



STAFF REPORT

DATE: 4/6/2021
Regular Agenda

TO: Mayor and City Council
ITEM: **Cimarron Manufactured Home Community Grading Permit**
SUBMITTED BY: Ben Prchal, City Planner
REVIEWED BY: Ken Roberts, Planning Director
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The City Council is being asked to consider a grading permit request from Kimley-Horn for the Cimarron Community Manufactured Home Park to remove sediment from their Rapid Infiltration Basins (RIBs). The applicant is proposing to excavate over 400 cubic yards of material, triggering the need for a public hearing, and resulting in the need for City Council approval. Furthermore the project also is within the shoreland area for Rose Lake and any movement of over 50 cubic yards of earth within the shoreland district requires a grading permit. Grading also is subject to meeting City standards for erosion control and the standards of the Valley Branch Watershed District.

GENERAL INFORMATION

Applicant: Kimley-Horn and Associates Inc.
Property Owner: MHC Cimarron LLC, PO BOX 6115, Chicago IL, 60606.
Location: Section 36 Township 029 Range 021 SW1/4-NE1/4
Request: Grading Permit Approval
Grading Project Area: +/-3.5 acres
Deadline for Action: Application Complete – 3/2/21
60 Day Deadline – 5/1/2021
Extension Letter Mailed – No
120 Day Deadline – NA
Applicable Code: 151.017 Excavation and Grading Permits
150.270 Storm Water, Erosion, and Sediment Control
154.800 Shoreland Management Overlay District
154.103 Permits, Certificates and Licenses
Article III – Environmental Performance Standards

REQUEST DETAILS

Kimley Horn is requesting a grading permit to excavate sediment and additional vegetative material that has accumulated within the Cimarron community Rapid Infiltration Basins (RIBs). The basins are designed to be a permeable basin which will treat and disperse wastewater. This basin acts as the final cleaning stage of the in the private wastewater cleaning process. With these basins acting as the final infiltration of water from the retention ponds adjacent to Rose Lake it is important that they stay “clear” of debris so they can operate to their best potential. The clogged basins has resulted in slow infiltration rates which has resulted in slower cycling of wastewater. To summarize the project, they will be removing 12 inches of material from the bottom of the north RIB and replace it with 12 inches of clean sand while simultaneously removing 12 inches of material from the south RIB and adding in 3.5 ft. of clean sand material. A clay liner will also be installed around the rim of the basins so that the water will properly permeate.

PLANNING AND ZONING ISSUES

VBWD Permit. A Valley Branch Watershed District permit will be required prior to any grading work being done. The grading permit will be conditioned on VBWD providing approval.

Shoreland. With the grading taking place within the shoreland area of Rose Lake. The proposed project has been sent to the DNR for review.

Engineering Review. The engineering review for the Grading and Erosion Control Plan is very important as the majority of the project is related to engineering standards. The City Engineer has reviewed the project plans and their comments have been attached (Memo dated 3-29-2021).

Public Comment. City Staff did receive some public comments from the neighboring property to the East. The neighbor is in favor of the correction if the plan is able to fix the issue of water seeping onto their land. However, if the maintenance of the RIBS does not fix the issue of seeping water they would like corrective action taken to connect the neighborhood to City Sewer. In response to this concern, the applicant has reached out to Staff to explain that the maintenance on the RIBs is intended to improve the situation.

DRAFT CONDITIONS OF APPROVAL:

Staff is recommending approval of the grading permit for Kimley-Horn to conduct grading activities within the RIB's in the Cimarron Manufactured Home Community with the following conditions:

1. That a permit is obtained from the Valley Branch Watershed District. If a permit is not required a statement from the Watershed District stating that it does not meet the threshold to require a permit.
2. That a MPCA NPDES Permit are obtained and that all conditions of the permits are complied with.
3. That the conditions outlined in the City Engineer's Memo dated 3-29-2021 be updated or incorporated prior to beginning work.
4. That site access to the property be limited to 10th Street North between Layton Ave. and Leeward Ave.
5. That vegetative and tree protective fencing be installed prior to grading and that the locations be staked and field inspected by the City prior to installation.
6. That construction hours be updated and limited to 7:00 AM to 7:00 PM Monday – Friday and 8:00 AM to 6:00 PM on Saturdays with no construction or grading activity on Sundays.

DRAFT FINDINGS

Staff is recommending the following findings with regards to the proposed grading project:

1. That the project is intended to maintain and improve the function of the Rapid Infiltration Basin(s) (RIBS) within the Cimarron Manufactured Home Park.
2. That the project will consist of excavation and grading of 2,655 cubic yards of material specifically to improve water mitigation within the RIBS.
3. That grading will be fully conducted on site with no off site impacts beyond normal maintenance activities.
4. That it is expected that the project will need to remove trees for implementation and completion of the project.
5. That the grading and erosion control plans will be updated and approved by the City Engineer so the operations on the site will comply with the City's Storm Water, Erosion, and Sediment Control, and Tree Preservation ordinances and design standards.

RECOMENDATION:

Staff recommends that the City Council approve the grading permit with the conditions of approval as listed in the Staff report. Suggested motion:

“Motion to approve Resolution 2021-035 which grants approval of the grading permit to remove sediment and repair the RIB(S) with the Cimarron Manufactured Home Park with conditions of approval as presented.”

ATTACHMENTS:

1. Application Narrative
2. Application
3. Site Plan and Haul Route
4. Public Comment(s)
5. Resolution 2021-035

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2021-035

*A RESOLUTION APPROVING THE GRADING FOR THE RAPID INFILTRATION BASIN(S) WITHIN
THE CIMARRON MANUFACTURED HOME COMMUNITY*

WHEREAS, Kimley-Horn (“Applicant”) has submitted an application to the City for a grading permit which is under review by the City but has not been approved; and

WHEREAS, the Lake Elmo City Council held a public hearing on April 6, 2021 to consider the request for a grading permit; and

WHEREAS, the Lake Elmo City Staff has recommended approval of the grading permit with conditions; and

WHEREAS, the City Council reviewed the planning report and public comments regarding the proposed grading permit on April 6th, 2021; and

NOW THEREFORE BE IT RESOLVED based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

1. That the project is intended to maintain and improve the function of the Rapid Infiltration Basin(s) (RIBS) within the Cimarron Manufactured Home Park.
2. That the project will consist of excavation and grading of 2,655 cubic yards of material specifically to improve water mitigation within the RIBS.
3. That grading will be fully conducted on site with no off site impacts beyond normal maintenance activities.
4. That it is expected that the project will need to remove trees for implementation and completion of the project.
5. That the grading and erosion control plans will be updated and approved by the City Engineer so the operations on the site will comply with the City’s Storm Water, Erosion, and Sediment Control, and Tree Preservation ordinances and design standards.

