R. 4720.5100, subp. 13, if the system will be located:
- a. in an Emergency Response Area (ERA) within a DWSMA classified as having high or very high vulnerability as defined by the Minnesota Department of Health; or
- b. in an ERA within a DWSMA classified as moderate vulnerability unless a regulated MS4 Permittee performed or approved a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater; or
- c. outside of an ERA within a DWSMA classified as having high or very high vulnerability, unless a regulated MS4 Permittee performed or approved a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater.

See "higher level of engineering review" in the Minnesota Stormwater Manual for more information. [Minn. R. 7090]

16.20 This permit prohibits permittees from constructing infiltration systems in areas within 1,000 feet upgradient or 100 feet downgradient of active karst features. [Minn. R. 7090]

16.21 This permit prohibits permittees from constructing infiltration systems in areas that receive runoff from the following industrial facilities not authorized to infiltrate stormwater under the NPDES stormwater permit for industrial activities: automobile salvage yards; scrap recycling and waste recycling facilities; hazardous waste treatment, storage, or disposal facilities; or air transportation facilities that conduct deicing activities. [Minn. R. 7090]

17.1 Filtration Systems. [Minn. R. 7090]

17.2 Filtration options include, but are not limited to: sand filters with underdrains, biofiltration areas, swales using underdrains with impermeable check dams and underground sand filters. If permittees utilize a filtration system to meet the permanent stormwater treatment requirements of this permit, they must comply with items 17.3 through 17.11. [Minn. R. 7090]

17.3 Permittees must not install filter media until they construct and fully stabilize the contributing drainage area unless they provide rigorous erosion prevention and sediment controls (e.g., diversion berms) to keep sediment and runoff completely away from the filtration area. [Minn. R. 7090]

17.4 Permittees must design filtration systems to remove at least 80 percent of TSS. [Minn. R. 7090]

17.5 Permittees must use a pretreatment device such as a vegetated filter strip, small sedimentation basin, water quality inlet, forebay or hydrodynamic separator to remove settleable solids, floating materials, and oils and grease from the runoff, to the maximum extent practicable, before runoff enters the filtration system. [Minn. R. 7090]

17.6 Permittees must design filtration systems to treat a water quality volume (calculated as an instantaneous volume) of one (1) inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the net increase of impervious surfaces created by the project. [Minn. R. 7090]

17.7 Permittees must design the filtration system to discharge all stormwater (including stormwater in excess of the water quality volume) routed to the system through the uppermost soil surface or engineered media surface within 48 hours. Additional flows that the system cannot filter within 48 hours must bypass the system or discharge through an emergency overflow. [Minn. R. 7090]

17.8 Permittees must design the filtration system to provide a means to visually verify the system is discharging through the soil surface or filter media within 48 hours. [Minn. R. 7090]

17.9 Permittees must employ appropriate on-site testing to ensure a minimum of three (3) feet of separation between the seasonally saturated soils (or from bedrock) and the bottom of the proposed filtration system. [Minn. R. 7090]

17.10 Permittees must ensure that filtration systems with less than three (3) feet of separation between seasonally saturated soils or from bedrock are constructed with an impermeable liner. [Minn. R. 7090]

17.11 The permittees must design a maintenance access, typically eight (8) feet wide, for the filtration system. [Minn. R. 7090]

18.1 Wet Sedimentation Basin. [Minn. R. 7090]

18.2 Permittees using a wet sedimentation basin to meet the permanent stormwater treatment requirements of this permit must incorporate the design parameters in item 18.3 through 18.10. [Minn. R. 7090]

18.3 Permittees must design the basin to have a permanent volume of 1,800 cubic feet of storage below the outlet pipe for each acre that drains to the basin. The basin's permanent volume must reach a minimum depth of at least three (3) feet and must have no depth greater than 10 feet. Permittees must configure the basin to minimize scour or resuspension of solids. [Minn. R. 7090]

18.4 Permittees must design the basin to provide live storage for a water quality volume (calculated as an instantaneous volume) of one (1) inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the net increase in impervious surfaces created by the project. [Minn.R. 7090]

18.5 Permittees must design basin outlets so the water quality volume discharges at no more than 5.66 cubic feet per second (cfs) per acre of surface area of the basin. [Minn. R. 7090]

18.6 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. Basin outlets must have energy dissipation. [Minn. R. 7090]

18.7 Permittees must design the basin to include a stabilized emergency overflow to accommodate storm events in excess of the basin's hydraulic design. [Minn. R. 7090]

18.8 Permittees must design a maintenance access, typically eight (8) feet wide, for the basin. [Minn. R. 7090]

18.9 Permittees must locate basins outside of surface waters and any buffer zone required in item 23.11. Permittees must design basins to avoid draining water from wetlands unless the impact to the wetland complies with the requirements of Section 22. [Minn. R. 7090]

18.10 Permittees must design basins using an impermeable liner if located within active karst terrain. [Minn. R.7090]

19.1 Regional Wet Sedimentation Basins. [Minn. R. 7090]

19.2 When the entire water quality volume cannot be retained onsite, permittees can use or create regional wet sedimentation basins provided they are constructed basins, not a natural wetland or water body, (wetlands used as regional basins must be mitigated for, see Section 22). The owner must ensure the regional basin conforms to all requirements for a wet sedimentation basin as described in items 18.3 through 18.10 and must be large enough to account for the entire area that drains to the regional basin. Permittees must verify that the regional basin will discharge at no more than 5.66 cfs per acre of surface area of the basin and must provide a live storage volume of one inch times all the impervious area draining to the basin. Permittees cannot significantly degrade waterways between the project and the regional basin. The owner must obtain written authorization from the applicable LGU or private entity that owns and maintains the regional basin. [Minn. R. 7090]

20.1 SWPPP Availability. [Minn. R. 7090]

20.2 Permittees must keep the SWPPP, including all changes to it, and inspections and maintenance records at the site during normal working hours by permittees who have operational control of that portion of the site. [Minn. R. 7090]

21.1 Training Requirements. [Minn. R. 7090]

21.2 Permittees must ensure all of the following individuals receive training and the content and extent of the training is commensurate with the individual's job duties and responsibilities with regard to activities covered under this permit:
- a. Individuals preparing the SWPPP for the project.
- b. Individuals overseeing implementation of, revising and/or amending the SWPPP and individuals performing inspections for the project. One of these individuals must be available for an onsite inspection within 72 hours upon request by the MPCA.
- c. Individuals performing or supervising the installation, maintenance and repair of BMPs. [Minn. R. 7090]

21.3 Permittees must ensure individuals identified in Section 21 receive training from local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater treatment and the Minnesota NPDES/SDS Construction Stormwater permit. Permittees must ensure these individuals attend a refresher-training course every three (3) years.[Minn. R. 7090]

22.1 Requirements for Discharges to Wetlands. [Minn. R. 7050.0186]

22.2 If the project has any discharges with the potential for significant adverse impacts to a wetland, (e.g., conversion of a natural wetland to a stormwater pond) permittees must demonstrate that the wetland mitigative sequence has been followed in accordance with items 22.3 or 22.4. [Minn. R. 7050.0186]

22.3 If the potential adverse impacts to a wetland on a specific project site are addressed by permits or other approvals from an official statewide program (U.S. Army Corps of Engineers 404 program, Minnesota Department of Natural Resources, or the State of Minnesota Wetland Conservation Act) that are issued specifically for the project and project site, permittees may use the permit or other determination issued by these agencies to show the potential adverse impacts are addressed. For purposes of this permit, deminimus actions are determinations by the permitting agency that address the project impacts, whereas a non-jurisdictional determination does not address project impacts. [Minn. R. 7090]

22.4 If there are impacts from the project not addressed in one of the permits or other determinations discussed in item 22.3 (e.g., permanent inundation or flooding of the wetland, significant degradation of water quality, excavation, filling, draining), permittees must minimize all adverse impacts to wetlands by utilizing appropriate measures. Permittees must use measures based on the nature of the wetland, its vegetative community types and the established hydrology. These measures include in order of preference:
- a. avoid all significant adverse impacts to wetlands from the project and post-project discharge;
- b. minimize any unavoidable impacts from the project and post-project discharge;
- c. provide compensatory mitigation when the permittees determine(s) that there is no reasonable and practicable alternative to having a significant adverse impact on a wetland. For compensatory mitigation, wetland restoration or creation must be of the same type, size and whenever reasonable and practicable in the same watershed as the impacted wetland. [Minn. R. 7050.0186]

23.1 Additional Requirements for Discharges to Special (Prohibited, Restricted, Other) and Impaired Waters. [Minn. R. 7090]

23.2 The BMPs identified for each special or impaired water are required for those areas of the project draining to a discharge point on the project that is within one mile (aerial radius measurement) of special or impaired water and flows to that special or impaired water. [Minn. R. 7090]

23.3 Discharges to the following special waters identified as Prohibited in Minn. R. 7050.0035 Subp. 3 must incorporate the BMPs outlined in items 23.9, 23.10, 23.11, 23.13 and 23.14:
- a. Boundary Waters Canoe Area Wilderness; Voyageurs National Park; Kettle River from the site of the former dam at Sandstone to its confluence with the Saint Croix River; Rum River from Ogechie Lake spillway to the northernmost confluence with Lake Onamia.
- b. Those portions of Lake Superior North of latitude 47 degrees, 57 minutes, 13 seconds, East of Hat Point, South of the Minnesota-Ontario boundary, and West of the Minnesota-Michigan boundary;
- c. Scientific and Natural Areas identified as in Minn. R. 7050.0335 Subp. 3: Boot Lake, Anoka County; Kettle River in sections 15, 22, 23, T 41 N, R 20, Pine County; Pennington Bog, Beltrami County; Purvis Lake-Ober Foundation, Saint Louis County; waters within the borders of Itasca Wilderness Sanctuary, Clearwater County; Wolsfeld Woods, Hennepin County; Green Water Lake, Becker County; Blackdog Preserve, Dakota County; Prairie Bush Clover, Jackson County; Black Lake Bog, Pine County; Pembina Trail Preserve, Polk County; and Falls Creek, Washington County. [Minn. R. 7050.0335, Subp. 3]

23.4 Discharges to the following special waters identified as Restricted must incorporate the BMPs outlined in items 23.9, 23.10 and 23.11:
- a. Lake Superior, except those portions identified as prohibited in item 23.3.b;
- b. Mississippi River in those portions from Lake Itasca to the southerly boundary of Morrison County that are included in the Mississippi Headwaters Board comprehensive plan dated February 12, 1981;
- c. Scenic or Recreational River Segments: Saint Croix River, entire length; Cannon River from northern city limits of Faribault to its confluence with the Mississippi River; North Fork of the Crow River from Lake Koronis outlet to the Meeker-Wright county line; Kettle River from north Pine County line to the site of the former dam at Sandstone; Minnesota River from Lac que Parle dam to Redwood County State Aid Highway 11; Mississippi River from County State Aid Highway 7 bridge in Saint Cloud to northwestern city limits of Anoka; and Rum River from State Highway 27 bridge in Onamia to Madison and Rice streets in Anoka;
- d. Lake Trout Lakes identified in Minn. R. 7050.0335 including lake trout lakes inside the boundaries of the Boundary Waters Canoe Area Wilderness and Voyageurs National Park;
- e. Calcareous Fens listed in Minn. R. 7050.0335, Subp. 1. [Minn. R. 7050.0335, Subp. 1]

23.5 Discharges to the Trout Lakes (other special water) identified in Minn. R. 6264.0050, subp. 2 must incorporate the BMPs outlined in items 23.9, 23.10 and 23.11. [Minn. R. 6264.0050, Subp. 2]

23.6 Discharges to the Trout Streams (other special water) listed in Minn. R. 6264.0050, subp. 4 must incorporate the BMPs outlined in items 23.9, 23.10, 23.11 and 23.12. [Minn. R. 6264.0050, Subp. 4]

23.7 Discharges to impaired waters or a water with an USEPA approved TMDL for any of the impairments listed in this item must incorporate the BMPs outlined in items 23.9 and 23.10. Impaired waters are waters identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus (nutrient eutrophication biological indicators), turbidity, TSS, dissolved oxygen or aquatic biota (fish bioassessment, aquatic plant bioassessment and aquatic macroinvertebrate bioassessment). Terms used for the pollutants or stressors in this item are subject to change. The MPCA will list terminology changes on its construction stormwater website. [Minn. R. 7090]

23.8 Where the additional BMPs in this Section conflict with requirements elsewhere in this permit, items 23.9 through 23.14 take precedence. [Minn. R. 7090]

23.9 Permittees must immediately initiate stabilization of exposed soil areas, as described in item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases. [Minn. R. 7090]

23.10 Permittees must provide a temporary sediment basin as described in Section 14 for common drainage locations that serve an area with five (5) or more acres disturbed at one time. [Minn. R. 7090]

23.11 Permittees must include an undisturbed buffer zone of not less than 100 linear feet from a special water (not including tributaries) and must maintain this buffer zone at all times, both during construction and as a permanent feature post construction, except where a water crossing or other encroachment is necessary to complete the project. Permittees must fully document the circumstance and reasons the buffer encroachment is necessary in the SWPPP and include restoration activities. This permit allows replacement of existing impervious surface within the buffer. Permittees must minimize all potential water quality, scenic and other environmental impacts of these exceptions by the use of additional or redundant (double) BMPs and must document this in the SWPPP for the project. [Minn. R. 7090]

23.12 Permittees must design the permanent stormwater treatment system so the discharge from the project minimizes any increase in the temperature of trout streams resulting from the one (1) and two (2) year 24-hour precipitation events. This includes all tributaries of designated trout streams located within the same Public Land Survey System (PLSS) Section. Permittees must incorporate one or more of the following measures, in order of preference:
- a. Provide stormwater infiltration or other volume reduction practices as described in item 15.4 and 15.5, to reduce runoff. Infiltration systems must discharge all stormwater routed to the system within 24 hours.
- b. Provide stormwater filtration as described in Section 17. Filtration systems must discharge all stormwater routed to the system within 24 hours.
- c. Minimize the discharge from connected impervious surfaces by discharging to vegetated areas, or grass swales, and through the use of other non-structural controls.
- d. If ponding is used, the design must include an appropriate combination of measures such as shading, vegetated swale discharges or constructed wetland treatment cells that limit temperature increases. The pond must be designed as a dry pond and should draw down in 24 hours or less.
- e. Other methods that minimize any increase in the temperature of the trout stream. [Minn. R. 7090]

23.13 Permittees must conduct routine site inspections once every three (3) days as described in item 11.2 for projects that discharge to prohibited waters. [Minn. R. 7090]

23.14 If discharges to prohibited waters cannot provide volume reduction equal to one (1) inch times the net increase of impervious surfaces as required in item 15.4 and 15.5, permittees must develop a permanent stormwater treatment system design that will result in no net increase of TSS or phosphorus to the prohibited water. Permittees must keep the plan in the SWPPP for the project. [Minn. R. 7090]

24.1 General Provisions. [Minn. R. 7090]

24.2 If the MPCA determines that an individual permit would more appropriately regulate the construction activity, the MPCA may require an individual permit to continue the construction activity. Coverage under this general permit will remain in effect until the MPCA issues an individual permit. [Minn. R. 7001.0210,Subp. 6]

24.3 If the permittee cannot meet the terms and conditions of this general permit, an owner may request an individual permit, in accordance with Minn. R. 7001.0210 subp. 6. [Minn. R. 7001.0210, Subp. 6]

24.4 Any interested person may petition the MPCA to require an individual NPDES/SDS permit in accordance with 40 CFR 122.28(b)(3). [40 CFR 122.29(b)(3)]

24.5 Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT. [Minn. R.7090]

24.6 Permittees may not assign or transfer this permit except when the transfer occurs in accordance with the applicable requirements of item 3.7 and 3.8. [Minn. R. 7090]

24.7 Nothing in this permit must be construed to relieve the permittees from civil or criminal penalties for noncompliance with the terms and conditions provided herein. Nothing in this permit must be construed to preclude the initiation of any legal action or relieve the permittees from any responsibilities, liabilities, or penalties to which the permittees is/are or may be subject to under Section 311 of the Clean Water Act and Minn. Stat. Sect. 115 and 116, as amended. Permittees are not liable for permit requirements for activities occurring on those portions of a site where the permit has been transferred to another party as required in item 3.7 or the permittees have submitted the NOT as required in Section 4. [Minn. R. 7090]

24.8 The provisions of this permit are severable. If any provision of this permit or the application of any provision of this permit to any circumstances is held invalid, the application of such provision to other circumstances, and the remainder of this permit must not be affected thereby. [Minn. R. 7090]

24.9 The permittees must comply with the provisions of Minn. R. 7001.0150, subp. 3 and Minn. R. 7001.1090, subp. 1(A), 1(B), 1(C), 1(H), 1(I), 1(J), 1(K), and 1(L). [Minn. R. 7090]

24.10 The permittees must allow access as provided in 40 CFR 122.41(i) and Minn. Stat. Sect. 115.04. The permittees must allow representatives of the MPCA or any member, employee or agent thereof, when authorized by it, upon presentation of credentials, to enter upon any property, public or private, for the purpose of obtaining information or examination of records or conducting surveys or investigations. [40 CFR 122.41(i)]

24.11 For the purposes of Minn. R. 7090 and other documents that reference specific sections of this permit, "Stormwater Discharge Design Requirements" corresponds to Sections 5, 6 and 14 through 21; "Construction Activity Requirements" corresponds to Sections 7 through 13; and "Appendix A" corresponds to Sections 22 and 23. [Minn. R. 7090]

BENCHMARK
TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CTY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report 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.

Date:________ Reg.No.________

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
EROSION & SEDIMENT CONTROL NOTES
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	JSO
DATE	03/06/2020
REVISIONS	04/16/2020 CITY COMMENTS
CAD FILE	23620ERD
PROJECT NO.	23620
	C3.2

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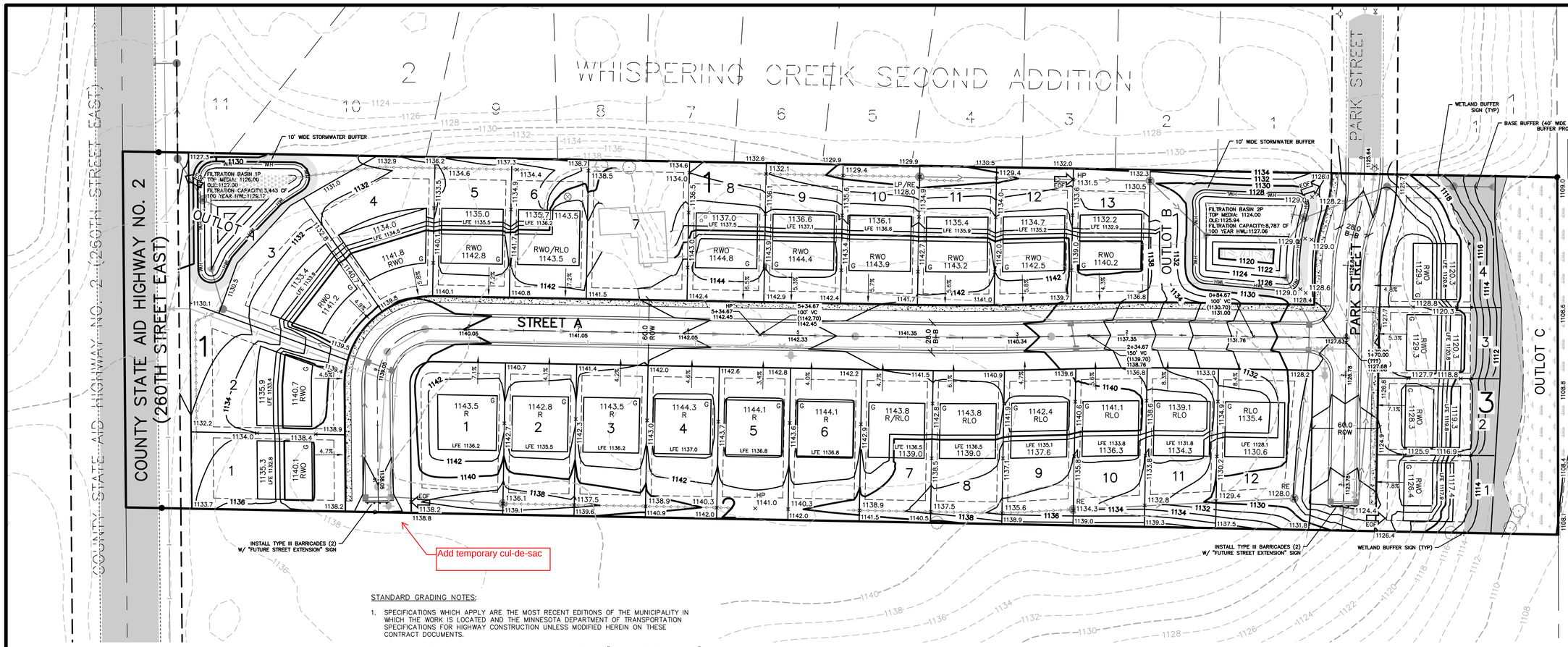


LEGEND

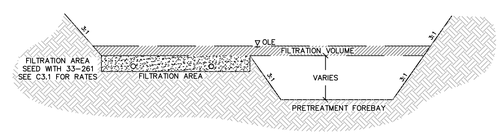
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- SOIL BORING LOCATION
- EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED SPOT ELEVATION
  TC=TOP OF CURB
  G=GUTTER
  GS=GROUND SHOT
  LP=LOW POINT
  HP=HIGH POINT
  EX=EXISTING
  RE=RIM ELEVATION
  CB=TOP OF CATCH BASIN
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN
- PROPOSED WETLAND BUFFER

STANDARD GRADING NOTES:

1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-252-1166).
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPSONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
12. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
13. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

SPECIFIC GRADING NOTES:

1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY HARRY S. JOHNSON, WITH SUPPLEMENTAL TOPOGRAPHY FROM JAMES R. HILL ON JANUARY 1, 2020. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.



TYPICAL FILTRATION BASIN CROSS SECTION
NTS

811 Know what's below. Call 811 before you dig.

BENCHMARK
TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620G
PROJECT NO.	23620
	C4.0

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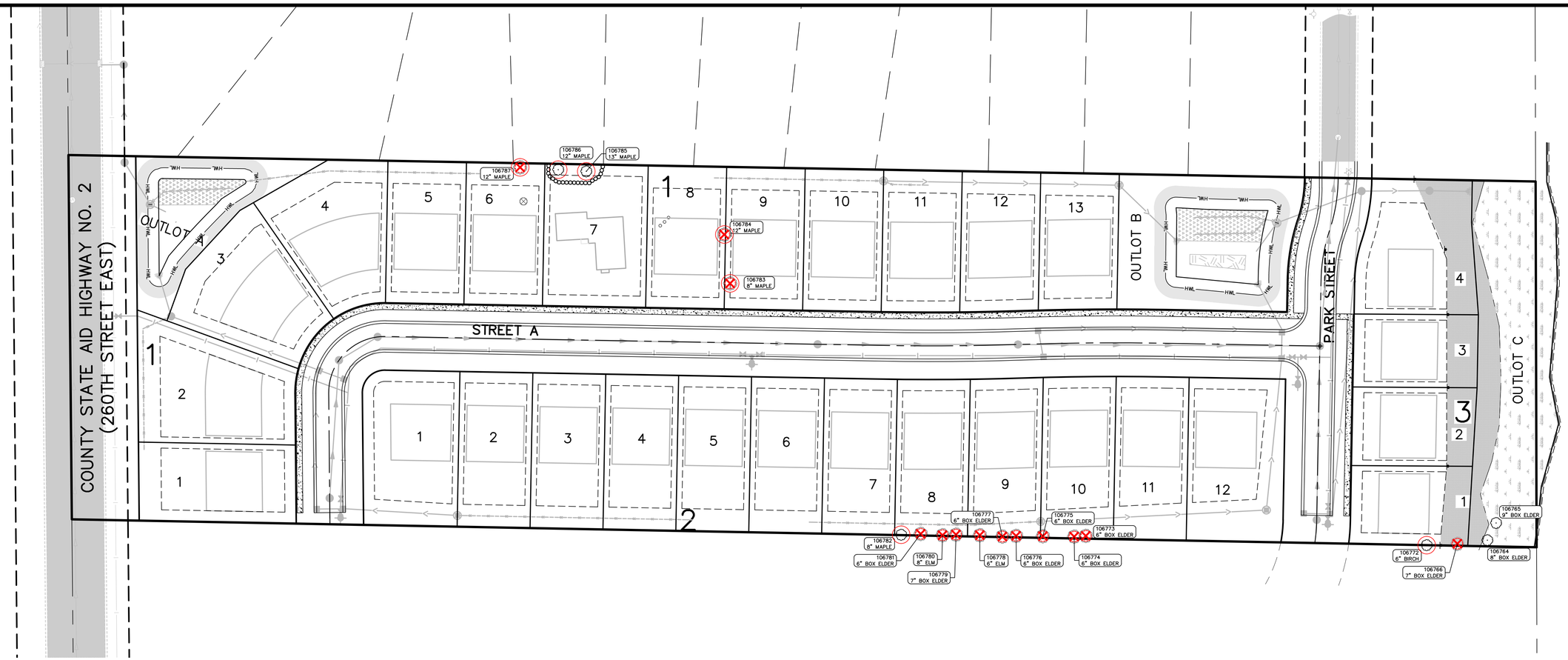

LEGEND

- REMOVE TREE
- EXISTING TREE TO REMAIN
- SIGNIFICANT TREE PER CITY CODE
- PROPOSED TREE FENCE

Tree ID	Size/Species	Save/Remove	SIGNIFICANT
106764	8" BOX ELDER	SAVE	
106765	9" BOX ELDER	SAVE	
106766	7" BOX ELDER	REMOVE	
106772	6" BIRCH	SAVE	<--
106773	6" BOX ELDER	REMOVE	
106774	6" BOX ELDER	REMOVE	
106775	6" BOX ELDER	REMOVE	
106776	6" BOX ELDER	REMOVE	
106777	6" BOX ELDER	REMOVE	
106778	6" ELM	REMOVE	
106779	7" BOX ELDER	REMOVE	
106780	8" ELM	REMOVE	
106781	6" BOX ELDER	REMOVE	
106782	8" MAPLE	SAVE	<--
106783	8" MAPLE	REMOVE	<--
106784	12" MAPLE	REMOVE	<--
106785	13" MAPLE	SAVE	<--
106786	12" MAPLE	SAVE	<--
106787	12" MAPLE	REMOVE	<--

7 SIGNIFICANT TREES. 3 PROPOSED FOR REMOVAL. 57% OF SIGNIFICANT TREES TO BE PRESERVED.

BENCHMARK
TOP NUT HYDRANT – NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
PRELIMINARY TREE PRESERVATION PLAN
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
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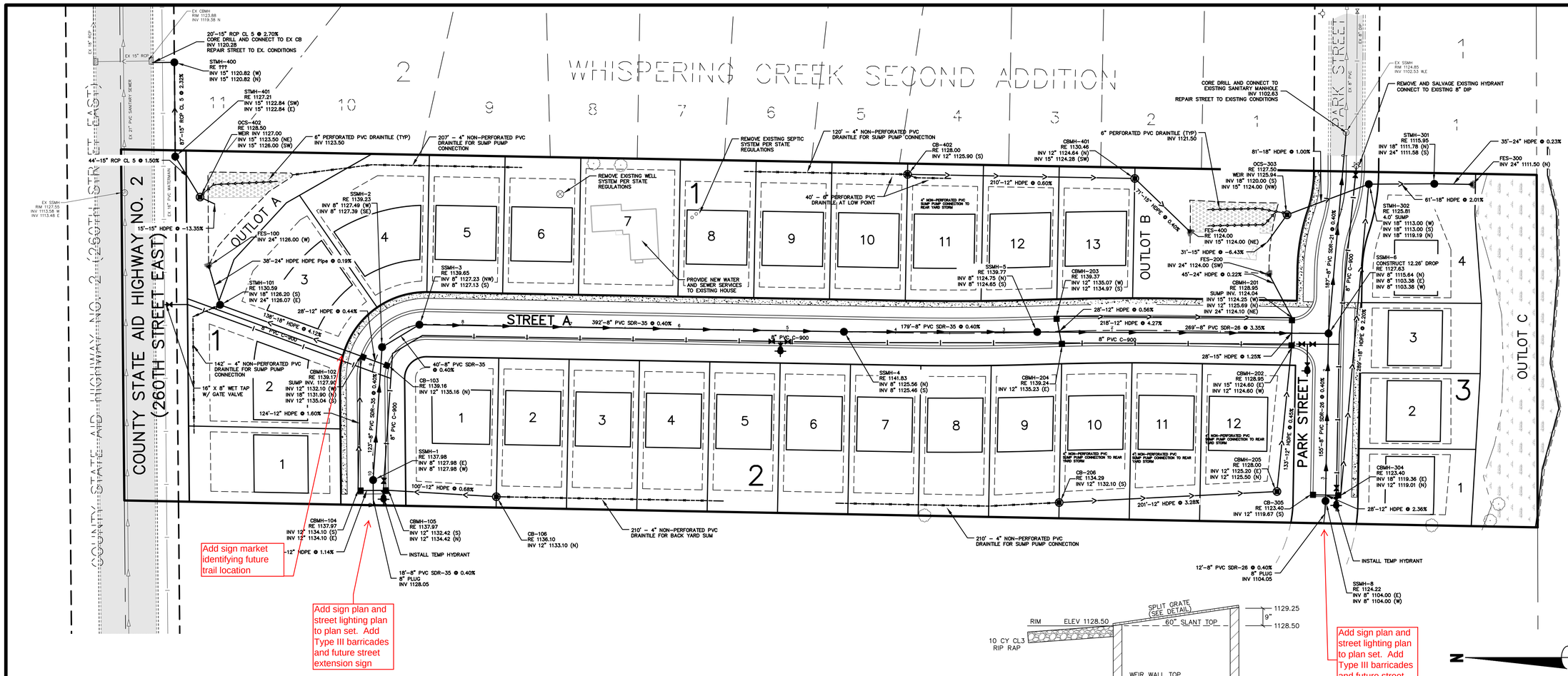


LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE

GENERAL UTILITY CONSTRUCTION NOTES:

1. SPECIFICATIONS: THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF ELKO NEW MARKET GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.

2. EXISTING FACILITIES: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.

   THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER IN COOPERATION WITH THE UTILITY COMPANIES, SHALL DETERMINE THE NECESSITY FOR ANY RELOCATION OF THESE FACILITIES.

   THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES SO THAT THEY WILL CONTINUE TO FUNCTION IN THEIR PROPER MANNER BOTH DURING CONSTRUCTION AND IN THE FUTURE. ANY SUPPORTING STRUCTURE THAT MAY BE REQUIRED BECAUSE OF THE CONTRACTOR'S OPERATION SHALL BE PROVIDED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES EXISTING PRIOR TO THE CONTRACTOR'S EXCAVATION. ONCE EXCAVATION HAS COMMENCED, IT WILL BE ASSUMED THAT ALL DAMAGE TO UNDERGROUND UTILITIES HAS BEEN CAUSED BY THE CONTRACTOR'S OPERATIONS AND IT WILL BE HIS RESPONSIBILITY TO MAKE THE NECESSARY REPAIRS.

3. CONTRACTOR RESPONSIBILITIES:
   THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR RECEIVING WATER FROM PUBLIC OR PRIVATE SOURCES AND SECURE NECESSARY PERMITS AND PAY REGULAR CHARGES. ALL CITY WATER SHALL BE METERED. DISPOSAL OF ANY WASTEWATER OR ANY TEST WATER INTO THE CITY SANITARY SEWER SYSTEM IS SUBJECT TO CITY CHARGE. CONTRACTORS ARE NOT TO OPERATE GATE VALVES OR HYDRANTS ON CITY WATER SUPPLY.

   THE CITY ENGINEER AND THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE SUBJECT TO SHUT DOWN IF PROPER NOTIFICATION IS NOT GIVEN TO THE ENGINEER.

   CITY STREETS THAT ARE UTILIZED FOR INGRESS TO OR EGRESS FROM THE CONSTRUCTION SITE SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS RESULTING FROM SAID CONSTRUCTION. COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

   THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ADEQUATE STORM DRAINAGE PROTECTION OF THE SITE IN ORDER TO PREVENT EROSION AND SILTING OF ON-SITE AND OFF-SITE AREAS. THIS SHALL BE ACCOMPLISHED BY PLACEMENT OF HAY BALES OR FILTER FABRIC FENCE AROUND THE DRAINAGE INLETS AND OUTLETS AND BY CONSTRUCTION OF DITCHES, BERMS, DEBRIS BASINS, FILTER FABRIC FENCING AND BY ANY OTHER ON-SITE PROTECTION AS DETERMINED BY THE ENGINEER. UNLESS SPECIFICALLY CALLED OUT AS A BID ITEM ON THE BID FORM, ANY TEMPORARY DITCHING, CULVERTS, HAY BALES, AND FILTER FABRIC FENCE NECESSARY TO ACCOMPLISH THIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

   IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND LEAVE UNDISTURBED THOSE MARKERS OR MONUMENTS SET FOR THE SUBDIVISION OF LAND.

   IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (DIAL 811, OR PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-242-1166).

4. COMPACTION: DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES WITHIN THE STREET CROSS SECTION AND THE PAD AREAS TO EVALUATE THE COMPACTION ACHIEVED DURING UTILITY CONSTRUCTION. WITHIN THE UPPER 3 FEET OF STREET SUBGRADE THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY (AASHTO T-99) BE PROVIDED. WITHIN UTILITY TRENCHES IN OPEN SPACE AREAS (PAD AREAS) AND AREAS BELOW THE UPPER 3 FEET OF STREET SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE SURFACE OF ALL UTILITY TRENCHES SHALL BE FINISHED GRADED TO THE ELEVATIONS AS STAKED BY THE ENGINEER TO WITHIN A TOLERANCE OF ±0.3' IN OPEN SPACE AREAS AND ± 0.1' WITHIN STREET RIGHT OF WAYS. THE DENSITY WILL BE TESTED BY AN APPROVED TESTING LABORATORY. AN APPROVED TESTING METHOD WHICH UTILIZES A NUCLEAR DENSITY METER MAY BE USED FOR THE DENSITY TESTS. THE LOCATION OF THE TESTS WILL BE AT THE DIRECTION OF THE ENGINEER.

   THE OWNER SHALL BEAR ALL COSTS OF THE TESTING. FAILURE TO MEET THE COMPACTION REQUIREMENTS OUTLINED IN THIS SECTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL COSTS FOR ANY RE-TESTING ASSOCIATED WITH ANY CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

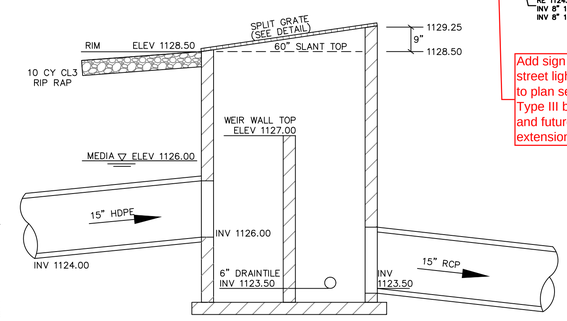
5. ALL PVC WATERMAIN TO BE INSTALLED WITH 8.0' MINIMUM COVER.

6. ALL 6" WATERMAIN TO BE CONSTRUCTED OF CLASS C-900 PVC W/ TRACER WIRE.

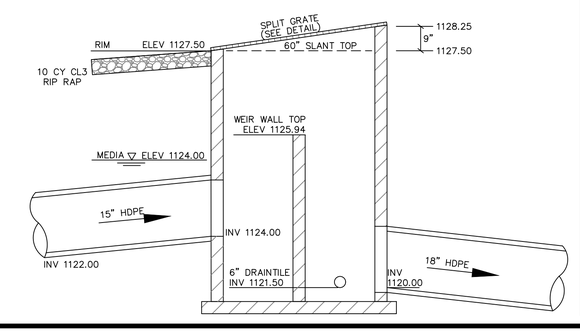
7. SANITARY SEWER PIPE TYPE & CLASS AS FOLLOWS:
   a. 0' - 18' DEEP = PVC SDR 35
   b. 18' - 28' DEEP = PVC SDR 26
   c. 28 - 32' DEEP = PVC SDR 18, AWWA C-900
   d. 32' + DEEP = POLYBOND LINED DIP, ASTM A746

BENCHMARK

TOP NUT HYDRANT - NW QUADRANT OF PARK STREET & WRANGLER WAY
ELEVATION: 1125.64



NORTH FILTRATION POND 1P
OUTLET STRUCTURE (OCS-402)
NOT TO SCALE



SOUTH FILTRATION POND 2P
OUTLET STRUCTURE (OCS-303)
NOT TO SCALE

Know what's below. Call 811 before you dig.

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
PRELIMINARY UTILITY PLAN
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620U
PROJECT NO.	23620
	C5.0

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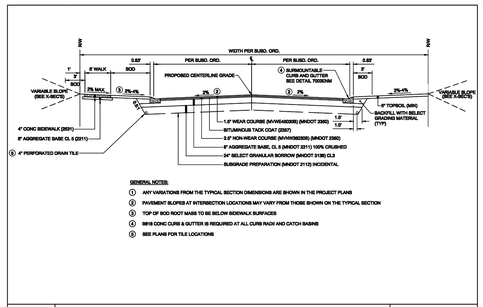
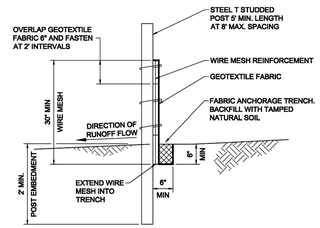
Change street detail plate to detail with B618 curbing

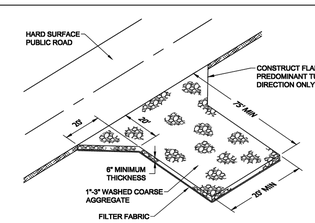


ELKO NEW MARKET	TYPICAL STREET SECTION	STANDARD DETAIL NO. 1000ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



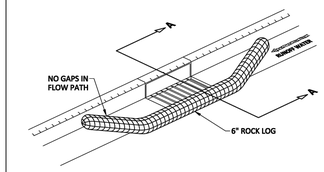
HEAVY DUTY SILT FENCE IS REQUIRED ADJACENT TO ALL WETLANDS

ELKO NEW MARKET	HEAVY DUTY SILT FENCE	STANDARD DETAIL NO. 3003ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

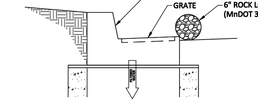


NOTE: PLACE FILTER FABRIC BENEATH ROCK LAYER

ELKO NEW MARKET	TEMPORARY ROCK CONSTRUCTION ACCESS	STANDARD DETAIL NO. 3005ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



NOTES:
1. FILTER AGGREGATE TO BE MnDOT 3137.2 CI D, CA1 TO CA5.
2. FILTER FABRIC SHALL MEET MnDOT SPECIFICATION 3733 GEOTEXTILE FABRIC TYPE II.