NOW, THEREFORE, BE IT RESOLVED, that based on the foregoing, the Lake Elmo City Council hereby approves the Applicants request for a grading permit for the RIBS at the Cimarron Manufactured Home Park with the following conditions:

1. That a permit is obtained from the Valley Branch Watershed District. If a permit is not required a statement from the Watershed District stating that it does not meet the threshold to require a permit.
2. That a MPCA NPDES Permit are obtained and that all conditions of the permits are complied with.

3. That the conditions outlined in the City Engineer's Memo dated 3-29-2021 be updated or incorporated prior to beginning work.
4. That site access to the property be limited to 10th Street North between Layton Ave. and Leeward Ave.
5. That vegetative and tree protective fencing be installed prior to grading and that the locations be staked and field inspected by the City prior to installation.
6. That construction hours be updated and limited to 7:00 AM to 7:00 PM Monday – Friday and 8:00 AM to 6:00 PM on Saturdays with no construction or grading activity on Sundays.

Passed and duly adopted this 6th day of April 2021, by the City Council of the City of Lake Elmo, Minnesota.

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk



February 25, 2021

Mr. Ken Roberts
Planning Director
City of Lake Elmo
3880 Laverne Avenue North
Lake Elmo, MN 55042

RE: Cimarron Park – RIB Rehab Grading Permit

Mr. Roberts,

Attached please find our Grading Permit submittal for the Rapid Infiltration Basin (RIB) Rehab project at Cimarron Park, 901 Lake Elmo Avenue North. Scope of work is to subcut 12" from the bottom of each RIB and replace with 12" of clean sand in the North RIB and 3.5' of clean sand in the South RIB. Clay impermeable layers will be installed on the south ends of both RIBS to help with migrating water. Erosion control measures will be installed prior to start of construction and be removed after restoration and turf establishment.

Rapid Infiltration basins are permeable basins, designed and operated to treat and disperse wastewater. The Cimarron RIB's are the final cleaning stage of the wastewater treatment process. Water is pumped up from the settling ponds, adjacent Rose Lake, and drained into one of two RIB's. Rapid infiltration of wastewater is based on a relatively high rate of infiltration into the soil followed by rapid percolation, either vertically or laterally away.

The reason for this project is due to clogging that has occurred over years of settlement and weed/tree growth in the bottom of the RIB's that has slowed infiltration rates. This project will improve the RIB percolation rates and disperse water quicker between cycles.

The project is currently into the MPCA for review, so a Contractor and schedule hasn't been developed yet. Once approved, a Contractor will be selected and hopefully be able to complete the work in April with a 3 to 4-week construction timeline, barring weather conditions. Work schedule would be Monday – Saturday, from 7am to 7pm.

The attached PDF shows the haul route through the Park out to 10th Street. Once awarded the GC will have to provide us more info on where the fill will be coming from and his exact haul route to the site.

Please let me know if you need anything else for review and approval of this permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Catchpool".

Alan Catchpool, P.E.
Project Manager



651-747-3900
3880 Laverne Avenue North
Lake Elmo, MN 55042

GRADING PERMIT APPLICATION

REV'D
3-1-2021

Permit # _____
Site Address: 901 Lake Elmo Avenue North Date 02/05/2021
Applicant is: ☒ Owner & Occupant ☐ Contractor

Property Owner

Name MHC Operating Limited Partnership
Address 2 North Riverside Plaza Unit # 800
City Chicago State IL Zip 60606 Phone 312-279-1414

Contractor

Name TBD License # _____
Address _____ City _____ State _____ Zip _____
Contact Person _____ Phone _____ Cell _____

Architect/Engineer

Name Kimley Horn and Associates, Inc. Registration # 47969
Address 767 Eustis Street, Suite 100 City St Paul State MN Zip 55114
Contact Person Alan Catchpool, P.E. Phone 651-645-4197 Cell 612-414-5011

Description of Work: ☐ New ☐ Addition ☐ Alteration/remodel ☒ Maintenance/repair/replace

Project Details

Number of Cubic Yards per Acre Being Graded* 2,655 *If over 400 cubic yards per acre, a public hearing is required.
Job Valuation \$ 90,000 Estimated Completion Date: 4/15/2021
Description of work to be done: Subcut 12" from bottom of RIBS and replace with clean sand fill
Please complete the attached checklist and submit required materials.

Please Read & Sign

I hereby apply for a grading permit and I acknowledge that the information above is complete and accurate that the work will be in conformance with the ordinances and codes of the City of Lake Elmo and with the Minnesota Building Codes; that I understand this is not a permit but only an application for a permit and work is not to start without a permit; that the work will be in accordance with the approved plan in the case of all work which requires review and approval of plans.

Sheri Kellen
Applicant's printed name

Sheri Kellen
Applicant's signature

2-25-2021
Date



651-747-3900
3880 Laverne Avenue North
Lake Elmo, MN 55042

Project Details

Case # _____

Conditions of issuance _____

Building review _____ Date _____

Planning review _____ Date _____

Engineering review _____ Date _____

Cash escrow? ☐ Yes ☐ No Amount \$ _____

Other fees? ☐ Yes ☐ No Describe _____ Amount \$ _____

Permit approved by _____ Date _____

Reference # _____

Parcel Viewer - Quick Access

Beta

Washington Co.,

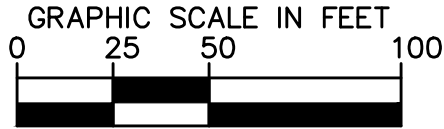
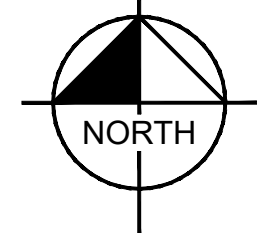
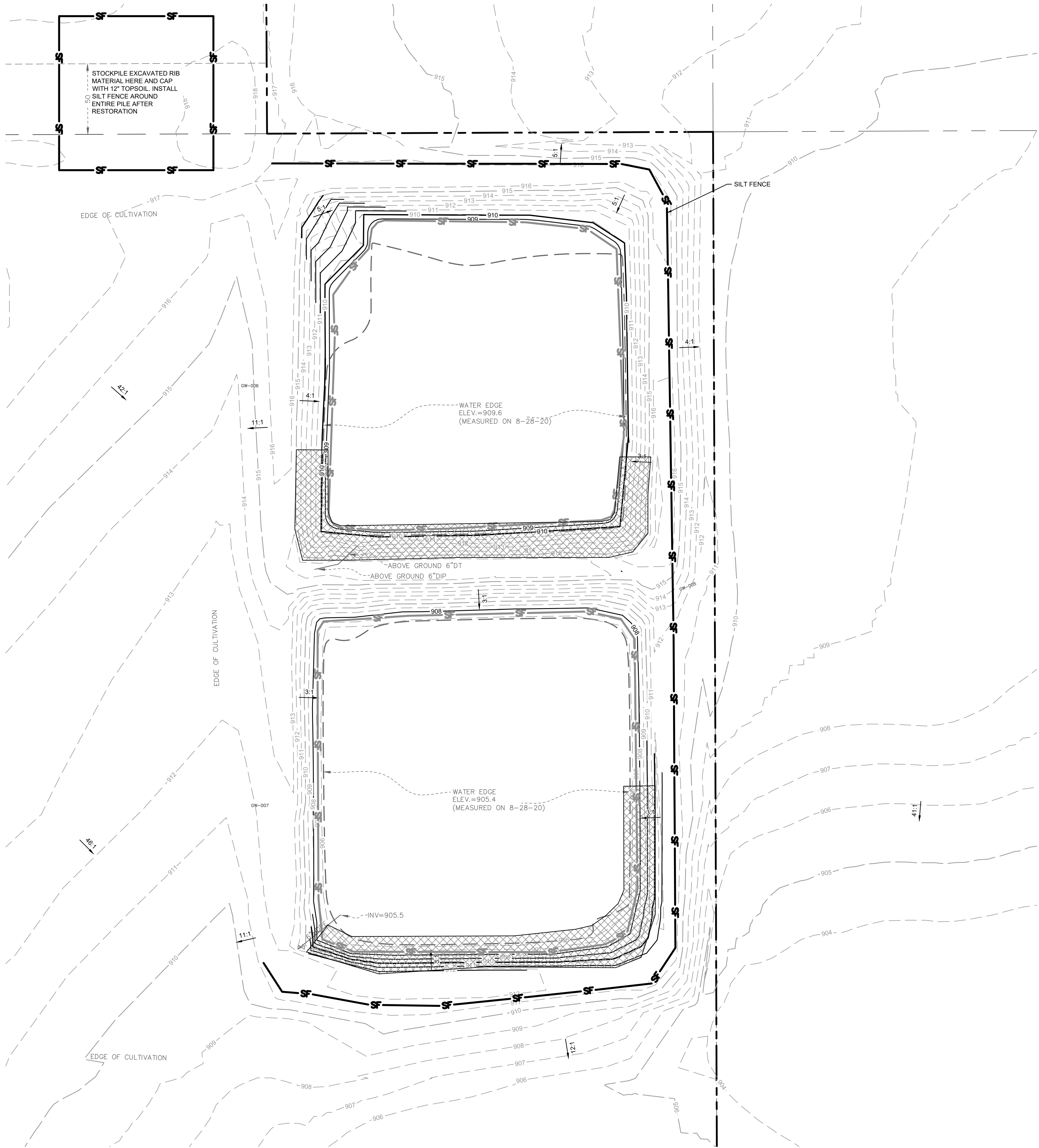


600ft

-92.840 44.965 Degrees

LAKE ELMO, WASHINGTON COUNTY, MN

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPERTY SUMMARY	
CIMARRON PARK RIBS REHABILITATION	
EXISTING PERVIOUS AREA	3.08 AC
EXISTING IMPERVIOUS AREA	0.00 AC
PROPOSED PERVIOUS AREA	2.70 AC
PROPOSED IMPERVIOUS AREA	0.38 AC
TOTAL DISTURBED AREA	3.08 AC

EROSION CONTROL PLAN NOTES

- ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
- THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
- WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
- ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
- REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
- IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

- INSTALL SILT FENCE.
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
- COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
 - REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES.
 - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs.

LEGEND

- SILT FENCE - PH I & II
- SILT FENCE - PH II
- EROSION CONTROL BLANKET - PH II

STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS



THE CITY OF
LAKE ELMO

STANDARD DRAWING NO
600A
LAKE ELMO

STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS



THE CITY OF
LAKE ELMO

STANDARD DRAWING NO.
600B
LAKE ELMO

STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS



THE CITY OF
LAKE ELMO

STANDARD DRAWING NO.
600C
LAKE ELMO

STANDARD PLAN NOTES

SITE RESTORATION PLANS



THE ELMS ON
LAKE ELMO

STANDARD DRAWING NO.
600D
LAKE ELMO



THE CITY OF
LAKE ELMO

STANDARD DRAWING NO
601
LAKE ELMO



STANDARD DRAWING NO
605
LAKE ELMO

2018 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT	160108000
DATE	02/01/2021
SCALE	AS SHOWN
DESIGNED BY	EIS
DRAWN BY	EIS
CHECKED BY	ALC

EROSION AND SEDIMENT CONTROL DETAILS

**CIMARRON PARK RIBS
REHABILITATION
PREPARED FOR
MHC OPERATING
LIMITED PARTNERSHIP
KE ELMO**

SHEET NUMBER
C301

PROJECT DESCRIPTION

1. THIS PROJECT CONSISTS OF THE EXCAVATION OF RIB MATERIAL AND THE FOLLOWING RESTORATION.

GENERAL NOTES

- A. PROJECT OFFICE WALL SWPPP POSTINGS:

THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.
- B. PERMITTED PROJECT AREA:

FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE CEC PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

- C. SPECIAL PROJECT AREAS:

THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

- D.1 NON-STORMWATER DISCHARGES:

THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE, IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

- D.2 POWER WASHING:

PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.
- D. DISCHARGE POINTS:

ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRAIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).
- E. CONTRACTOR SHALL UTILIZE TYPICAL CONSTRUCTION METHODS TO PROMOTE GROWTH IN RESTORING WITH TOPSOIL.
- F. LOCAL RAINFALL INTENSITIES WERE CONSIDERED WHEN DEVELOPING BMP'S.