SECTION A-A

ELKO NEW MARKET	ROCK LOG INLET PROTECTION	STANDARD DETAIL NO. 3013ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

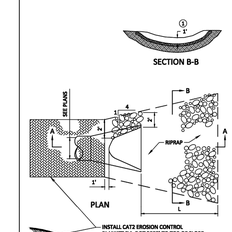


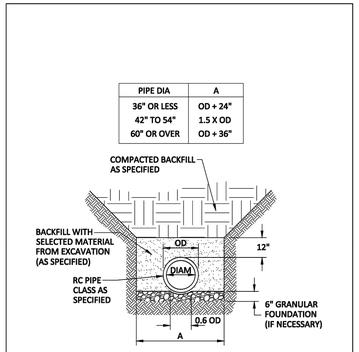
TABLE OF QUANTITIES
RIPRAP AT STANDARD OUTLETS

DIA OF ROUND PIPE (IN)	L (FT)	CLASS I #50=d* 12" DEPTH RIPRAP (EU YD)	CLASS II #50=d* 18" DEPTH RIPRAP (EU YD)	CLASS IV #50=12" 24" DEPTH RIPRAP (CU YD)
12	8	2.3	4.1	5.4
15	8	2.6	4.6	6.1
18	10	3.6	5.9	7.8
21	10	4.6	6.3	8.4
24	12	5.8	8.1	11.0
27	12	6.9	8.7	11.6
30	14	8.3	10.9	14.5
36	16	11.2	13.8	18.3
42	18	13.6	16.3	21.7
48	20	16.8	19.4	25.8

TABLE OF QUANTITIES
RIPRAP AT ARCH OUTLETS
OR BOXES OF EQUIVALENT SPAN WIDTH

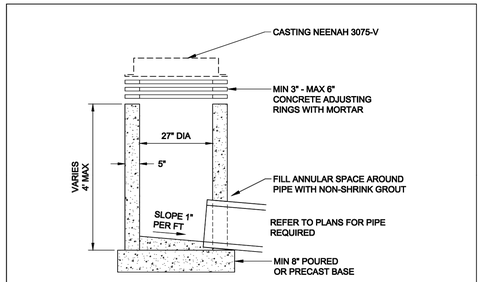
DIA OF ROUND PIPE (IN)	L (FT)	CLASS I #50=d* 12" DEPTH RIPRAP (EU YD)	CLASS II #50=d* 18" DEPTH RIPRAP (EU YD)	CLASS IV #50=12" 24" DEPTH RIPRAP (CU YD)
22	10	3.9	6.9	7.8
28	12	5.3	8.1	10.5
35	14	7.1	9.6	13.7
43	16	9.2	11.7	18.3
51	18	10.9	14.3	21.7
58	20	12.7	19.0	25.4

ELKO NEW MARKET	APRON END RIPRAP DETAIL	STANDARD DETAIL NO. 3018ENM
	CITY OF ELKO NEW MARKET	DATE MARCH 2009

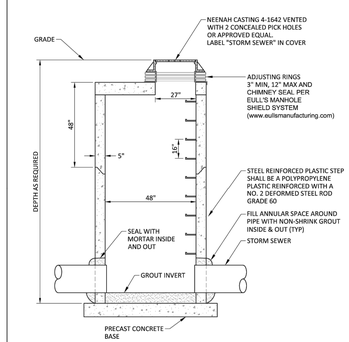


PIPE DIA	A
36" OR LESS	OD + 24"
42" TO 54"	1.5 X OD
60" OR OVER	OD + 36"

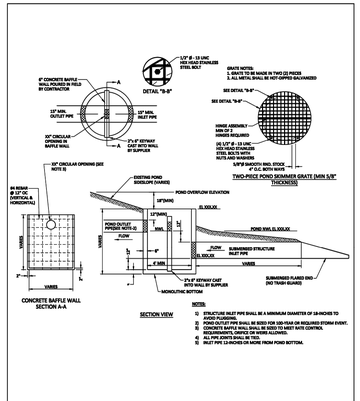
ELKO NEW MARKET	RC PIPE TRENCH	STANDARD DETAIL NO. 4002ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



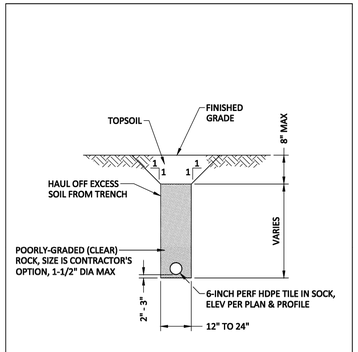
ELKO NEW MARKET	CATCH BASIN	STANDARD DETAIL NO. 4005ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



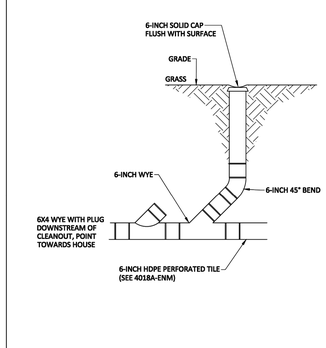
ELKO NEW MARKET	STORM SEWER STRUCTURE	STANDARD DETAIL NO. 4006ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



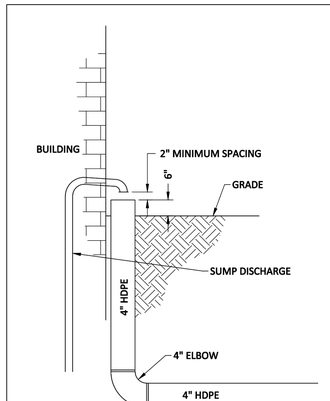
ELKO NEW MARKET	POND OUTLET STRUCTURE	STANDARD DETAIL NO. 4014ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



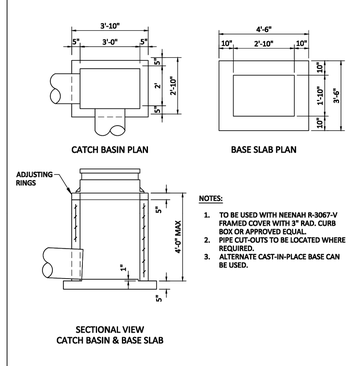
ELKO NEW MARKET	6-INCH YARD - AREA DRAINTILE	STANDARD DETAIL NO. 4018A-ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



ELKO NEW MARKET	YARD-AREA DRAINTILE SUMP/TILE WYE CLEANOUT	STANDARD DETAIL NO. 4018B-ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

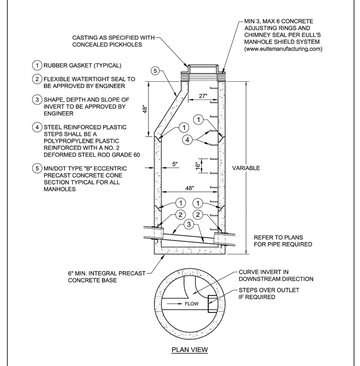


ELKO NEW MARKET	HOUSE SUMP PUMP CONNECTION	STANDARD DETAIL NO. 4018C-ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

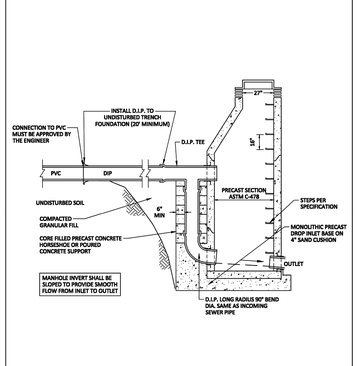


NOTES:
1. TO BE USED WITH NEENAH R-3067-V FRAMED COVER WITH 3" RAD. CURB BOX OR APPROVED EQUAL.
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.
3. ALTERNATE CAST-IN-PLACE BASE CAN BE USED.

ELKO NEW MARKET	2'X3' CATCH BASIN	STANDARD DETAIL NO. 4029ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



ELKO NEW MARKET	SANITARY SEWER MANHOLE	STANDARD DETAIL NO. 5001ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



ELKO NEW MARKET	TYPICAL DROP MANHOLE	STANDARD DETAIL NO. 5003ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA

DETAILS
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF

DATE
03/06/2020

REVISIONS
04/16/2020 CITY COMMENTS

CAD FILE
23620-D

PROJECT NO.
23620

C6.0

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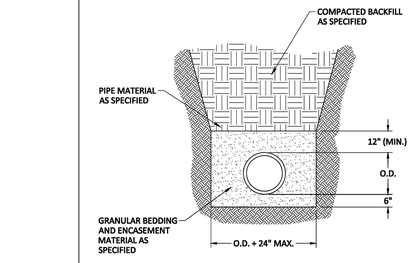
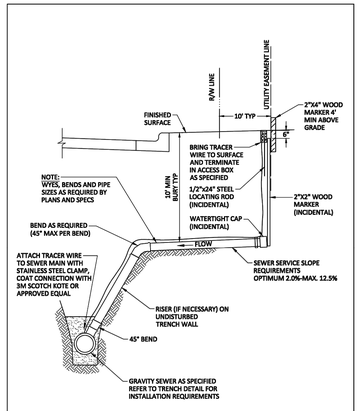
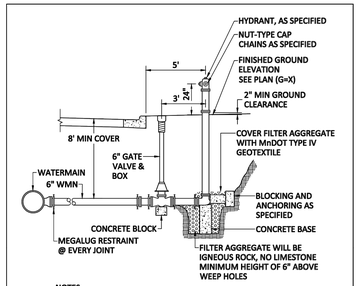


ELKO NEW MARKET	PVC SANITARY SEWER TRENCH	STANDARD DETAIL NO. 5005ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

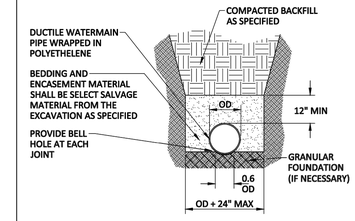


ELKO NEW MARKET	SANITARY SEWER SERVICE	STANDARD DETAIL NO. 5018ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

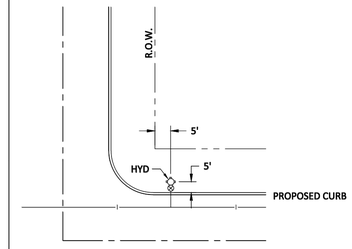


NOTES:
1. CONTRACTOR TO FURNISH AND INSTALL HYDRAFINDER HIGH-VISIBILITY LOCATING DEVICE BY RODON INC. OR APPROVED EQUAL ON EACH HYDRANT. CONTRACTOR SHALL SUPPLY ONE EXTRA HYDRAFINDER PER HYDRANT TO BE DELIVERED TO CITY HALL.
2. HYDRANT & GATE VALVE TO BE TIED TO WATERMAIN WITH METAL RESTRAINING TIE RODS OR MEGALUGS MAY BE USED.
3. CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE HYDRANT WRENCH FOR EVERY PROJECT.
4. HYDRANTS LOCATED WHERE THE GROUNDWATER TABLE IS ABOVE THE DRAIN OUTLET SHALL HAVE THE OUTLET PLUGGED AND SHALL BE IDENTIFIED BY PAINTING THE LARGE PUMPER NOZZLE BLACK.

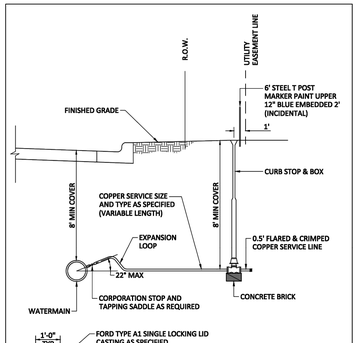
ELKO NEW MARKET	HYDRANT INSTALLATION	STANDARD DETAIL NO. 6001ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



ELKO NEW MARKET	DUCTILE WATERMAIN TRENCH DETAIL	STANDARD DETAIL NO. 6007ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

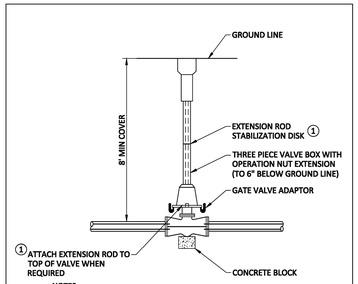


ELKO NEW MARKET	HYDRANT LOCATION	STANDARD DETAIL NO. 6008ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



NOTE:
1. INSTALL LID CASTING WHEN CURB STOPS ARE LOCATED IN DRIVEWAYS.
2. WATER SERVICE SHALL BE INSTALLED UPSTREAM FROM THE SEWER SERVICE.

ELKO NEW MARKET	WATER SERVICE INSTALLATION DETAIL	STANDARD DETAIL NO. 6009ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



NOTES:

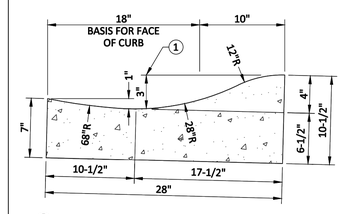
① EXTENSION RODS ATTACHED TO THE GATE VALVES ARE REQUIRED ON ANY GATE VALVE GREATER THAN EIGHT FEET IN DEPTH FROM THE FINISHED SURFACE. THEY ARE ALSO REQUIRED IN AREAS OF HIGH GROUND WATER. TOP OF THE EXTENSION ROD MUST BE WITHIN 12-INCHES OF THE FINISHED SURFACE.

② ONE GATE VALVE KEY SHALL BE FURNISHED PER PROJECT.

③ GATE VALVE SHALL BE THE TYPE SPECIFIED IN THE CITY OF ELKO NEW MARKET STANDARD SPECIFICATIONS.

ELKO NEW MARKET	GATE VALVE & BOX	STANDARD DETAIL NO. 6010ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

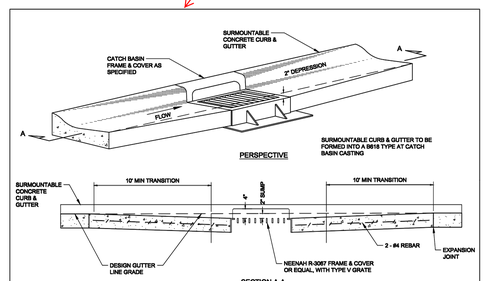
Replace this detail with B618 detail



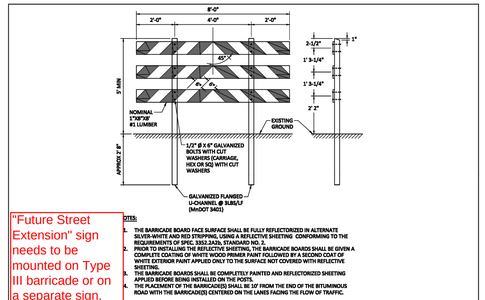
① NOTE:
CURB SHALL BE PLACED IN A TILTED POSITION AS SUCH TO PROVIDE A 3" DEPTH FROM THE TOP OF CURB TO THE FLOWLINE WHEN MEASURED ON A LEVEL PLANE.

ELKO NEW MARKET	SURMOUNTABLE CONCRETE CURB	STANDARD DETAIL NO. 7003ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

Not sure this detail is needed since B618 is required throughout the subdivision.



ELKO NEW MARKET	TRANSITION TO B618 CURB AT CATCH BASIN	STANDARD DETAIL NO. 7009ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



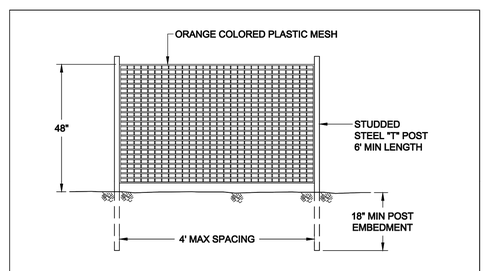
"Future Street Extension" sign needs to be mounted on Type III barricade or on a separate sign.

NOTES:
1. THE BARRICADE BOARD FACE SURFACE SHALL BE FULLY REFLECTORIZED IN ALTERNATE SILVER-WHITE AND RED STRIPPING, USING A REFLECTIVE SHEETING CONFORMING TO THE REQUIREMENTS OF SPEC. 3353.2420, STANDARD NO. 2.
2. PRIOR TO INSTALLING THE REFLECTIVE SHEETING, THE BARRICADE BOARDS SHALL BE GIVEN A COMPLETE COATING OF WHITE WOOD PRIMER PAINT FOLLOWED BY A SECOND COAT OF WHITE EXTERIOR PAINT APPLIED ONLY TO THE SURFACE NOT COVERED WITH REFLECTIVE SHEETING.
3. THE BARRICADE BOARDS SHALL BE COMPLETELY PAINTED AND REFLECTORIZED SHEETING APPLIED BEFORE BEING INSTALLED ON THE POSTS.
4. THE PLACEMENT OF THE BARRICADE(S) SHALL BE 10' FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE(S) CENTERED ON THE LANES FACING THE FLOW OF TRAFFIC.

ELKO NEW MARKET	TYPICAL BARRICADE	STANDARD DETAIL NO. 7013ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

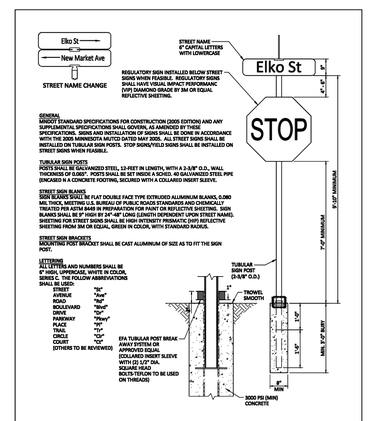
Should a detail plate be added for the driveway curb cuts?

Should a detail plate for the temporary cul-de-sac be included?

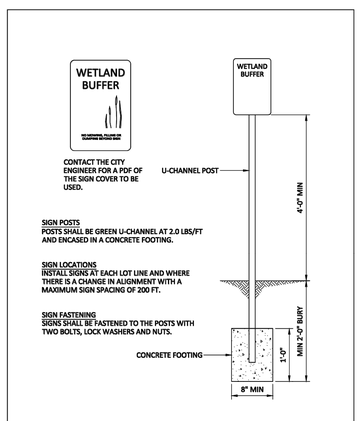


(INSTALLED AT THE DRIP LINE)

ELKO NEW MARKET	TREE PRESERVATION FENCE	STANDARD DETAIL NO. 9006ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



ELKO NEW MARKET	STREET NAME SIGN	STANDARD DETAIL NO. 9014ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017



ELKO NEW MARKET	WETLAND BUFFER SIGN	STANDARD DETAIL NO. 9015ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report 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.