SWPPP DESIGNER:

ALAN CATCHPOOL, P.E.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
CERTIFICATION EXPIRES 2021

SIGNATURE:

BMP QUANTITY TABLE	
SILT FENCE	1580 L.F.

EROSION AND SEDIMENT CONTROL NOTES

- A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
- F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
- H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
- I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
- J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.
- K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.
- L. SILT FENCE OR FABRIC PLACED UNDER THE GRATE IS NOT AN APPROVED FORM OF INLET PROTECTION.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

- THERE IS AN IMPACT TO HUMAN HEALTH
- THERE IS AN IMPACT TO THE ENVIRONMENT
- THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD
- A SPILL IS NOT IMMEDIATELY CLEANED UP
- THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A PETROLEUM PRODUCT

THE REPORT SHOULD BE FILED WITH THE STATE OF MINNESOTA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE US EPA WEBSITE:

HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/RG

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- 1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- 2)THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- 3)A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.

a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
- 4)ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- 5)ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
- 6)THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.

2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.

3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.

4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.

5. PREPARE SITE FOR PAVING.

6. PAVE SITE AND INSTALL STRIPING.

7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.

8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.

9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:

1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES

2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

SWPPP UPDATES AND AMMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)

2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;

3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR

4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

MAINTEANANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, AND WITHIN 24 HOURS AT THE END OF A RAINFALL EVENT AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING

1.1. INLET PROTECTION AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNERMINING OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION

1.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDDED AS NEEDED

1.3. SILT FENCES AND BRIO-ROLL SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF HEIGHT OF THE FENCE. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS OF WAY.

1.4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

1.5.

Kimley»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-945-4197
WWW.KIMLEY-HORN.COM

LIBRARY 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.

Alan L. Catchpool

ALAN L. CATCHPOOL

MN

DATE: 02/01/2021

LIC. NO. 47989

KHA PROJECT
160108000

DATE
02/01/2021

SCALE
AS SHOWN

DESIGNED BY
EIS

DRAWN BY
EIS

CHECKED BY
ALC

CIMARRON PARK RIBS REHABILITATION

PREPARED FOR
MHC OPERATING LIMITED PARTNERSHIP

LAKE ELMO MN

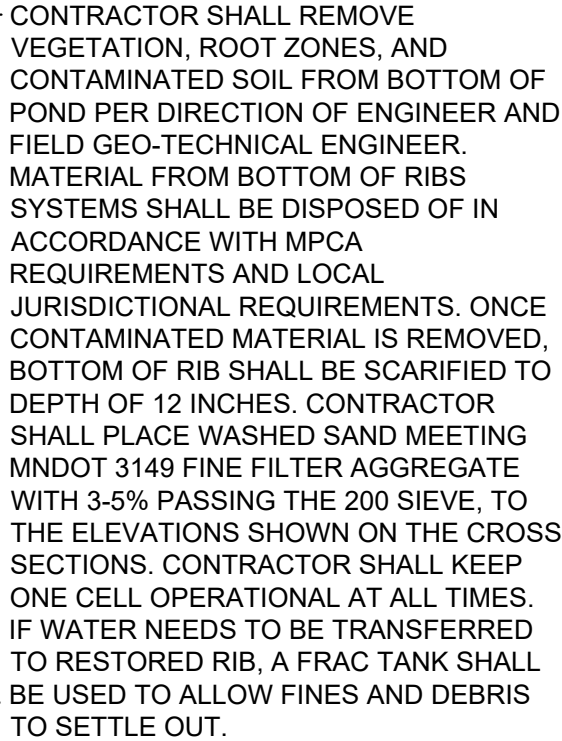
SHEET NUMBER
C302

BY

DATE

REVISIONS

No.



PROPERTY LINE

EXISTING CONTOUR

PROPOSED CONTOUR

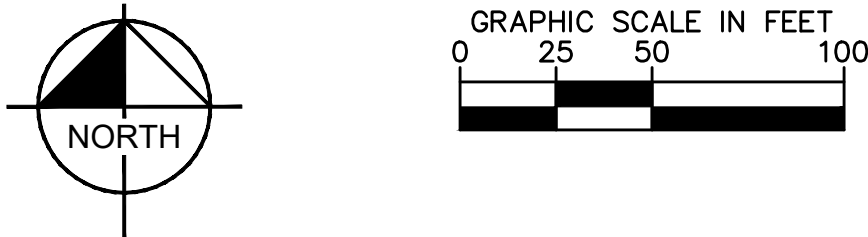
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PROPOSED ADA SLOPE

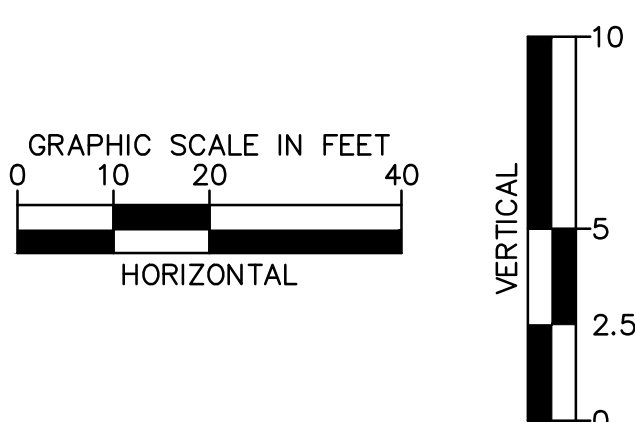
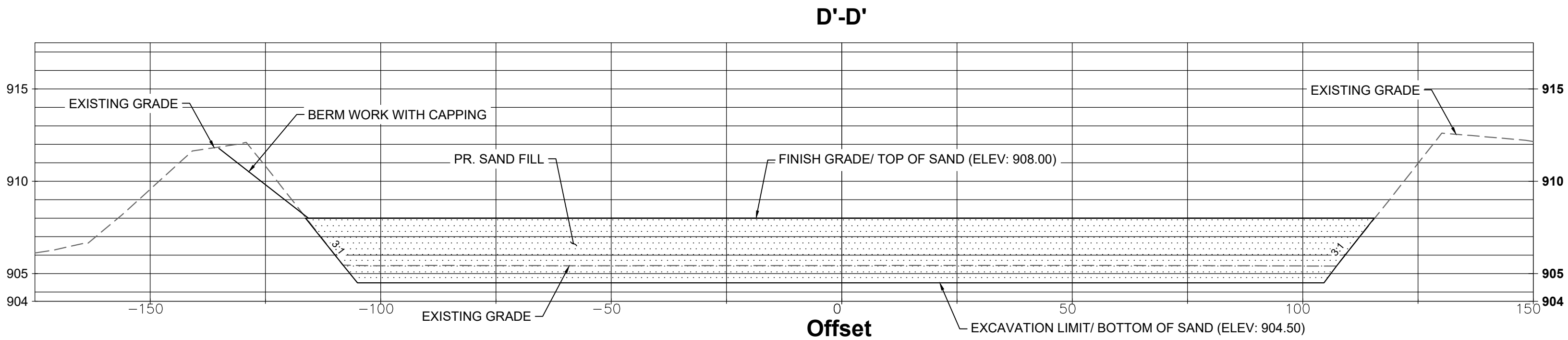
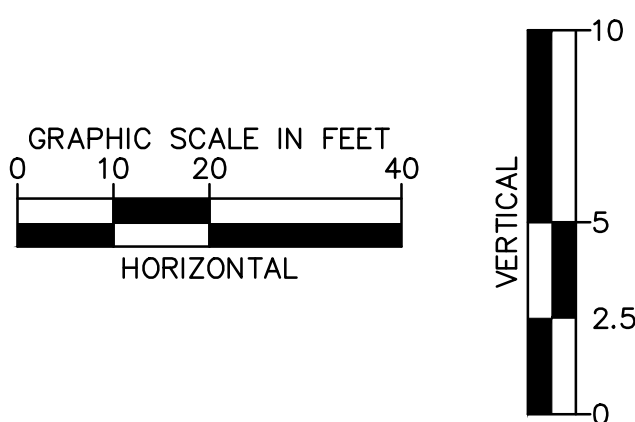
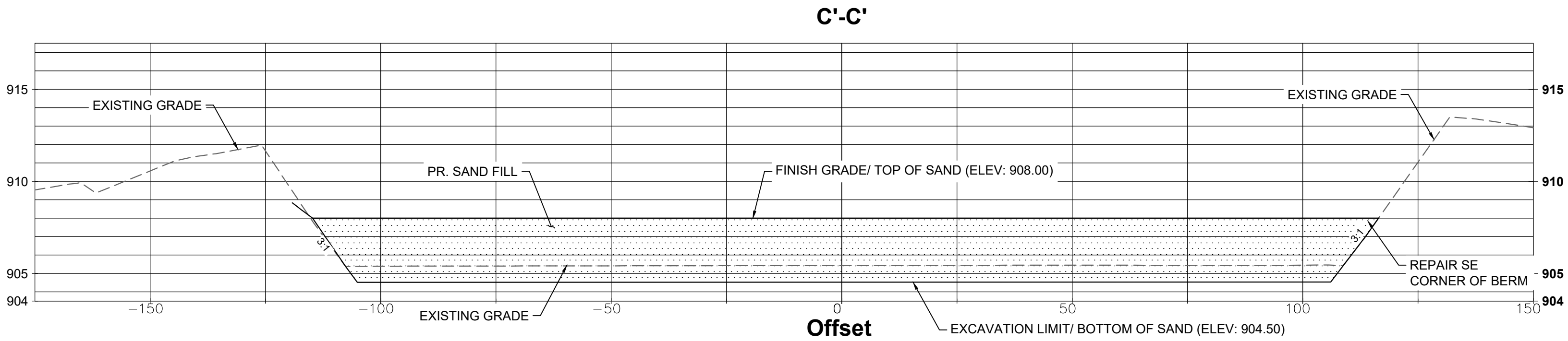
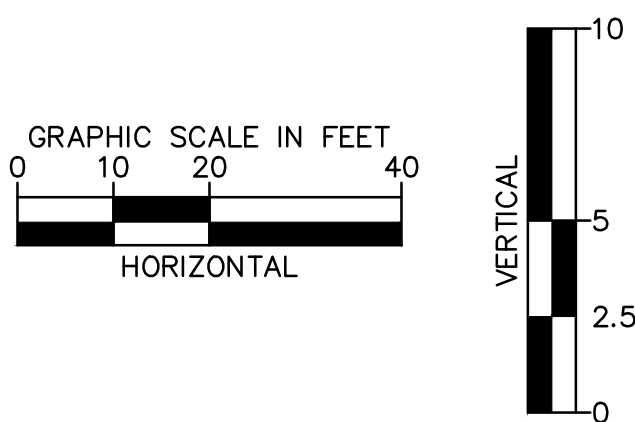
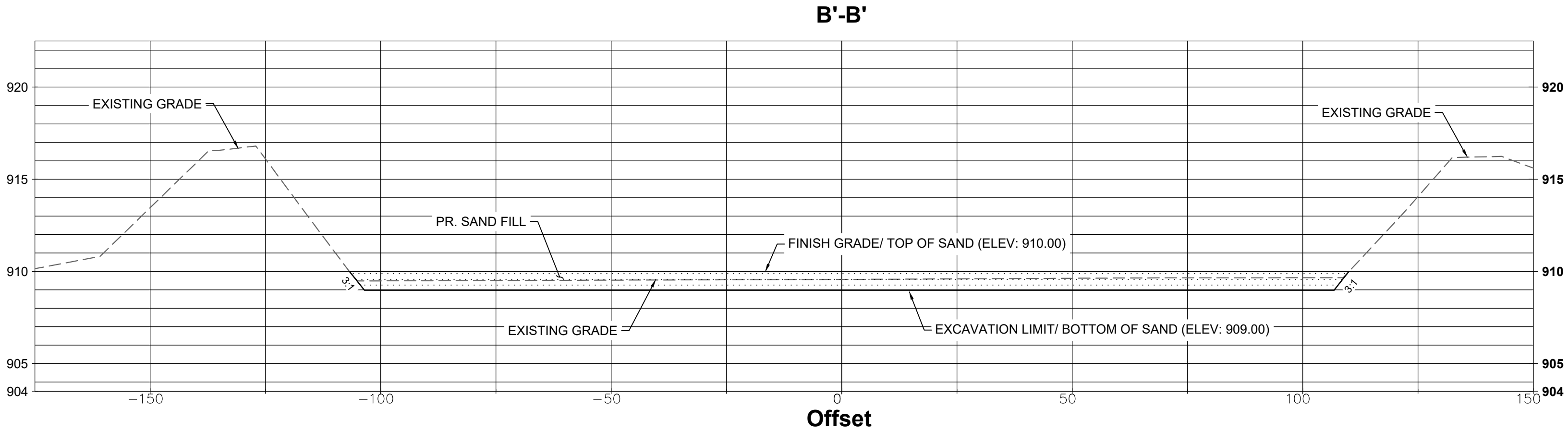
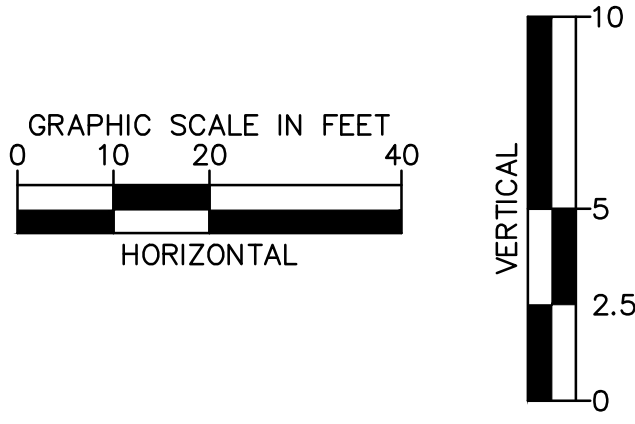
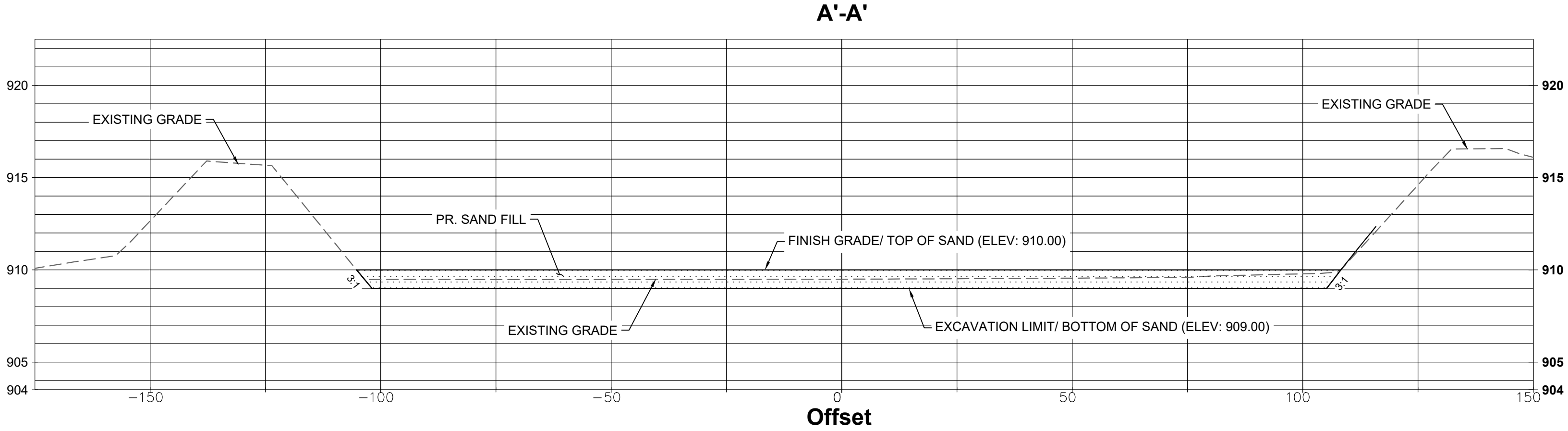
CONTRACTOR SHALL INSTALL A
12" CLAY CAP OR IMPERMEABLE
HDPE 40MIL LINER, FROM THE
BOTTOM OF THE POND TO THE
TOP OF THE RIB