Date:_____ Reg.No._____

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
DETAILS
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/06/2020
REVISIONS	
04/16/2020 CITY COMMENTS	
CAD FILE	23620-D
PROJECT NO.	23620
	C6.1

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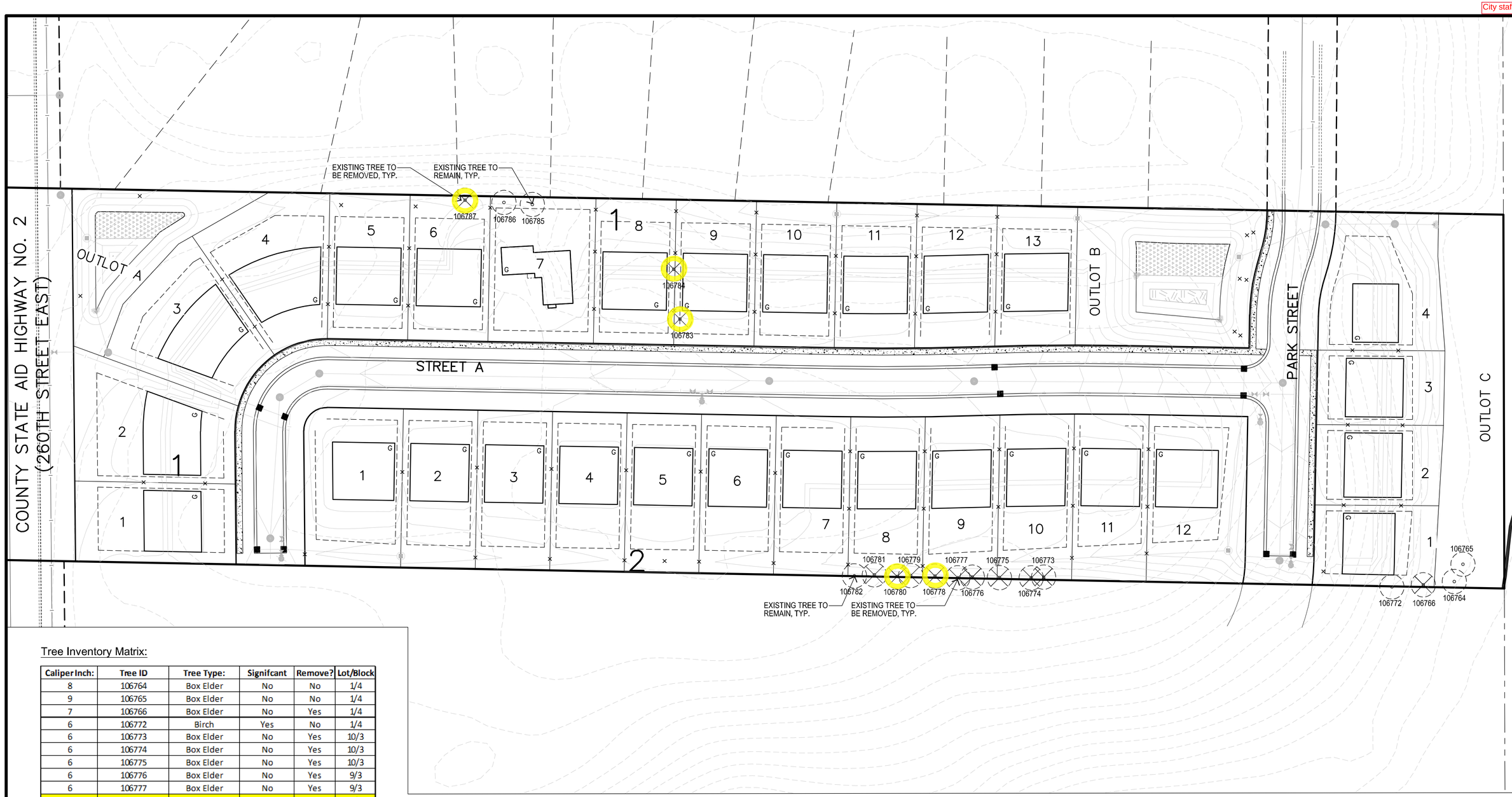
City staff comments dated 4/23/20



Tree Inventory Matrix:

Caliper Inch:	Tree ID	Tree Type:	Signifcant	Remove?	Lot/Block
8	106764	Box Elder	No	No	1/4
9	106765	Box Elder	No	No	1/4
7	106766	Box Elder	No	Yes	1/4
6	106772	Birch	Yes	No	1/4
6	106773	Box Elder	No	Yes	10/3
6	106774	Box Elder	No	Yes	10/3
6	106775	Box Elder	No	Yes	10/3
6	106776	Box Elder	No	Yes	9/3
6	106777	Box Elder	No	Yes	9/3
6	106778	Elm	Yes	Yes	9/3
7	106779	Box Elder	No	Yes	8/3
8	106780	Elm	Yes	Yes	8/3
6	106781	Box Elder	No	Yes	8/3
8	106782	Maple	Yes	No	8/3
8	106783	Maple	Yes	Yes	7/2
12	106784	Maple	Yes	Yes	6/2
13	106785	Maple	Yes	No	5/2
12	106786	Maple	Yes	No	5/2
12	106787	Maple	Yes	Yes	4/2
9	Total Number of Significant Trees on Site				
5	Total Number of Significant Trees To Be Removed				
4	Total Number of Significant Trees To Remain				
55%	Percent of Significant Trees To Be Removed				

Tree Preservation Requirements:

Allowed 60% removal of significant trees.

Proposed removal of significant trees: 55%

Required Mitigation: None

Symbols Legend:

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

General Notes:

1. Actual locations of trees may vary, depending on final location of driveways and utilities.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate all work in the city right-of-way with City of Elko New Market Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive seed. Refer to civil engineer's plans.
5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. See Sheet 6.1 for Landscape Plan & 6.2 for Landscape Plant Schedule & Notes.

NORTH

0 40' 80'

SCALE: 1" =40'-0"

Know what's below. Call before you dig.

See Sheet 6.2 for Planting Details, Notes, and Requirements

TREE PRESERVATION PLAN:

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 307 | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

cdg

PRELIMINARY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws Of the State of Minnesota.

Print Name: Benjamin Hartlieb, PLA

Signature: License No.

Date:

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
BH

DATE
03/09/20

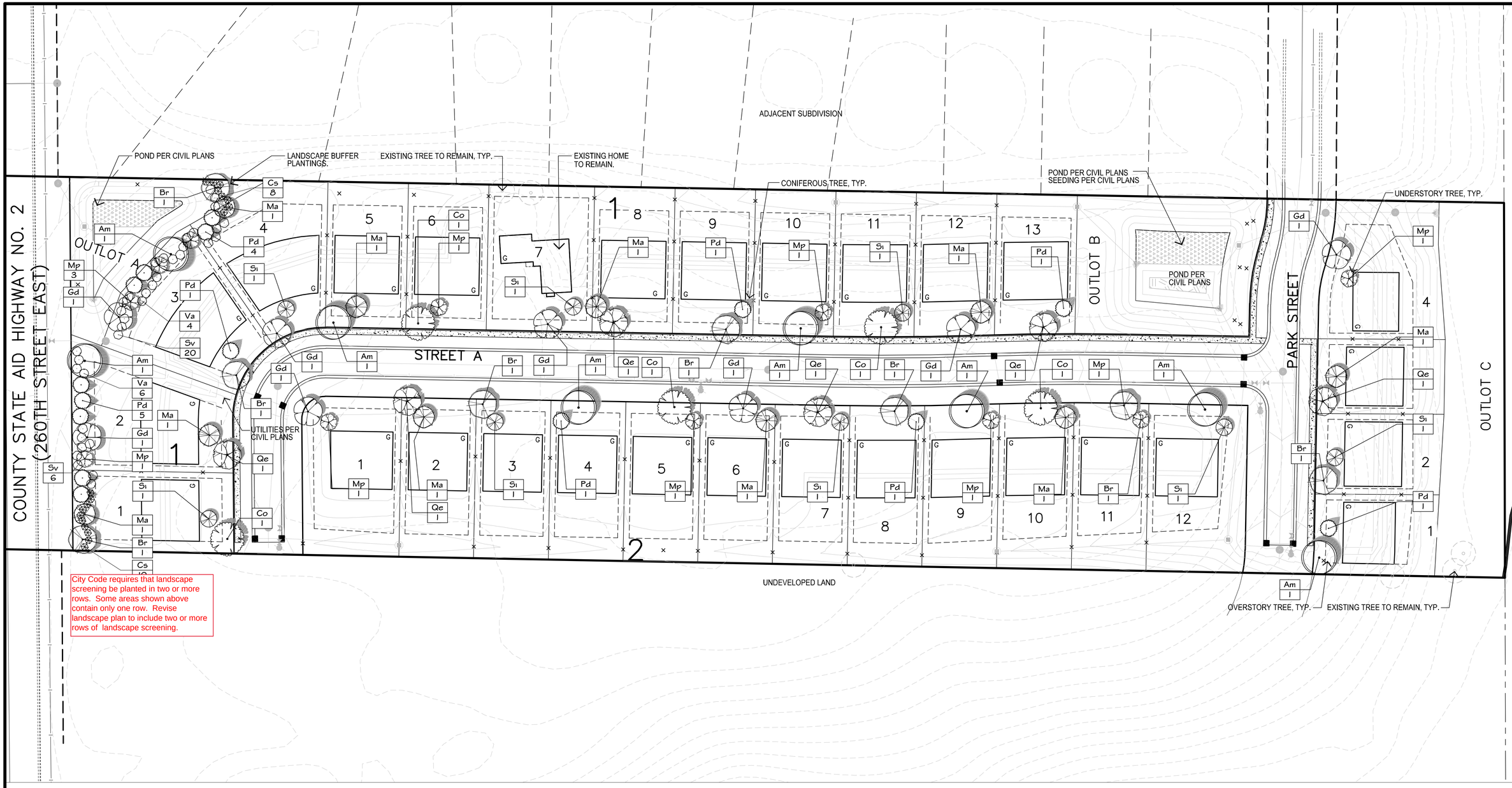
REVISIONS

Submitted 4/22/20

CAD FILE
23620-10L

PROJECT NO.
23620

6.0



City Required Subdivision Planting:

Each new lot shall receive (2) trees, to be planted in the front yard.
Deciduous trees must be 2.5" caliper at planting.
Coniferous trees must be 6'-0" tall at planting.

Total New Lots Shown:	29
Total Trees Required:	58
Total Trees Proposed:	58

NORTH

0 40' 80'
SCALE: 1" =40'-0"

Know what's below. Call before you dig.

General Notes:

1. Actual locations of trees may vary, depending on final location of driveways and utilities.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate all work in the city right-of-way with City of Elko New Market Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive seed. Refer to civil engineer's plans.
5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. See Sheet 6.2 for Landscape Plant Schedule & Notes.

See Sheet 6.2 for Planting Details, Notes, and Requirements

LANDSCAPE LAYOUT PLAN:

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 307 | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

PRELIMINARY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws Of the State of Minnesota.
Print Name: Brian Hellberg, PLA
Signature:
Date:
License No.

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	BH
DATE	03/09/20
REVISIONS	
	Submitted 4/22/20
CAD FILE	23620-10L
PROJECT NO.	23620
	6.1

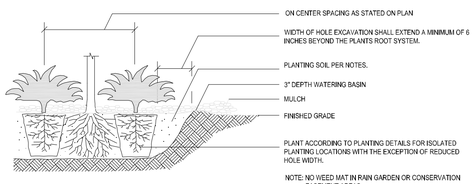
PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Pd	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	15

OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Am	Acer x freemanii `Marmo`	Celebration Maple	2.5" Cal.	B&B	8
	Br	Betula nigra Clump Form	River Birch	10` Ht.	B&B	8
	Co	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	5
	Gd	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B	8
	Qe	Quercus ellipsoidalis Spring Dug	Northern Pin Oak	2.5" Cal.	B&B	6

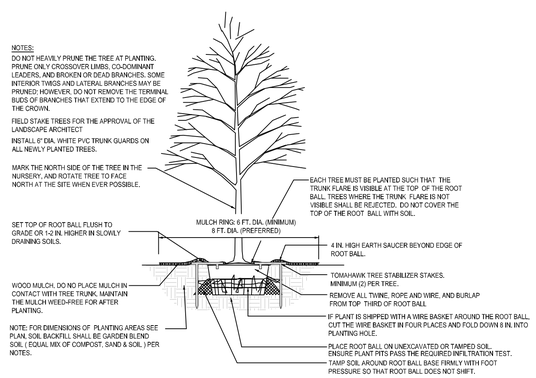
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Ma	Maackia amurensis	Amur Maackia	2.5" Cal.	B&B	10
	Mp	Malus x `Prairifire`	Prairifire Crab Apple	2.5" Cal.	B&B	11
	Sl	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	8

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Cs	Cornus sericea	Red Twig Dogwood	10 gal.	Pot	18
	Sv	Syringa vulgaris	Common Lilac	10 gal.	Pot	26
	Va	Viburnum trilobum	American Cranberrybush	5 gal.	Pot	10



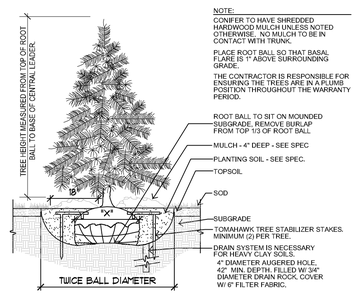
1 / 6.2 TYP. SHRUB PLANTING - SECTION

NOT TO SCALE



2 / 6.2 DECIDUOUS TREE PLANTING - SECTION

NOT TO SCALE



3 / 6.2 CONIFEROUS TREE PLANTING - SECTION

NOT TO SCALE

Landscape Notes:

1. Tree saucer mulch to be four inches (4") depth natural, single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.

2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.

4. Plan takes precedence over plant schedule if discrepancies in quantities exist.

5. All proposed plants shall be located and staked as shown.

6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.

7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.

8. All plant materials shall be fertilized upon installation as specified.

9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.

11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.

12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.

13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide plastic tree trunk guards and deer/rodent protection measures for the plantings during the warranty period.

14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.

17. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval. Coordinate irrigation connection point, controller, back-flow and valve locations with the architect & general contractor. Irrigation system shall be zoned such that plants over building structure are separate.

18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

19. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.

20. Turf installation activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, and warranty.

21. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

22. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the plan, including the stump to 30" below grade.

23. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

24. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

25. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

26. See Site and Civil plans for grading, utilities, and additional information regarding the project.

27. All sub-cut areas of the site that are designated on the site plan as open space for landscape shall have no less than 4" of imported, pulverized topsoil. Place 16" of topsoil in tree pits. Always slope away from building.

28. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

29. Fencing (if noted) per Architect's Plans and Specifications.

30. Landscape contractor shall coordinate tree removal activities (if required) and ensure all trees designated for removal are gone before start of landscape installation. Grind stump to 30" below grade and back-fill with topsoil.

31. All disturbed areas are to receive turf sod or seed to establish final vegetation.

32. Retaining walls and stairs require structural engineering by others.

33. Native Seed Areas (if called for on plans): Prairie seeding contractor is required to include a 3 year warranty with maintenance in base bid. Prairie contractor shall provide the Owner with a proposal for (2) additional years of prairie maintenance, in addition to the (3) year warranty. It shall be the Owner's option to continue maintenance of the native prairie areas after the 1 year warranty expires. Maintain under warranty per MnDOT Seeding Manual, 2014 edition. Warranty includes seeding contractor on-site maintenance visits for mowing, weeding, spot-spraying invasives, garbage removal, and re-seeding bare areas larger than 6"X6". Ensure cover crop achieves 80% germination and erosion is not evident. Maintenance requires no less than 4 visits for warranty work per year. An acceptable stand of seeding is full, lush, and free of invasive plants & weeds.

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 307 | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com
cdg

PRELIMINARY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws Of the State of Minnesota.

Print Name: Bethany Hartberg, PLA

Signature:

Date:

License No.

RIDGEVIEW ESTATES
ELKO NEW MARKET, MINNESOTA
LANDSCAPE DETAILS
FOR
TIMBERCREST, LLC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
BH

DATE
03/09/20

REVISIONS
Submitted 4/22/20

CAD FILE
23620-10L

PROJECT NO.
23620

6.2

LANDSCAPE DETAILS, NOTES, AND SCHEDULES:

TRANSPORTATION SERVICES DIVISION

HIGHWAY DEPARTMENT · 600 COUNTRY TRAIL EAST · JORDAN, MN 55352-9339
(952) 496-8346 · Fax: (952) 496-8365 · www.co.scott.mn.us

March 26, 2020

Renee Christianson
City of Elko New Market
601 Main Street
P.O. Box 99
Elko New Market, MN 55054

RE: Preliminary Plat
Ridgeview Estates

Dear Renee:

We have reviewed the Preliminary Plat offer the following comments:

- The County feels the 60' right-of-way dedication is acceptable. It should be noted that any additional development west of this property is anticipated to dedicate the standard 75' from centerline upon development.

- The existing driveway access to CH 2 shall be required to be removed as part of the plat conditions. A one-time 60-day temporary construction access permit shall be granted for the grading and initial street construction only before closure and removal of the access, including removal and replacement of curb. Any dirt being tracked onto the road shall require regular sweeping. It is recommended the temporary access conditions also be included in the developer's agreement.

- The proposed pond along CH 2 appears to be in the right-of-way. No ponding shall be located in the right-of-way. Please contact Megan Tasca, Water Resources Engineer at 952-496-8881 with any questions. The City will be responsible for maintenance of the pond.

- No signage, landscaping, or berming shall be located in the County right-of-way.

- Any work within the County right-of-way shall require a County permit.

Thank you for the opportunity to comment. If you have any questions, please feel free to contact me.

Sincerely,

Craig Jenson
Transportation Planner

BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: March 13, 2020

To: Rich Revering, P.E.

From: Lani Leichty, P.E.

Subject: Ridgeview Estates Review Memo

I have reviewed the preliminary development plan sheets and stormwater calculations provided by James R. Hill, Inc, dated March 6, 2020. Listed below are my comments:

1) Runoff from the back yards of the easterly lots must be intercepted by a swale/berm with a minimum difference from the low point to top of berm of six inches to prevent flows into existing backyards. There is a 10-foot drainage and utility easement in favor of the City in these backyards where grades may be modified to accommodate the required swale/berm. The Applicant is advised that there are private fences and other features in the easement that may need to be altered. The Applicant would be expected to coordinate any alterations with property owners. The City will notify existing property owners once acceptable revisions are made, but will not coordinate or negotiate with them on alterations on behalf of the Applicant.

   Place the draintile at the low point of the resulting swale, even if it's within the existing easement.
   Rear yard grades modified to contain runoff on project parcel. Storm sewer inlet added to drain low point. Parallel draintile proposed next to storm.

   There will need to be enough draintile behind each new home to include a stub out for future sump pump connections per the Eng. Manual.

2) It seems unnecessary to run storm sewer from the east end to the west end of Park Street since this runoff will not be routed to the pond. Align this pipe along the westerly line of the plat to the wetland. Add a structure at any PI or provide tracer wire on a curvilinear alignment. Provide four-foot sumps at catch basins not being routed to the pond.
   Storm sewer added to drain low point created by City's desire to push road down. Alternatives were evaluated, and the additional impact of removing trees, plus the burden of additional structures in lot 1, and additional outlets to the wetland did not offset the additional pipe length in the ROW. The run as shown will be covered under full easement, and create one outlet to the wetland. A sump was added to STMH-302 for settling purposes.

   The place for the sump is at structure 304. All other water at 302 is already treated and will have the effect of creating additional flow and turbulence to resuspend anything captured.

3) Provide the wetland delineation report and MnRAM analysis for the DNR wetland or ensure all buffers comply with the most restrictive category.
   Reports have been provided to City staff.

   OK

4) In the Drainage Narrative it is unclear whether there is 145,725 sq. ft. or 141,505 sq. ft. of new impervious area. Clarify which one is correct for volume control purposes.

Impervious area clarified on plans and in report.

OK

5) In the HydroCAD model the proposed catchments have a direct entry time-of-concentration (Tc) of 15 minutes. The sheet/shallow concentrated flow method should be used for both the existing and proposed condition for calculating the Tc.
Updated Tc calcs in HydroCAD model.

OK

6) In the HydroCAD model the total existing area does not match the total proposed area. Please adjust the proposed areas accordingly to total 9.75 acres.
Updated areas in HydroCAD

OK

7) In the HydroCAD model use one (1) inch per hour exfiltration rate for the filtration ponds.

HydroCAD exfiltration uses 1 inch per hour over filtration area to find equivalent CFS. Since the pond nodes are setup as a single pond to best model how the basins will react, if the exfiltration rate is applied over the entire surface area, it will be larger than the actual filtration bench is able to provide.

e.g. Pond 2P : 2,215 SF filtration area at 1”/hr

1”/hr = 0.083’/hr = 0.0014’/min = 0.00023’/second x 2,215 sf = 0.5 cfs

OK

8) Submit storm sewer sizing calculations.
Storm sewer calcs will be provided with final design.

OK

9) Show benchmarks on all sheets.
Benchmarks shown on all sheets, except detail sheets.

OK

10) Sheet C2.0: Place the wetland and buffer area in an outlot.
Wetland placed in an outlot, with the buffer area placed in an easement to avoid zoning conflicts

OK

11) Sheet C2.0: Show the building pads.
Building pads shown on plat

OK

12) Sheet C3.0: Extend the silt fence or other sediment barrier along the entire east property line.
Silt fence extended along east property line

OK

13) Sheet C3.0: Show silt fence or sediment barrier along the east end of the storm sewer line where the connection to the existing catchbasin in C.R. 2 will occur.
Silt fence added for erosion control at storm sewer connection

OK

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14) Call out the seed mix and application rate for the wetland buffer area.
Seed mix identified on erosion control plan

OK

15) The Preliminary Grading and Drainage Plan is mislabeled as sheet C3.0.
Grading plan now labeled C4.0

OK

16) Show the driveway grade for Lot 12, Block 3 on the grading plan.
Driveway grade added.

OK

17) The proposed 926 contour does not tie-in properly on the south (east) side of Park Street.
Tie in adjusted

OK

18) Add a storm sewer inlet in the backyards of Lots 6-12, Block 3 to limit the swale length to 300 feet or four residential lots, whichever is shorter.
Storm sewer added

OK

19) The first 25-feet of the wetland buffer cannot be disturbed, unless necessary to establish acceptable buffer vegetation.
Grades as steep as practicable to reduce the disturbance of the first 25 feet of the wetland buffer. Proximity and elevation dictate that a portion must be graded to establish rear yards.