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKE ELMO, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
4. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
6. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
7. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNDESIRABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL COVERED BY EROSION CONTROL FABRIC AND SEED.

1. IN THE EVENT THAT THE SEDIMENT IS INTRODUCED INTO THE RIB DURING OR IMMEDIATELY FOLLOWING EXCAVATION, REMOVE SEDIMENT PRIOR TO INITIATING THE NEXT STEP IN THE BASIN CONSTRUCTION PROCESS.
2. IF Dewatering is required, ALL WATER MUST BE ROUTED TO ONE OF THE RIB BASINS THAT IS TO REMAIN ONLINE DURING CONSTRUCTION THROUGH A SETTLING TANK SYSTEM.
3. REMOVE VEGETATION AND SEDIMENT IN THE BOTTOM OF THE RIB BASIN TO A DEPTH WHERE CLEAN SUB-BASE IS DETERMINED BY THE FIELD ENGINEER.
4. ONLY LOW IMPACT CONSTRUCTION EQUIPMENT SHALL BE ALLOWED IN THE RIB BASIN BOTTOM AREA BEFORE OR AFTER IT IS CONSTRUCTED. ONLY SPECIFIED EQUIPMENT WILL BE ALLOWED INSIDE OF ORANGE CONSTRUCTION FENCE FOR THE SOLE PURPOSE OF CONSTRUCTING THE RIB.
5. AFTER EXCAVATED MATERIAL SHALL BE STOCK PILED IN THE DESIGNATED LOCATION ON SITE. THE MATERIAL WILL NEED TO BE SLOPED TO DRAIN AND COVERED IN ACCORDANCE WITH MPCA SPECIFICATIONS.
6. ALL CLAY MATERIAL SHALL MEET THE REQUIREMENTS OF THE MPCA POND LINER WITH POROSITY OF 10-8.
7. ALL RIB AREAS SHALL BE PROTECTED DURING CONSTRUCTION OPERATIONS.