Please show the 25 foot line on the plans and provide the area and maximum out-of-compliance dimension. This is all for the purpose of reviewing with Planning Commission and Council.

20) Grading Plan: The maximum non-reinforced slope in maintained areas (yards) is 4:1. Please adjust the grades accordingly in the backyards of Block 3 to meet this requirement.
Noted, backslope of Block 3 is ok by Rich to maximize rear yard area as much as possible

Call out the proposed slope. I'm unable to scale it accurately WFH.

21) Sheet C3.1: Include the amount of existing impervious area in the narrative.
Now included

OK

22) Sheet C3.1: Include a tabulation of the estimated quantities of all erosion prevention and sediment control BMPs.
Now included

OK

23) Sheet C5.0: The pipe slope between EX SSMH and SSMH-6 is incorrect. Revise the elevations so that the grades along Park Street are 0.40%.
Connection invert now labeled, pipe slope adjusted to 0.40%, core drill 0.1' above existing invert.

24) Sheet C5.0: Use PVC SDR 21 for the sanitary sewer pipe along Park Street between EX SSMH and SSMH-6. Use SDR 26 from SSMH-6 to the west.
Pipe materials modified.

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OK

25) Sheet C5.0: The pipe stub length out of SSMH-8 appears to be incorrect (too short).
MH moved closer to road end, leaving room between stub end and property line for construction

OK

26) Sheet C5.0: Label the sanitary pipe stub length, invert & slope out of SSMH-1.
stub info added

OK

27) Sheet C5.0: Show the wetland buffer and buffer signs on each Block 4 property line.
Wetland buffer signs added

Signs are shown in the preferred location on the plans. No change needed. With the outlot/easement configuration proposed I want it to be clear we want the signs at the easement edge rather than the outlot as mentioned in the original comment.

28) Sheet C5.0: Extend the watermain stub to the west parcel line on Park Street.
Hydrant added at end of street to leave room for construction

Add a dimension from the hydrant to the end of pavement. It needs to be long enough to access the main without disturbing the street in the future. The stub needs to be brought as close to the westerly property line as practicable given trench slopes and terrain without disturbing adjacent property.

29) Sheet C5.0: Provide gate valves such that each hydrant can be isolated not including valves at hydrants.
Additional valves provided

It appears one valve can be removed from the hydrant tees on Street A, either the southerly or northerly, provided it's the same side for both. Show no valves on the temp hydrants. A short shutdown can be sustained when these lines are extended while a new valve is placed at the removed hydrant location in the future before extending pipe. The intent is that the future developer will only be testing against valves installed by them. Call the City Engineer with questions. Place the new valve at the end of Park Street on the existing pipe once the hydrant is salvaged. If this hydrant is proposed to be reused on the site it will need the consent of the PW Superintendent and it will need to be exposed to pressure testing.

30) Sheet C5.0: Install a hydrant at the intersection of Park Street and Street A.
Hydrant added

OK

31) Sheet C5.0: Revise the utility notes to align with the City's utility standards.
Revised utility notes

The PVC watermain will require a thickness or pressure class suitable for 150 psi pressure testing. DR 18 is commonly used for these applications.

32) Sheet C5.0: Install Type III traffic barriers at the ends of Park Street and Street A.
Type III barricades shown on grading plan, will be added to final construction street plans

OK

33) Provide details for OCS-303 and OCS-402.
details provided

OK

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34) Sheet C6.0 was not included in the pdf plan set.
C6.0 now included

OK

New comments

a) RC Pipe trench won't apply to HDPE. Contact City Engineer for detail.

b) DIP Watermain trench detail no longer applicable. Contact City Engineer for detail.

c) Value engineering alternatives to the drop sewer manhole are available for consideration. Contact City Engineer.

d) Water service valves to be placed at R/W line. Contact City Engineer for updated detail.

e) Provide proposed dimensions/detail for temporary cul-de-sac.

f) Concrete driveway aprons are not required; however, driveways must be graded to keep runoff in the gutter from leaving the street. Provide a detail for driveway grading within the rights of way for builder guidance.

Please respond in writing how each comment will be addressed.

Bolton & Menk is an equal opportunity employer.

601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO: PLANNING COMMISSION
FROM: HALEY SEVENING, PLANNER
RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
RE: ZONING ORDINANCE AMENDMENTS – ADMINISTRATION AND ENFORCEMENT
DATE: APRIL 28, 2020

Background / History

In preparation for "Code Enforcement Season", Staff began reviewing the zoning ordinance that outlines enforcement procedures to determine if amendments should be made. Enforcement procedures for the zoning ordinance are contained in Section 11-3-1 (I) of the City Code and state:

I. Enforcement: This title shall be administered and enforced by the zoning administrator. The zoning administrator may institute in the name of the city any appropriate actions or proceedings against a violator. Whenever a violation of this title occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint shall state fully the causes and bases thereof and shall be filed with the zoning administrator. That person shall record properly such complaint, immediately investigate, and take action thereon as provided by this subsection.

1. Enforcement Procedure: For the enforcement of the provisions of this title, the first zoning violation notice shall be sent by regular mail, and the second notice will be sent by certified mail or return receipt requested to the property owner at which the violation is taking place. A copy of the zoning violation notice shall be sent to the city council, planning commission, police chief, and city attorney. The zoning violation notice shall contain the following information:

a. A description of the violation which is taking place.

b. A picture (if possible) of the violation which is taking place.

c. Location and/or address of the property at which the violation is taking place.

d. Identification of the section of this title which is being violated.

e. Date the violation was discovered.

f. Steps necessary to correct the violation.

g. Deadline by when the violation must be corrected, which is at the discretion of the zoning administrator, but which in no case may be longer than thirty (30) days from the date the first notice is mailed.

2. Correction Of Violation: Correction of the violation in the manner stipulated by the zoning notice violation, at any point during this enforcement process, shall deem the zoning violation notice null and void, and enforcement activity shall cease.

3. Failure To Correct Violation; Enforcement Remedies: Failure to correct the zoning violation shall result in the city pursuing enforcement action following notification to the property owner, with the city having the authority to carry out the following enforcement remedies:

a. Withhold Permits: The city shall have the authority to withhold any permits or city approvals which are necessary until the violation is corrected to the city's satisfaction.

b. Stop Work Order: The city shall have the authority to issue a stop work order on the subject violation.

c. Abatement: The city shall have the authority to require that the violation be abated by completely removing or stopping the item or use which has been identified in the zoning violation notice.

d. Injunctive Relief: The city shall have the authority to seek an injunction in court to stop any violation of this title.

e. Civil Remedies: The city shall have the authority to institute appropriate civil action to enforce the provisions of this title, and shall recover reasonable court costs and attorney fees which are incurred due to the enforcement of the subject violation, at the discretion of the court.

f. Assessment: The city shall have the authority to use the provisions of Minnesota statutes chapter 429, and assess any charge against the property benefited, and any such assessment shall, at the time at which taxes are certified to the county auditor, be certified for collection in the manner that other special assessments are so certified.

g. Criminal Remedies: The city shall have the authority to institute appropriate misdemeanor criminal action for a violation of this title.

h. Cumulative Remedies: The powers and remedies of this subsection I3 shall not be individually limited and are not exclusive. The powers and remedies of this subsection I3 are cumulative, and all power and remedies may apply, as well as any other remedies allowed under state law.

Staff Recommendation

Upon review of the existing processes and consultation with the City Attorney, it is Staff's recommendation that Section 11-3-1 (I) be deleted and replaced with simpler, more condense language that outlines administration and enforcement of the Zoning Ordinance. Proposed amendments are contained in the attached Draft Ordinance. The City Attorney advised Staff that most of the existing language could be removed because it outlines internal Staff processes rather than City requirements. For example, the enforcement remedies contained in the existing ordinance are all tools in the City's toolbox, but are not required enforcement actions.

Staff are also in the process of drafting amendments to Section 6-5B-8 of the City Code, which outlines enforcement procedures for public nuisances. The public nuisance ordinance is under the purview of the City Council and is enforced by the Police Department. This update is being provided for informational purposes only.

Requested Action

At this time, the Planning Commission is being asked to hold a public hearing on the proposed Zoning Ordinance amendments. If the Commission is comfortable with the proposed changes following the public hearing, a recommendation for approval should be made to the City Council.

Attachments:

Draft Zoning Ordinance Amendment – Administration and Enforcement

CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA

ORDINANCE NO. XXX

AN ORDINANCE AMENDING CITY OF
ELKO NEW MARKET CITY CODE TITLE 11, CHAPTER 3
CONCERNING ENFORCEMENT OF ZONING REGULATIONS

THE CITY COUNCIL OF THE CITY OF ELKO NEW MARKET, MINNESOTA ORDAINS:

SECTION 1. Section 11-3-1 (I) of the Elko New Market City Code is hereby deleted in its entirety.

SECTION 2. Title 11, Chapter 3 of the Elko New Market City Code is amended by adding a new Section 11-3-10 to read as follows:

11-3-10: ADMINISTRATION AND ENFORCEMENT:

A. Enforcing officer: This title shall be administered and enforced by the Zoning Administrator in accordance with its terms, who shall not permit any construction, use, or change of use that does not conform to this Title. The City Administrator shall designate the Zoning Administrator. The Zoning Administrator may designate such additional persons as may be necessary or convenient to assist in administering and enforcing this chapter.

B. Duties of the Zoning Administrator: The Zoning Administrator's duties shall include the following:

1. Determine that all building permits comply with the terms of this title;

2. Conduct inspections of buildings and uses of land to determine compliance with the terms of this title;

3. Maintain records of all zoning maps, amendments, conditional uses permits, variances, appeals, and other matters regulated by this title;

4. Administer all applications under this title;

5. Institute appropriate enforcement proceedings and actions against violators;

6. Serve as staff advisor to the Planning Commission;

7. Prepare reports and information for the Planning Commission and City Council, and may attend their meetings and participate in their hearings and discussions, but shall not vote on any item before the Planning Commission and City Council; and

8. Perform such other functions as may be necessary to enforce and administer this title.

C. In case any building, structure or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of this title, the zoning administrator, in addition to other remedies, may institute in the name of the city, any appropriate action or proceeding to prevent, restrain, correct or abate such building structure or land, or to prevent, in or about such premises, any act, conduct, business or use constituting a violation.

SECTION 3. This ordinance shall take effect immediately upon its passage and publication.

ADOPTED this _____ day of _____, 2020 by the City Council for the City of Elko New Market.

CITY OF ELKO NEW MARKET

BY: _____
Joe Julius, Mayor

ATTEST:

_____
Thomas Terry, City Administrator/Clerk

601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO: PLANNING COMMISSION
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
SUBJECT: APPLICATION FOR GRADING PERMIT #G1-2019 BY R & F PROPERTIES
DATE: APRIL 28, 2020

PLANNING COMMISSION MEETING:	APRIL 28, 2020
CITY COUNCIL MEETING:	MAY 14, 2020
60-DAY REVIEW DEADLINE:	MAY 23, 2020
120-DAY REVIEW DEADLINE:	JULY 22, 2020

Background / History

R & F Properties (AKA Elko Speedway) submitted an application for grading permit to allow fill to be placed in a certain area within their property. The area in which they are proposing to fill was formerly known as the motocross track, and is currently designated as an overflow parking area. It is noted that the same permit was applied for and issued in 2019, and this is a request for reissuance of the same grading permit. The original permit was issued for a period of one year and expires on April 24, 2020.

Elko Speedway operates by way of Planned Unit Development (PUD) zoning. This is a special zoning district that allows uses not typical to a traditional zoning district. Elko Speedway, and the uses that occur on the overall property, have continued to change and evolve over the years. As an example, a drive-in movie theatre was an added use which required an amendment to their PUD zoning. The PUD was completely amended and restated on March 23, 2017. The restated PUD outlines all of the permitted uses on the site and well as approved site plans.

The area in which R & F Properties is currently proposing to place fill is designated as an overflow parking area (South Lot) on the approved PUD (see attached drawings). The area is used for overflow parking approximately once each year, typically during the Eve of Destruction event. This could change from year to year depending on the events that are scheduled at the track, however, in recent years the area has been used on average once per year.

The application has been reviewed by the City Engineer and he has recommend approval in a memorandum dated April 22, 2019, and reaffirmed via an email dated April 16, 2020.

Staff recommends approval of the application for grading permit #G1-2020 subject to the following conditions:

1) Approval is based on the grading plan containing 1 sheet, prepared by Probe Engineering, dated 4/10/19 and revised 4/16/19.

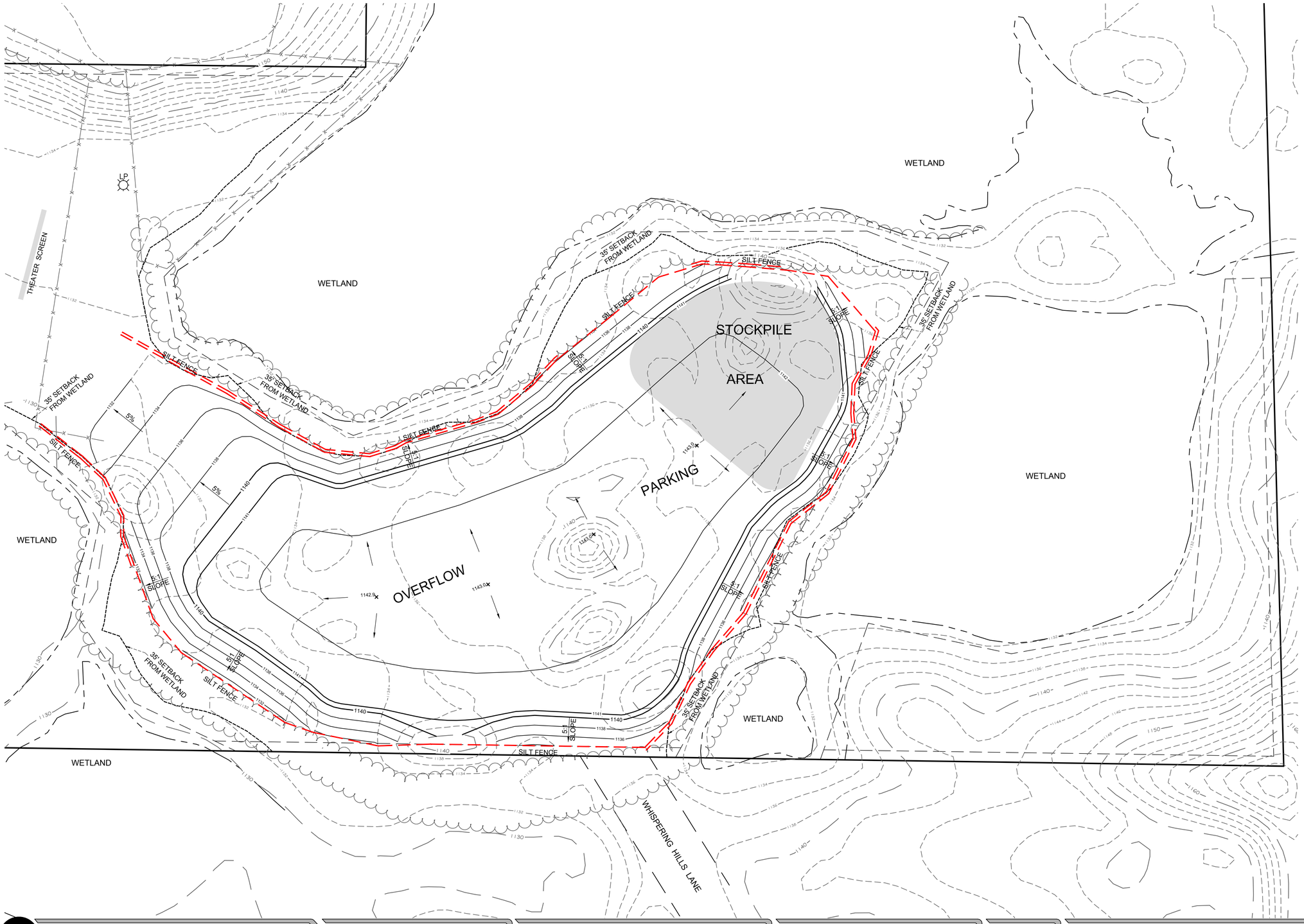
2) Approval is based on the Storm Water Pollution Prevention Plan containing 10 sheets, prepared by Probe Engineering, and dated 4/16/19.
3) The applicant shall comply with all recommendations of the City Engineer, and conditions contained in his review memorandum dated April 22, 2019.
4) The applicant shall enter into a Grading Authorization Permit with the City.
5) Fill shall be stockpiled until it can be equally spread over the entire overflow area, so the required overflow parking area is maintained.
6) All access to the site for purposes of filling and grading shall be via France Avenue through the R & F Properties property. No access to the site shall occur on Whispering Hills Lane.
7) Fill shall be leveled and the site shall be fully stabilized by the end of the construction season, 2020.
8) The permit shall be granted for a period not to exceed one-year in length.

And noting the following:

1) The City's Comprehensive Plan depicts a future extension of Whispering Hills Lane, easterly, into the area proposed to be filled to eventually connect with France Avenue / Main Street. Future extension of the roadway will likely require removal or moving of some of the proposed fill at applicant / developer's expense.

Attachments:
Various Aerial Photographs
Grading Plan dated 4/16/19
SWPPP dated 4/16/19
PUD Map – Overflow Parking
PUD Map – Simultaneous Race & Move Events Parking
City Engineer Review Memo dated 4/22/19

OVERFLOW
PARKING
AREA
STOCKPILE
WETLAND
WETLAND
WETLAND
WETLAND
WETLAND



50 0 50 100
SCALE IN FEET

NOTES
1. IMPORT TO BE PLACED IN STOCKPILE AREA AND SPREAD OVER ENTIRE OVERFLOW PARKING AREA WHEN VOLUME IS SUFFICIENT FOR 1'-2' LIFT
2. PLACE PERIMETER EROSION CONTROLS PRIOR TO IMPORT OF ANY FILL.

MPCA NPDES Permit is required, along with a SWPPP meeting all requirements prior to issuance of a grading permit.

Construction Staging:
- Remove vegetation as necessary to construct perimeter control.
- Place perimeter controls as shown.
- Impacts within wetland buffers require redundant sediment control devices as per the NPDES Permit.
- Construct site grading. Follow permit requirements of stabilizing areas immediately but no later than 14 days after the construction activity has ceased.
- Maintain perimeter controls.
- Upon completion of grading items, seed disturbed upland areas with MnDOT Seed Mixture 25-141 @ 60 lb/acre with Type 1 mulch at 2 tons/acre and disc anchor.

3,500 LF Silt Fence

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 4-10-19 REG. NO. 48365

REVISIONS

1	4-16-19	PM	REVISED PER CITY COMMENTS

PREPARED FOR: TOM RYAN

DESIGNED	CHECKED
DRAWN PM	DATE 4-10-19
SCALE AS SHOWN	
JOB NO. 16801.00	

GRADING & EROSION CONTROL PLAN
ELKO SPEEDWAY

ELKO-NEW MARKET, MINNESOTA

SHEET 1 OF 1 REV.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

FOR

OVERFLOW PARKING AREA (ELKO MARKET PLACE)

Elko New Market, MN

April 16, 2019

Prepared For:

R & F Properties, LLC
26480 France Avenue
Elko New Market, MN 55020
952-894-3200

Prepared By:

Paul Motzko
Probe Engineering Co., Inc.
1000 E. 146th Street
Burnsville, MN 55318
952-432-3000

Table of Contents

SWPPP Narrative

Attachments:
- Grading & Erosion Control Plan
- Soils Map
- Receiving Waters Map within 1 mile of Site
- SWPPP Training documentation

Project Description
This site is currently used as an overflow parking area for events at Elko Speedway and the Drive-in theater. Work proposed under this permit includes filling the existing overflow parking area by importing material into a stockpile and then spreading said material in lifts over the parking area. Amendments will be attached to this SWPPP as necessary by the Owner or Operator.

The total estimated disturbed area is 6 acres and the estimated volume of earth to be imported and moved on site is 45,000 CY.

Knowledgeable Person/Chain of Responsibility
The Developer is the Owner and is responsible for compliance with all terms and conditions of the permit. The Owner will designate a certified SWPPP designer and certified inspector to oversee the implementation of the SWPPP.

The Operator is the Contractor hired by the Owner to construct the project. The Operator will provide a SWPPP trained installer to implement the installation, inspection and maintenance of the erosion prevention and sediment control BMPs of the SWPPP until construction is complete, the entire site has undergone final stabilization and the NOT has been submitted to the MPCA. This individual will be available to meet the MPCA on site within 72 hours upon request by the MPCA.

Project Contacts

Owner(s):	R & F Properties, LLC 26480 France Avenue Elko New Market, MN 55020 Contact: Tom Ryan, tomr@ryancont.com, 952-894-3200
SWPPP Designer:	Paul Motzko, 952-432-3000
SWPPP Inspector:	
Operator:	Ryan Contracting Co.
Operator's contact:	Tom Ryan, tomr@ryancont.com, 952-894-3200

SWPPP Training
The SWPPP has been prepared by a trained SWPPP designer. The Operator shall designate a SWPPP trained inspector and SWPPP trained installer to implement the SWPPP. Documentation of the training will be attached and include the following:

a. Names of the SWPPP Preparer, SWPPP Inspector, and SWPPP Installer
b. Dates of training and name of instructor and entity providing the training
c. Training content that is commensurate with the individuals job duties and responsibilities including the number of hours of training

Stormwater Design, Calculations, and Narrative
A. Temporary Sedimentation Basin: There will not be 10 or more acres of disturbed soil draining to a common location, therefore a temporary sedimentation basin is not part of the design.
B. Permanent Storm Water Treatment System: The project does not call for any impervious area to be constructed, therefore a Permanent Storm Water Treatment System to treat the water quality volume is not required. (ie: net increase in impervious area is < 1 acre).

Maintenance of Permanent Stormwater Systems
Not Applicable

Timing of Installation/Construction Staging
Construction is anticipated to begin in the spring of 2019. Grading construction is anticipated to be ongoing and is estimated to be completed by 2020. However, this is subject to the availability of fill material.

Access to the site is through the Drive-in Theater lot. This surface is gravel and will act as a rock construction entrance to the site. The Operator will sweep tracked soils on paved surfaces.

Perimeter controls will be placed before land disturbing activities. Areas of grading are clearly marked in the plans by the "CONSTRUCTION LIMITS" notation.

Stockpiles will be covered or stabilized within (14) days after work has ceased. Final site stabilization of all exposed areas will be completed within (14) days after the construction activity in that portion of the site has temporarily or permanently ceased.

SWPPP Components
The Grading & Erosion Control Plan, which include the location and type of all temporary and permanent erosion prevention and sediment control BMPs along with details for the BMPs, are attached.

If additional BMPs become necessary during construction, the Owners SWPPP designer, will recommend and/or approve such BMPs.

Specifications for SWPPP related construction are referenced in the individual plan sheets.

Estimated Quantities
Estimated quantities for erosion and sediment control items are shown on the plans

Impervious Surface
The pre and post construction impervious surfaces are as follows:
Pre-Construction = 0 acres
Post-Construction = 0 acres

Soil Types
A site map with soil types are attached.

Maps of Surface Waters
No special waters or impaired waters are identified on the map within one mile of the site. See Attatched.

Final stabilization
Final site stabilization methods are shown on the Grading & Erosion Control Plan.

Soil Management
Existing topsoil will be stripped and preserved. Soil compaction will be avoided in areas not needing to be compacted. All areas to have vegetation re-established will receive 4" of topsoil covering.

Chemical treatments
No chemical treatments systems are proposed

Documentation of Infeasibility
Not Applicable

Environmental Review Stormwater Measures
There are no stormwater pollution mitigation measures identified in environmental review, endangered species review, archeological or other required local, state or federal review conducted for the project.

Karst Areas
There are no known karst areas within this site.

Impaired Waters and Total Maximum Daily Loads (TMDLs)
There are no special or impaired waters located within 1 mile of the project limits that receive runoff from the project site. The special and impaired waters search map is attached.

Environmentally Sensitive Areas

Wetlands are located directly next to and partially within this project area. The wetland edge shown on the grading plan is taken from the final plat of Elko Marketplace. 100 % of the existing runoff drains to the existing wetlands and this does not change in the proposed condition. Perimeter control are shown on the Grading & Erosion Control Plan with redundant control shown where the construction limits are closer than 50 to the edge of the wetland.

SWPPP Amendments

The SWPPP will be amended as necessary when there is a change in design, construction, operation, maintenance, weather or seasonal conditions that has a significant effect on the discharge of pollutants to surface waters or underground waters. The SWPPP may also be amended when inspections or investigations by site Owner or operators, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or underground waters or that the discharges are causing water quality standard exceedances.

Soil Types

The soil types found on this project are a mix of Haydem Loams, Estherville – Burnsville complex and Houghton Muck as shown in the attached soils map.. Majority of the soils have hydrologic soil group of B and are susceptible to erosion. These soils will adhere to equipment and tires when wet so tracking is expected with wet conditions. They will also become very dusty when dry so water or other dust prevention may be required.

Temporary Sedimentation Basins

Temporary sedimentation basins may be required for dewatering activities dependent on site conditions. If temporary sedimentation basins are used, they must have a floating skimmer type outlet. None are anticipated.

The Operator will provide temporary sedimentation basins when mandated by the permit and should use them as a normal part of the grading operations when not required.

Dewatering and Basin Draining

Dewatering is not anticipated. However, if dewatering is used, the Operator will provide a SWPPP amendment for the proposed dewatering activities.

Turbid or sediment laden waters related to dewatering or basin draining will be discharged to a sedimentation basin or storage tank. The discharge from the sedimentation basin or storage tank may be released to surface waters if the water has been visually checked to ensure adequate treatment has been obtained and nuisance conditions will not result from the discharge.

If discharge water contains oil or grease, an oil water separator or suitable filtration device will be used prior to discharging the water. Discharge points will be adequately protected from erosion and scour. The discharge will be dispersed over natural rock riprap, sand bags, plastic sheeting, or other accepted energy dissipation measures.

All water from dewatering or basin-draining activities will be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

If filters with backwash water are used, the backwash water will be hauled away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. The backwash water may be discharged to the sanitary sewer if permission is granted by the sanitary sewer authority. The filters and/or media should be replaced or cleaned as necessary for adequate function.

Inspections and Maintenance

The Operators SWPPP trained inspector will routinely inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection will be conducted within seven (7) days after the rainfall event. All inspections and maintenance conducted during construction will be recorded within 24 hours in writing and these records will be retained with the SWPPP. Records of each inspection and maintenance activity will include:

a. Date and time of inspections
b. Name of person(s) conducting inspections
c. Findings of inspections, including the specific location where corrective actions are needed
d. Corrective actions taken (including dates, times, and party completing maintenance (activities)
e. Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours. Rainfall amounts will be obtained by a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of your location or a weather reporting system that provides site specific rainfall data from radar summaries.
f. If any discharge is observed to be occurring during the inspection, a record of all points of the property from which there is a discharge will be made, and the discharge should be described (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other obvious indicators of pollutants) and photographed.
g. Any amendments to the SWPPP proposed as a result of the inspection will be documented as required in Part III.B. within seven (7) calendar days.

Inspection Frequency Adjustment

a. Where parts of the project site have permanent cover, but work remains on other parts of the site, inspections may be reduced to once per month in those areas of permanent cover.
b. Where construction sites have permanent cover on all exposed soil areas and no construction activity is occurring anywhere on the site, the site will be inspected during non-frozen ground conditions at least once per month for a period of twelve (12) months.
c. Where work has been suspended due to frozen ground conditions, the inspections may be suspended. The required inspections and maintenance schedule will begin within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever comes first.

Inspections and maintenance of temporary and permanent water quality management BMPs will be performed until another Permittee has obtained coverage under this Permit or the project has undergone Final Stabilization, and an NOT has been submitted to the MPCA.

All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures will be inspected to ensure integrity and effectiveness during all routine and post-rainfall event inspections. All nonfunctional BMPs will be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery. The following inspection and maintenance requirements will be complied with:

a. All perimeter control devices will be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches (1/2) of the height of the device. These repairs will be made by the end of the next business day after discovery, or thereafter as soon as field conditions allow access.
b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches (1/2) the storage volume. Drainage and removal will be completed within 72 hours of discovery, or as soon as field conditions allow access.
c. Surface waters, including drainage ditches and conveyance systems, will be inspected for evidence of erosion and sediment deposition during each inspection. All deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems will be removed. Areas of exposed soil at removal locations will be re-stabilized. The removal and stabilization will take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
d. Construction site vehicle exit locations will be inspected for evidence of off site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off site within 24 hours of discovery, or if applicable, within a shorter time to comply with the permit.
e. Streets and other areas adjacent to the project will be inspected for evidence of off site accumulations of sediment. If sediment is present, it must be removed in a manner and at a frequency sufficient to minimize off site impacts.

All infiltration, filtration, and bioretention areas (if any) must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area, and that equipment is not being driven across those areas.

Storage, Handling, and Disposal of Construction Products, Materials, and Wastes

Building products that have the potential to leach pollutants must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with stormwater.

Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.

Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.

Solid waste will be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.

Portable toilets will be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.

Fueling and Maintenance of Equipment or Vehicles
Spill Prevention and Response: Reasonable steps must be taken to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible.

Fueling must be done in a contained area unless infeasible. Adequate supplies must be available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. Spills must be reported and cleaned up immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.

No fuel storage tanks in excess of 1000 gallons will be onsite during construction. All onsite fuel storage tanks shall have secondary protection for spills.

Vehicle and Equipment Washing
Washing of vehicles must be limited to a defined area of the site. Runoff from the washing area will be contained in a sediment basin or other similarly effective controls and waste from the washing activity will be properly disposed of. Soaps, detergents, or solvents must be properly stored. No engine degreasing is allowed on site.

Concrete and Other Washouts Waste
Effective containment must be used for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of washout wastes.

All concrete trucks shall have a self-contained collection system for washouts and no concrete trucks will be allowed to washout onto the site. Curb machines or concrete pavers may be washed out on site provided that it is done on the road grade and no washout water leaves the road grade.

Final Stabilization
All disturbed areas to be re-vegetated shall receive a minimum of 4" of topsoil and be seeded.

It is anticipated that sufficient topsoil will be obtained from excavations on-site. On-site topsoil shall be considered acceptable for re-use. If topsoil borrow is required, it shall meet the requirements of Mn/DOT 3877. All disturbed areas shall be stabilized within the time frames as specified in the NPDES Permit. Within 30 days after final site stabilization, the Owner shall submit a NOT.

Final Stabilization is not complete until all of the requirements below are met:

1. All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth density over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
2. ~~The permanent stormwater management system is constructed, meets all requirements in Part III.D. of the permit and is operating as designed. Temporary or permanent sedimentation basins (if any) that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.~~
3. All temporary synthetic and structural erosion prevention and sediment control BMPs (such as silt fence) have been removed. BMPs designed to decompose on site (such as some compost logs) may be left in place.
4. ~~For residential construction only, individual lots are considered finally stabilized if the structure(s) are finished and temporary erosion protection and downgradient perimeter control has been completed and the residence has been sold to the homeowner. Additionally, the Permittee has distributed the MPCA's "Homeowner Fact Sheet" to the homeowner to inform the homeowner of the need for, and benefits of, permanent cover.~~
5. ~~For construction projects on agricultural land (e.g., pipelines across crop, field pasture or range land) the disturbed land has been returned to its preconstruction agricultural use.~~

Transfer of Ownership
~~If lots are sold and residential home construction is to begin prior to final site stabilization, a Notice of Termination/Permit Modification Form will be used to transfer the permit to the Owner of the lot. The new permittee will be responsible for all conditions of the original SWPPP~~.

UNIVERSITY OF MINNESOTA

Examine your card carefully. To report errors and request a corrected card, contact the Erosion and Stormwater Management Program at (612) 625-9733, or write: Erosion and Stormwater Management Program, 1390 Eckles Avenue, St Paul MN 55108.

Paul Motzko
1000 E 146th Street Suite 240
Burnsville, MN 55337

UNIVERSITY OF MINNESOTA

Paul Motzko

Design of Construction SWPPP (May 31 2020)

See reverse side for important information.

Soil Map—Scott County, Minnesota
(Elko Market Place Overflow Parking Area)

Map Scale: 1:2,520 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Scott County, Minnesota
Survey Area Data: Version 14, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 1, 2013—Nov 15, 2016

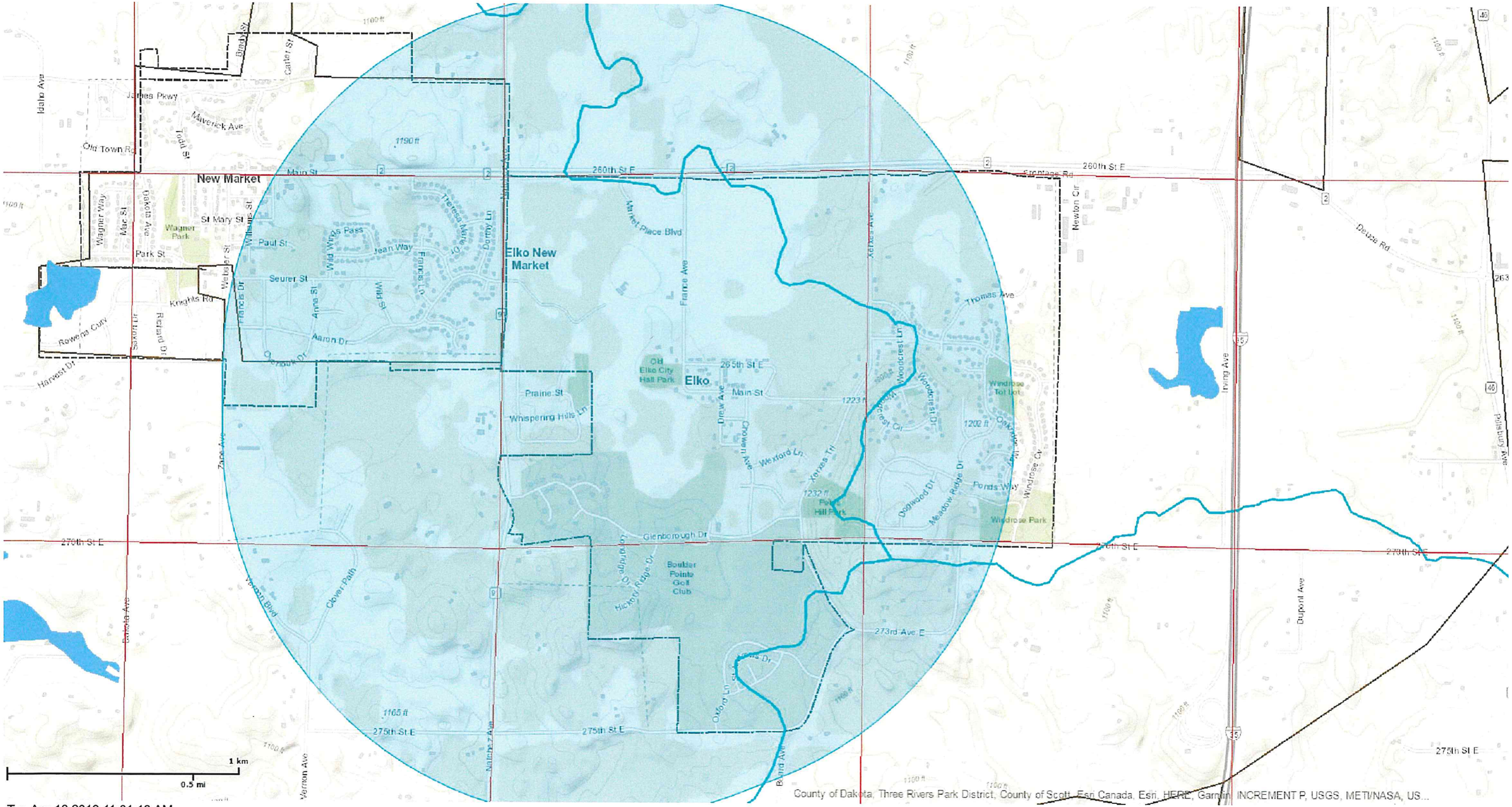
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ba	Beach materials, sandy	0.0	0.0%
EaB	Estherville sandy loam, 2 to 6 percent slopes	0.4	1.4%
EbC2	Salida gravelly sandy loam, 6 to 12 percent slopes, moderately eroded	0.5	1.8%
Ga	Glencoe silty clay loam, 0 to 1 percent slopes	1.3	4.4%
HaB	Hayden loam, 2 to 6 percent slopes	0.1	0.4%
HaC2	Hayden loam, 6 to 10 percent slopes, moderately eroded	4.6	15.3%
HbE2	Hayden sandy loam, 18 to 25 percent slopes	0.6	2.0%
HcE3	Hayden soils, 18 to 25 percent slopes	1.6	5.4%
LbD	Estherville-Burnsville complex, 12 to 50 percent slopes	7.6	25.2%
PbA	Houghton muck, 0 to 1 percent slopes	12.6	42.0%
Ta	Terrace escarpments	0.6	2.0%
Totals for Area of Interest		**30.1**	**100.0%**

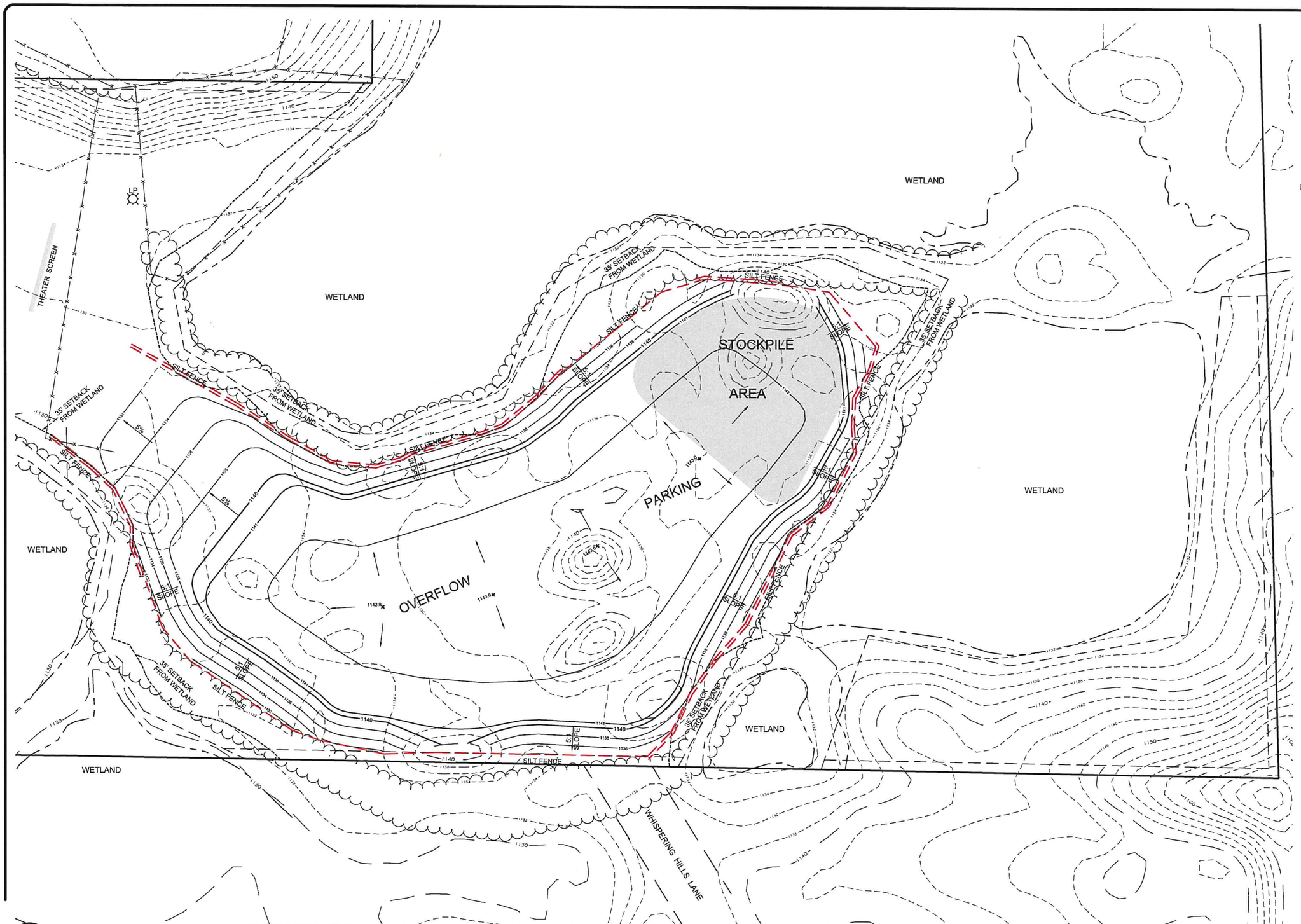
Overflow Parking Area

Special Water (1 mile Radius)



County of Dakota, Three Rivers Park District, County of Scott, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, US...