CIMARRON PARK RIBS REHABILITATION	SHEET NUMBER C400	KHA PROJECT 1601080000	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		No.	DATE	REVISIONS	BY
PREPARED FOR MHC OPERATING LIMITED PARTNERSHIP LAKE ELMO MN		DATE 02/01/2021		© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-445-4197 WWW.KIMLEY-HORN.COM				
		SCALE AS SHOWN						
		DESIGNED BY EIS						
		DRAWN BY EIS						
		CHECKED BY ALC	ALAN L. CATCHPOOL MN LIC. NO. 47969					



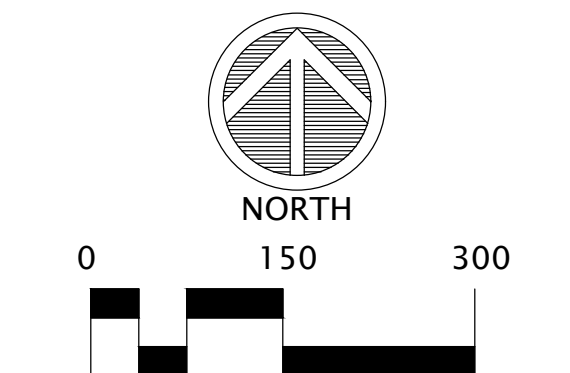
KHA PROJECT 160108000		KIMLEY-HORN		BY	
DATE 02/01/2021		© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-445-4197 WWW.KIMLEY-HORN.COM		DATE	
SCALE AS SHOWN		REVISIONS		No.	
DESIGNED BY EIS					
DRAWN BY EIS					
CHECKED BY ALC					
CROSS SECTIONS - RIB		MHC OPERATING LIMITED PARTNERSHIP MN			
CIMARRON PARK RIBS REHABILITATION PREPARED FOR		SHEET NUMBER C401			

LAKE ELMO, MN

KIMLEY-HORN
Alan Catchpool, PE
767 Eustis Street
Suite 100
St. Paul, MN 55114
651-393-6164
www.kimley-horn.com

**WASHINGTON
COUNTY**

CITY OF
LAKE ELMO



DATE	REVISION
07-22-19	PRELIMINARY ISSUE
08-05-19	ADDITIONAL ROADS
09-16-20	ADDITIONAL TOPO
10-13-20	ADDITIONAL TOPO
11-27-20	POND TOPO INFO

I hereby certify that this plan 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.

Daniel L. Furr, Registration Number: 25718

901

LAKE ELMO AVE. N.
PID#3602921210001
PID#3602921120001
PID#3602921230001
PID#3602921230002
PID#3602921240001
PID#3602921130001

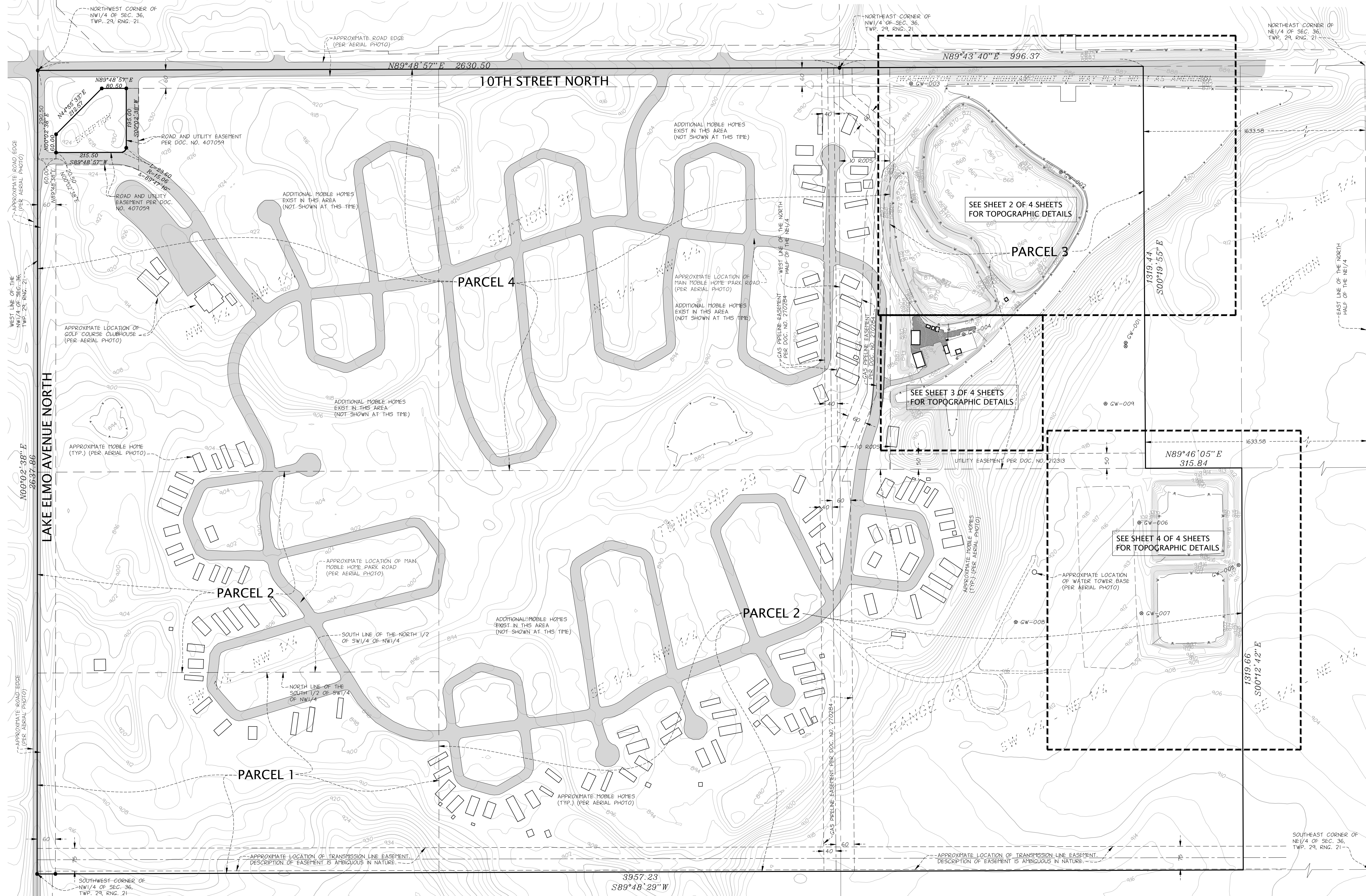
Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@
cssurvey
.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME	SURVKH04
PROJECT NO.	KH19004