Tue Apr 16 2019 11:01:13 AM



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SCALE IN FEET

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2. PLACE PERIMETER EROSION CONTROLS PRIOR TO IMPORT OF ANY FILL.

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- Place perimeter controls as shown.
- Impacts within wetland buffers require redundant sediment control devices as per the NPDES Permit.
- Construct site grading. Follow permit requirements of stabilizing areas immediately but no later than 14 days after the construction activity has ceased.
- Maintain perimeter controls.
- Upon completion of grading items, seed disturbed upland areas with MnDOT Seed Mixture 25-141 @ 60 lb/acre with Type 1 mulch at 2 tons/acre and disc anchor.

3,500 LF Silt Fence

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 4-10-19 REG. NO. 48365

REVISIONS			
1	4-16-19	PM	REVISED PER CITY COMMENTS

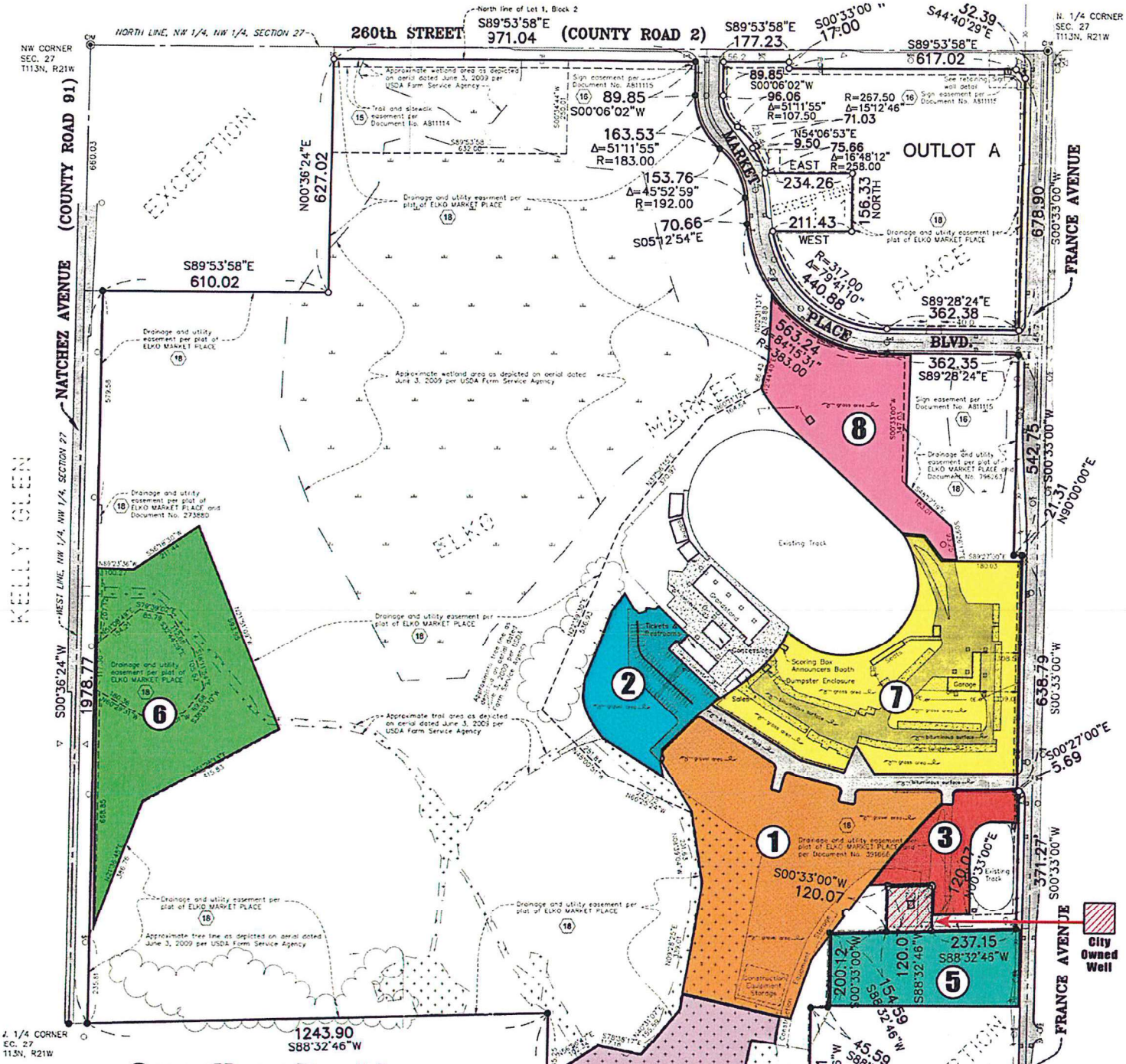
PREPARED FOR: TOM RYAN

DESIGNED	CHECKED
DRAWN PM	DATE 4-10-19
SCALE AS SHOWN	
JOB NO. 16801.00	

GRADING & EROSION CONTROL PLAN
ELKO SPEEDWAY

ELKO-NEW MARKET, MINNESOTA

SHEET 1 OF 1 REV.

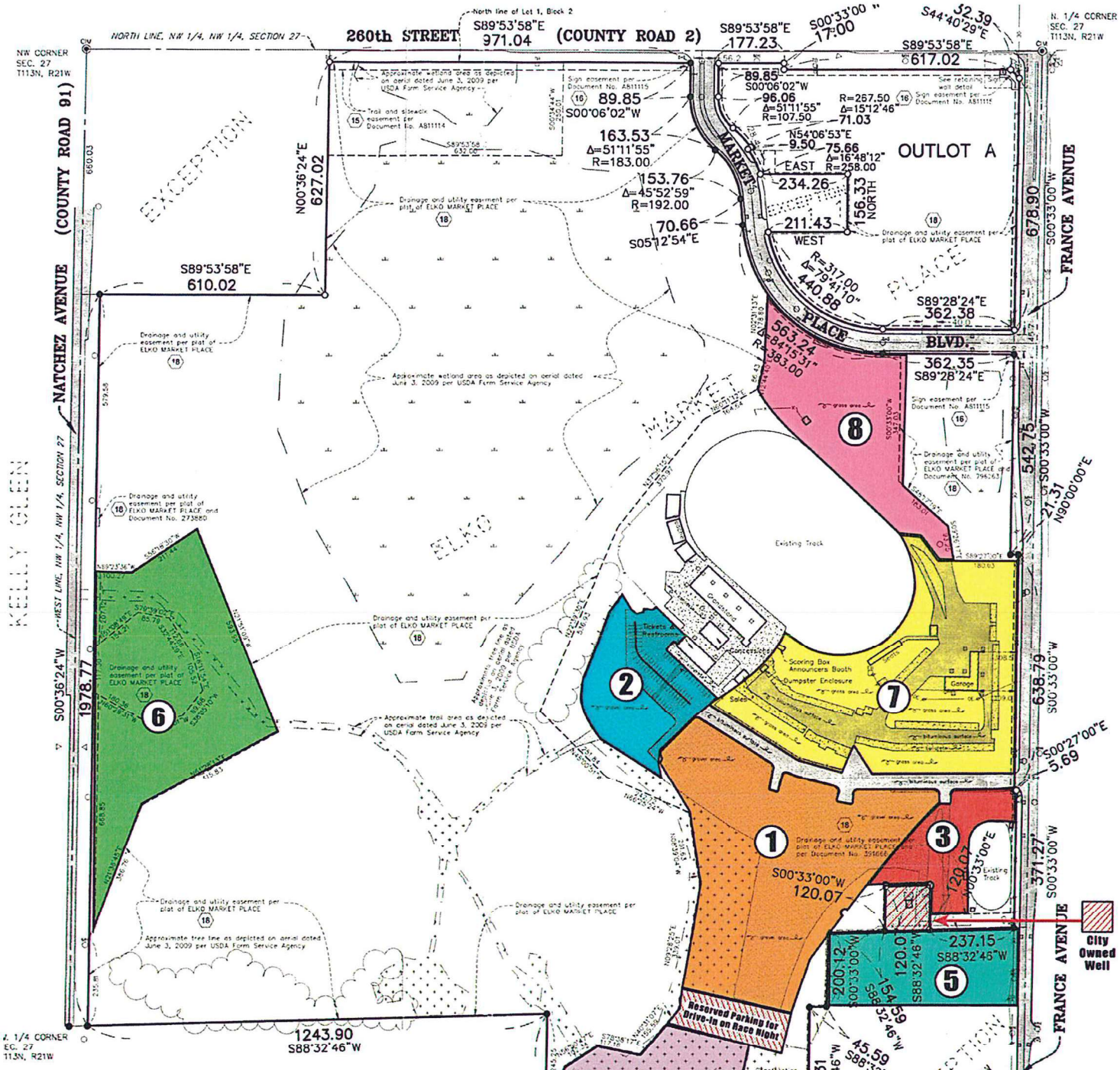


Overflow Parking

①	Main Parking Lot	= 713
②	Paved Lot	= 200
③	East Main Parking Lot	= 100
④	South Lot	= 300
⑤	Office Parcel (Former Residential Parcel)	= 210
⑥	West Lot (C/R 91)	= 560
⑦	Pit Area	= 200
⑧	North of Track	= 300

Total Parking Stalls = 2583

Dated: February 14, 2017



Simultaneous Race & Movie Events Parking

①	Main Parking Lot	= 713
②	Paved Lot	= 200
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Total Parking Stalls = 2583

Dated: February 14, 2017

BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: April 22, 2019

To: Renee Christianson, Community Development Specialist

From: Rich Revering, PE

Subject: Elko Marketplace Overflow Parking Grading Permit Review Memo

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A review has been completed of the grading plan dated 04/16/2019 and SWPPP dated 04/17/2019 prepared by Probe Engineering. The documents relate to the apparent import as material becomes available, grading, stabilization, and interim storage of fill intended to be placed on parking areas elsewhere on the property at a future date.

Attention is directed to Chapter 11 in the City's Zoning Ordinance https://www.sterlingcodifiers.com/codebook/index.php?book_id=898 for background regulations against which these plans were reviewed.

The plans appear to be in keeping with the requirements in the code. We recommend approval subject to the following conditions:

1. We recommend the applicant be reminded to observe the five-foot separation between redundant silt fences required where grading activity occurs within 50 feet of the surrounding wetland boundaries. This dimension scales on the plans, but is not noted.

2. We recommend the City require an escrow of $10,000 to be held until the site is graded to the contours shown and fully stabilized with established vegetation. This escrow would not be used to complete the import or grading – it would only be used, if necessary, to mitigate hazardous slopes, maintain or repair silt fence and establish vegetation to stabilize the site should the applicant fail to do so in a timely manner.

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MEMORANDUM

TO: PLANNING COMMISSION

FROM: HALEY SEVENING, PLANNER I
RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
TOM TERRY, CITY ADMINISTRATOR

RE: TIP OF THE MONTH – MEETING CONDUCT ON VIDEO

DATE: APRIL 28, 2020

Background / Introduction

Each month, Staff includes a "Tip of the Month" in the Planning Commission Packet. These tips could range from information about City Ordinance or State Statute to educational materials about planning related topics. March's "Tip of the Month" is information about meeting conduct/etiquette when on video.

It is Staff's intention to begin video recording Planning Commission Meetings and posting the recordings for public viewing on the City's website. The April 28, 2020 Planning Commission meeting will be conducted virtually using Zoom, and possibly additional meetings as determined practical or necessary due to the current state of emergency. The Zoom meeting will be recorded and posted for public viewing. When regular meetings resume at city hall, the meetings will be video recorded and shared with the public. Based on Staff's experience, the following changes in the meeting environment may occur.

- Meeting protocol may need to change to accommodate the videotaping.
- Meetings may take on a more formal tone.
- Discussion may not be as open or candid.
- Participants may "play" to the video audience.

It should be noted that the last three bullet points did not occur when the City Council began use of video recording for their meetings. This was a result of the Council at the time "setting the tone" and not letting the camera negatively influence the positive aspects of their meetings.

Commissioners may need to modify their usual behavior and habits during the meeting to better support video recording. Below are a few helpful tips to keep in mind while on video:

1. Movement – The viewer can see the whole room at the same time without the same focus on the speaker that someone in the room would have. As a result, unnecessary movement such as rocking or spinning in a chair is very noticeable and draws the viewers attention. Sidebar discussions are also very noticeable.

2. Audio – The audio system is very sensitive and is on the entire meeting. Unnecessary background noise such as tapping/clicking of pens and shuffling of papers too close to the microphones can be clearly heard and actually prominently featured in the audio. Side bar discussions or commentary is also often clearly audible, even when speaking in low tones at a distance from the microphone.

3. Attire – It is common that with certain agendas there is an expectation of little or no audience and a less formal meeting. Commissioners will then dress more comfortably for those meetings. Keep in mind that even with no audience at the meeting, the video is viewable by others at a later date and kept on the City's website for years.

4. Meeting protocol – Here are a few basic elements for meeting protocol that will make the video easier for editing and a better experience for the viewer:

    a. Make sure mics are on and video is recording before starting meeting.
    b. Pause between agenda items to allow for camera changes.
    c. Ask all speakers to come to podium; they can't be seen or heard very well if speaking from the audience area. Also, have them identify themselves for the record.
    d. State name of person making motion and who seconded the motion, as well as the vote result, as they may not be obvious on camera.

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MEMORANDUM

TO: PLANNING COMMISSION

FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
HALEY SEVENING, PLANNER I

RE: UPDATE ON CSAH 2 & CSAH 91 ROUNDABOUT PROJECT

DATE: APRIL 28, 2020

Police Department Addition to City Hall

Staff would like to inform the Planning Commission that Scott County has awarded the contract for construction of the roundabout project to Ryan Contracting of Elko New Market. Scott County received a total of four bids for the project. The low bidder was Ryan Contracting with a bid price of $2,087,309.50. The project was awarded on April 7th. Small utilities are currently being relocated to make way for the road construction project. The expected start date is early May, 2020. The intersection will be fully closed to traffic during construction.

The roundabout project also includes construction of a bituminous trail from Aaron Drive to France Avenue. In addition to the roadway and trail work being completed by Ryan Contracting, the Elko New Market City Council has authorized corridor and downtown lighting to be installed concurrently with the roundabout project.

Scott County received a federal Highway Safety Improvement Program (HSIP) grant which will fund $1,792,800 of the project costs. Scott County is contributing $216,497 towards construction of the trail and pavement sealcoating. The remaining project costs will be paid by the City of Elko New Market.

Roundabout Layout

Proposed Trails (shown in red) To Be Included with Roundabout Project

Proposed Lighting To Be Included With Roundabout Project

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MEMORANDUM

TO: PLANNING COMMISSION

FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
HALEY SEVENING, PLANNER I
TOM TERRY, CITY ADMINISTRATOR

RE: UPDATE ON POLICE DEPARTMENT ADDITION TO CITY HALL & MUNICIPAL CAMPUS MASTER PLAN

DATE: APRIL 28, 2020

Police Department Addition to City Hall

Staff would like to inform the Planning Commission that the City Council has authorized the construction of a Police Department addition onto the current City Hall.

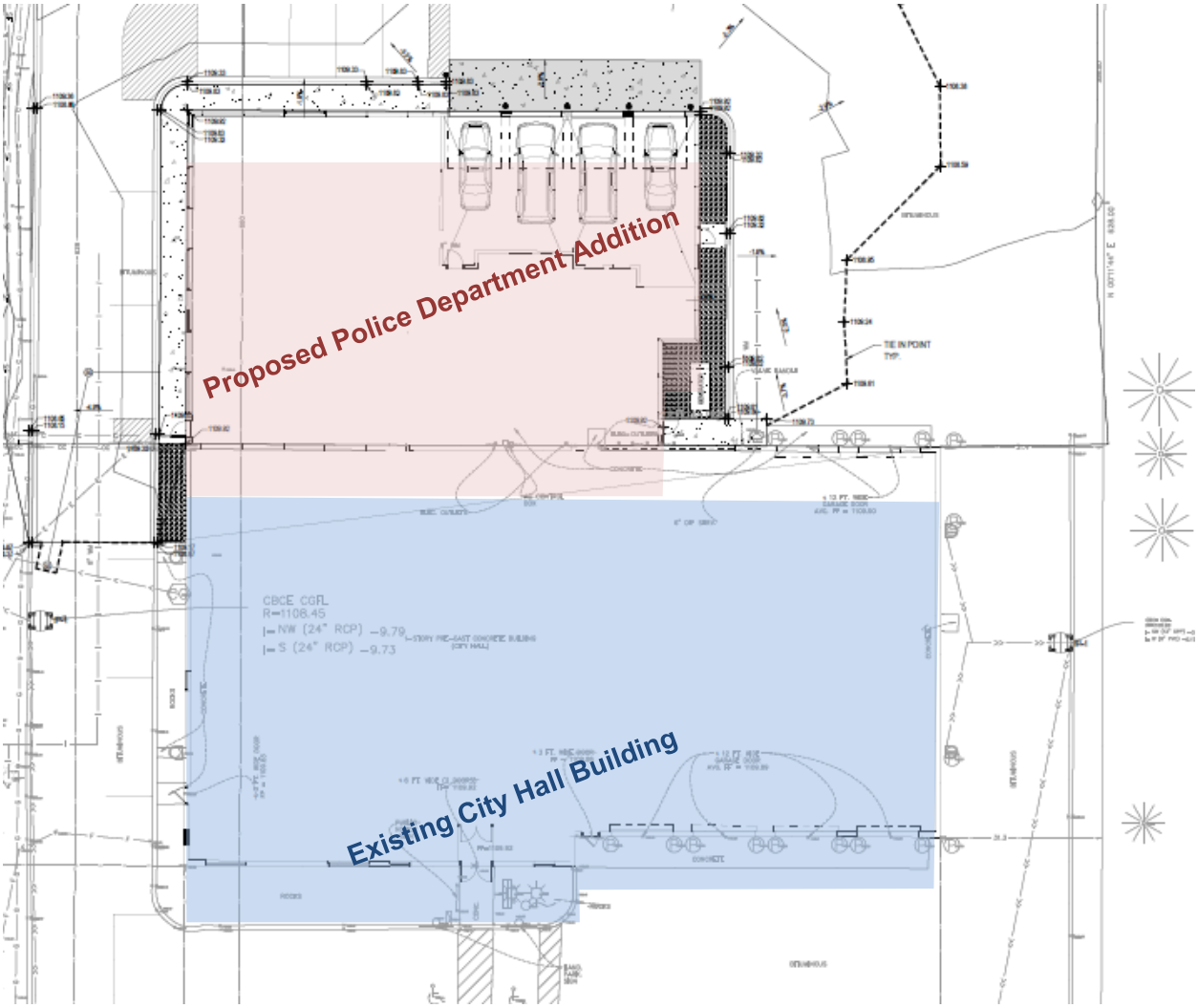
For several years, the City's Police Department has been housed in a 1900's era school house located at 26518 France Avenue. The current facility has a number of deficiencies for use as a Police Department, including the lack of a secure evidence room, interview room, armory/gun cleaning space, and private office areas. In addition, the building was found to contain mold issues. The City Council authorized Leo A. Daly, an architectural firm, to design improvements to the existing building. As the design progressed, it was determined that the cost of adding onto the existing city hall provided a better long range plan than renovating the existing space.

On April 3, 2020, after receiving a total of seven bids, the City Council awarded the contract for the Police Department addition to Greystone Construction. Also included in the project award was a remodel of the existing city hall kitchen and minor improvements to the existing Police Department facility. The contract amount is $1,732,035.00. A re-use of the existing Police Department building located on France Avenue has not yet been identified. Construction will be complete during the fall of 2020.

Municipal Campus Master Plan

In 2007, following the merger of Elko and New Market into one City, the City Council authorized preparation of a Public Facilities Master Plan which evaluated various locations for a potential City campus. The Facilities Plan evaluated various sites for the ultimate City campus, including south of the Public Works facility along the northerly extension of France Avenue, the southeast corner of the CSAH 2 and France Avenue intersection, and expansion of the current City Hall site. The result of the effort identified the area surrounding the current city hall / fire station as the preferred location for a future City campus. The conceptual campus plan (below) identified the land lying north of CSAH 2 and south of James Parkway, and approximately 20 acres in size, as a campus that could accommodate a future city hall, police station, fire station, potential community center, and park area. The Facilities Plan was adopted by the City Council in 2008 to be used as a guiding document of the City.

Existing Police Department located at 26518 France Avenue



Site Plan for Police Department Addition to City Hall / Fire Station Facility

Municipal Campus / Public Facilities Master Plan adopted in 2008

Location of Adopted Municipal Campus Plan

601 Main Street
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MEMORANDUM

TO: CITY COUNCIL, PLANNING COMMISSION, EDA & CHAMBER OF COMMERCE
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
SUBJECT: COMMUNITY DEVELOPMENT UPDATES
DATE: APRIL 1, 2020

Background / History

The purpose of this memo is to provide updates regarding miscellaneous projects and activities being worked on by Community Development staff. Below is a summary of projects that are currently being worked on, inquiries received, and miscellaneous information:

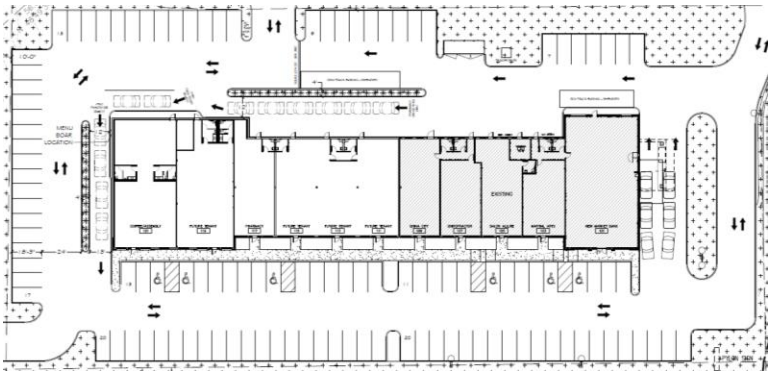
Christmas Pines – There are a few items left to complete in this residential subdivision including landscaping, street signs, and installing a second/final layer of pavement. The development is eligible for two building permits at this time. The City has issued a building permit for one home in the development.

Boulder Heights – Streets have now been paved in this 53 lot residential subdivision. There are still items left to be completed, including paving of 275th Street from CSAH 91 and Oxford Lane. The City anticipates the development will be complete and fully ready for building permits in the spring of 2020.

Dakota Acres / Global Properties – The City Council approved the plat of Dakota Acres 2nd Addition, as proposed by Global Properties. The plat contains one 3.1 acre lot, and a 68-unit apartment development is currently planned on this lot. The first phase would consist of one 28-unit building and the second phase would contain one 40-unit building. The property is zoned High Density Residential and apartments are a permitted use. Below is a rendering of a proposed building. The plat has not yet been filed with the County Recorder's Office.

Dakota Acres 1st Addition / Syndicated Properties – This plat, which contains 28 attached townhome units, has been recorded with Scott County. The City has issued a building permit for one 4-unit townhome building within this development, which is now under construction. Construction of the private street in the development is expected to begin on Monday, April 6th. Additional townhome units are planned for the spring of 2020, beginning with construction of a 7-unit building. An additional 24 townhome units are planned.

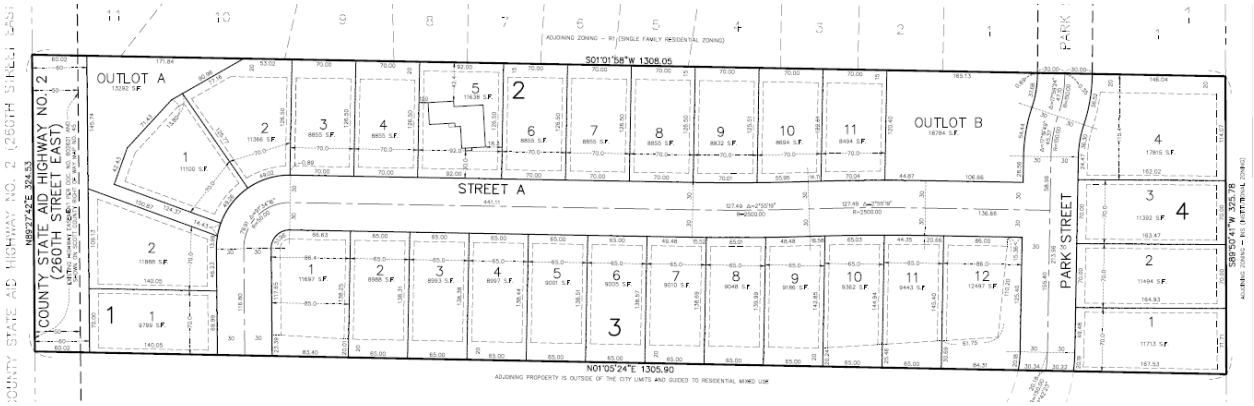
Adelmann Property – City staff has been working with the Adelmann family and their consultants in the preparation of an AUAR (environmental study) for their 242.5 acres located on the west side of the I-35 / CSAH 2 interchange. As part of the AUAR and preparation for development, several studies are being completed, including a wetland delineation, traffic impact study, tree inventory, Phase I ESA, and geotechnical work. An open house regarding the AUAR was held on February 26th, 2020. Public comment regarding the AUAR closed on March 4th, 2020. Consultants and city staff are currently preparing responses to the comments received during the comment period.



Elko New Market Commerce Center – Construction is underway on Phase II of the Elko New Market Commerce Center. The building permit has been issued on the "shell" building. The City has also approved permits for the interior finishes of three units including a chiropractic office, a martial arts studio and a pharmacy. Building completion is expected in June of 2020. The building cannot be occupied until the parking lot improvements are complete.

Degross Property – City staff is working with a developer regarding possible development of the Degross property located between France & Xerxes Avenues, on the south side of CSAH 2. A wetland delineation has been completed and the City has approved the wetland boundaries for the site. The developer has indicated that they are preparing concept plans for the property. The City has not received any concept plans for review.

Ridgeview Estates – The City has received application for rezoning and preliminary plat approval of Ridgeview Estates, containing 29 residential lots. The project is scheduled for review by the Planning Commission, and public hearing, on April 28th.



Pete's Hill – Construction on this 45 lot residential development has continued on and off over the winter months. Lots are expected to be available for construction in the spring/summer of 2020.

Business Leads – Community Development staff are working on the following business leads (no official development applications have been received.)

- Kwik Trip - City staff is currently working with Kwik Trip to review a preliminary site plan for a potential development at the southwest corner of CSAH 2 and France Avenue. A Development Review Team meeting was held on March 27th to review the project. If the project proceeds, Kwik Trip has indicated construction would begin in 2021.

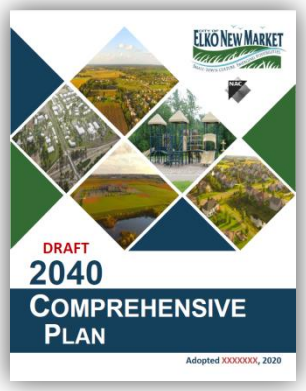
Building Permits – The City issued one building permit for a housing unit in February, 2020, and no housing unit permits in March, 2020.

Ordinance Updates –

- Recreational Vehicle Storage – On February 13th, the City Council approved amendments to the City Code regarding the parking of recreational vehicles (boats, campers, fish houses, etc.) on residential properties within the City. The amendments more clearly define where recreational vehicles can be stored on a residential property and during what months of the year.

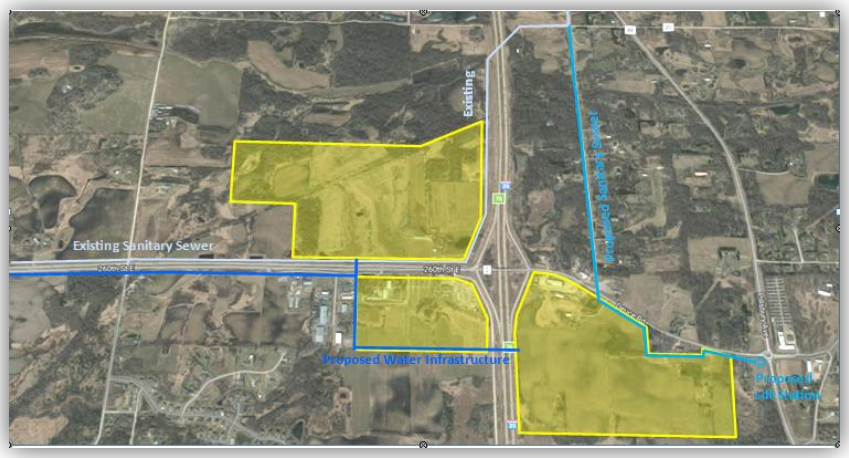
- Garbage and Refuse – On February 13th, the City Council approved amendments to the City Code regarding the storage of garbage receptacles in residential zoning districts. The previous ordinance required that all garbage receptacles be stored within an enclosed building or fully screened from view. The City Council adopted an amendment allowing garbage receptacles to be stored outside.

2040 Comprehensive Plan – City staff has been working on the draft 2040 Comprehensive Plan. The City Council received an overview of the draft Plan on January 9th, 2020, and authorized the draft Plan be distributed for review by adjacent jurisdictions. A community open house which had been planned for early April has been delayed due to COVID-19. Adjacent jurisdictions have until July 8th to submit comments to the City. Adoption of the final plan is anticipated in 2020.

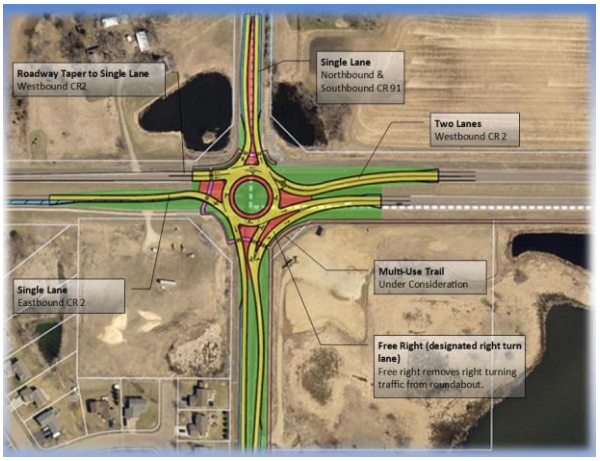


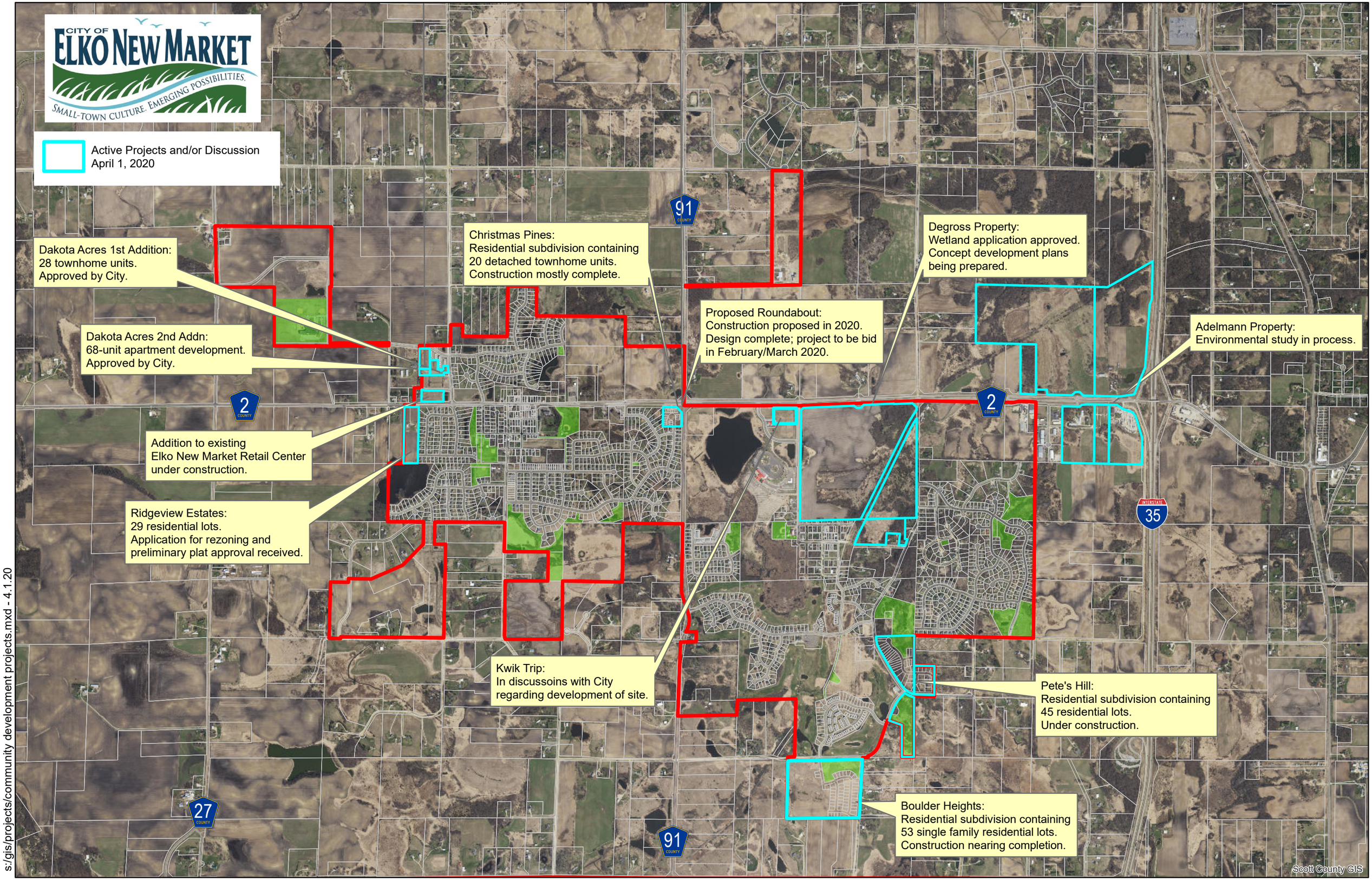
Infrastructure Extension to I35/CSAH 2 Interchange Area

City staff continues to work with Scott County and the Scott County CDA regarding possible extension of municipal utilities to the interchange area. A technical committee has been formed to continue to evaluate the feasibility of the project. If constructed, the utility extensions would open up property that is guided to commercial/industrial development.



Roundabout Project – Scott County received bids for the roundabout proposed at the intersections of CSAH 2 & 91. Scott County is expected to award the project to Ryan Contracting on April 7th. Construction could begin as early as late-April or early-May. The intersection will be closed during construction of the roundabout. Scott County received a $1.8 million safety grant to construct the roundabout.





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LET'S TALK

Each new home in a community adds 10 car trips per day to the city's transportation system, says Sen. Eric Pratt, R-Prior Lake. That puts a lot of pressure on the system, he says, when hundreds of new dwellings come to town. (File photo: Bill Klotz/Special to Finance & Commerce)

Legislation would let cities charge developers for streets

By: Brian Johnson February 4, 2020 3:37 pm

Advocates for Minnesota cities are asking state lawmakers to weigh in on an issue that has long pitted builders and developers against local communities: the question of who pays for street improvements related to new home construction.

At issue is whether cities are allowed to charge residential developers for general citywide transportation improvements to absorb additional traffic generated by the new homes. Builders say "no," and recent court rulings have gone their way.

In response, cities are getting behind a pair of bills that would allow them to collect such fees. The bills, authored by Rep. Brad Tabke, DFL-Shakopee, and Sen. Eric Pratt, R-Prior Lake, will be reintroduced this session after failing to get a hearing last year.

Irene Kao, a lobbyist for the League of Minnesota Cities, said the legislation is needed to provide more clarity going forward — for the benefit of cities, counties and townships, as well as builders and developers.

According to the League, cities plan street work "years in advance and new development creates additional demand. However, legal interpretation of current law does not allow for cities to collect fees from developers to help pay for these future investments."

Just last month, for example, a Hennepin County District Court judge rejected a city of Dayton ordinance requiring homebuilders to help pay an "off-site" transportation fee as a condition of approval for new housing developments.

Judge Susan M. Robiner of the Hennepin County District Court ruled that the ordinance is "illegal, null, void and unenforceable" under state law as interpreted by a 2018 Minnesota Supreme Court decision.

David Siegel, executive director of Housing First Minnesota, said Tuesday that the court decision is a victory for housing affordability because street improvement fees drive up costs that are then passed on to buyers.

Given that the courts have already spoken, Housing First Minnesota opposes the legislation and sees no need for the Legislature to intervene.

"This has been in front of the courts four times and the courts have … struck down these fees," Siegel said.

"It's really absurd to be talking about adding costs to housing at a time when we face an affordability crisis, and we have literally the lowest available inventory for sale, new and resale, in the country."

Tina Goodroad, Dayton's city administrator, said the city doesn't plan to appeal the court's decision. But in response to the ruling, the city is getting behind the legislative fix and will consider a moratorium on residential development.

Cities do have statutory authority to charge fees for sewer and water improvements and parks, but for some reason there's a "gap" in the law that doesn't address street improvements, Goodroad said.

"Cities like Dayton are looking for a legislative fix that allows us to ensure that the cost of development is borne by the new development," she said.

Prior Lake Mayor Kirt Briggs concurs.

In a typical year, the city of Prior Lake took in roughly $225,000 in fees from residential developers to cover street improvements, he said. Those fees were placed in a "cost bucket" for specific improvements, he said.

Once Prior Lake is fully developed, total infrastructure costs tied to new development would be "on the order of $25 million," Briggs said. That assumes the city is built out over time as laid out in its comprehensive plan.

"I think it's important to understand that cities levy fees only when a cost exists. Absent a cost, there would be no need to levy a fee," Briggs said.

Pratt, the sponsor of the Senate bill, doesn't dispute that development fees are passed along to the buyer. But the alternative, he said, is to force existing taxpayers in a city to absorb the costs.

Each new home in a community adds 10 car trips per day to the city's transportation system, Pratt said. That puts a lot of pressure on the system, he said, when hundreds of new dwellings come to town.

"We all need to get to the store, the post office, the bank, the schools. So what the bill does is recognize that growth necessitates expansion of our road system," he said.

The city-backed bills are House File 2296/Senate File 2442 and House File 2297/Senate File 2443.

Under House File 2296, a municipality "may impose a fee as set by ordinance on an applicant based on the net buildable acreage of the subdivision, the subdivision's impact on the municipality's transportation system, or the municipality's transportation plan."

Under House File 2297, a municipality "may condition approval of a subdivision on the construction and installation of streets, require a reasonable portion of the buildable land to be dedicated to the public or preserved for public use as streets, and impose a cash fee by ordinance for the construction and installation of streets."

Related:

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ABOUT BRIAN JOHNSON

Brian joined Finance and Commerce in February 1998. His primary beat has been construction and development.

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