TOPOGRAPHIC MAP

SHEET 1 OF 4



The following legal description was provided by the owner and appears to match available tax records.

PARCEL 1:
The South Half of the Southwest Quarter of the Northwest Quarter of Section 36, Township 29 North,
Range 21 West of the Fourth Principal Meridian, Washington County, Minnesota.

PARCEL 2:
The Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter, and the North Half of the Southwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 21 West of the Fourth Principal Meridian, Washington County, Minnesota.

PARCEL 3:
The North Half of the Northeast Quarter of Section 36, Township 29 North, Range 21 West of the Fourth Principal Meridian, Washington County, Minnesota, except the East 1633.58 feet thereof, and except the West 10 rods thereof.

- NO TITLE WORK PROVIDED FOR THE BENEFIT OF THIS MAP.
- EXISTING COUNTY MAPPING AND PREVIOUS SURVEYS INDICATE THERE ARE MULTIPLE EASEMENTS AFFECTING THE SUBJECT PROPERTY. CERTAIN EASEMENTS OF INTEREST ARE SHOWN ON THE SURVEY. IT IS ASSUMED TITLE WORK WILL BE PROVIDED IN THE FUTURE THAT LIST SAID EASEMENTS.
- EASEMENTS OF WHICH WE ARE UNAWARE MAY EXIST
- HIGHWAY EASEMENT DIMENSIONS SHOWN ON THIS MAP WERE OBTAINED FROM AVAILABLE COUNTY MAPPING.

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK NYBECK MN163 WITH AN ELEVATION OF 941.54 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE.
2. UNDERGROUND UTILITIES SHOWN NOT SHOWN OR LOCATED.
3. CONTOURS SHOWN WERE OBTAINED FROM THE MN DNR MntPO website AND HAVE NOT BEEN FIELD VERIFIED. ELEVATIONS SHOWN WITHIN DETAILED AREAS ARE GRAPHIC AREAS BASED ON FIELD MEASUREMENTS.
4. BOUNDARY LINES SHOWN ARE APPROXIMATE IN NATURE AND ARE FOR REFERENCE ONLY. NO FIELD WORK HAS BEEN PERFORMED TO VERIFY THE BOUNDARY LOCATION.
5. CERTAIN MOBILE HOME LOCATIONS, ROAD LOCATIONS, AND OTHER IMPROVEMENTS SHOWN ARE APPROXIMATE IN NATURE AND DIGITIZED FROM AVAILABLE AERIAL PHOTOGRAPHY. NO FIELD WORK HAS BEEN DONE TO VERIFY ANY IMPROVEMENT LOCATIONS.
6. WHERE THERE ARE SURETIES EXIST WITHIN THE MOBILE HOME PARK THAT ARE NOT SHOWN. MAIN MOBILE HOME PARK ROAD SHOWN FOR REFERENCE ONLY AND WAS DIGITIZED FROM AVAILABLE AERIAL PHOTOGRAPHY.

SEE SHEETS 2,3 AND 4 OF 4 SHEETS FOR SYMBOL
LEGEND AND MONITORING WELL INFORMATION

CIMARRON
PARK EXPANSION

LAKE ELMO, MN

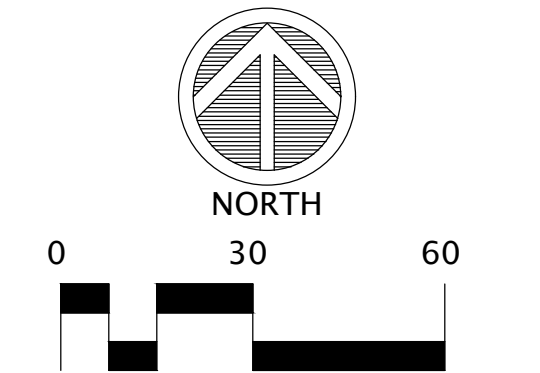
CONTACT:

KIMLEY-HORN
Alan Catchpool, PE
767 Eustis Street
Suite 100
St. Paul, MN 55114
651-393-6164
www.kimley-horn.com

COUNTY/CITY:

WASHINGTON
COUNTY

CITY OF
LAKE ELMO



REVISIONS:

DATE	REVISION
07-22-19	PRELIMINARY ISSUE
08-05-19	ADDITIONAL ROADS
09-16-20	ADDITIONAL TOPO
10-13-20	ADDITIONAL TOPO
11-27-20	POND TOPO INFO

CERTIFICATION:

I hereby certify that this plan 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.

Daniel L. Currier Registration Number: 25718

PROJECT LOCATION:

901
LAKE ELMO AVE. N.
PID#3602921210001
PID#3602921120001
PID#3602921230001
PID#3602921230002
PID#3602921240001
PID#3602921130001

Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@
cssurvey
.net

CORNERSTONE
LAND SURVEYING, INC.

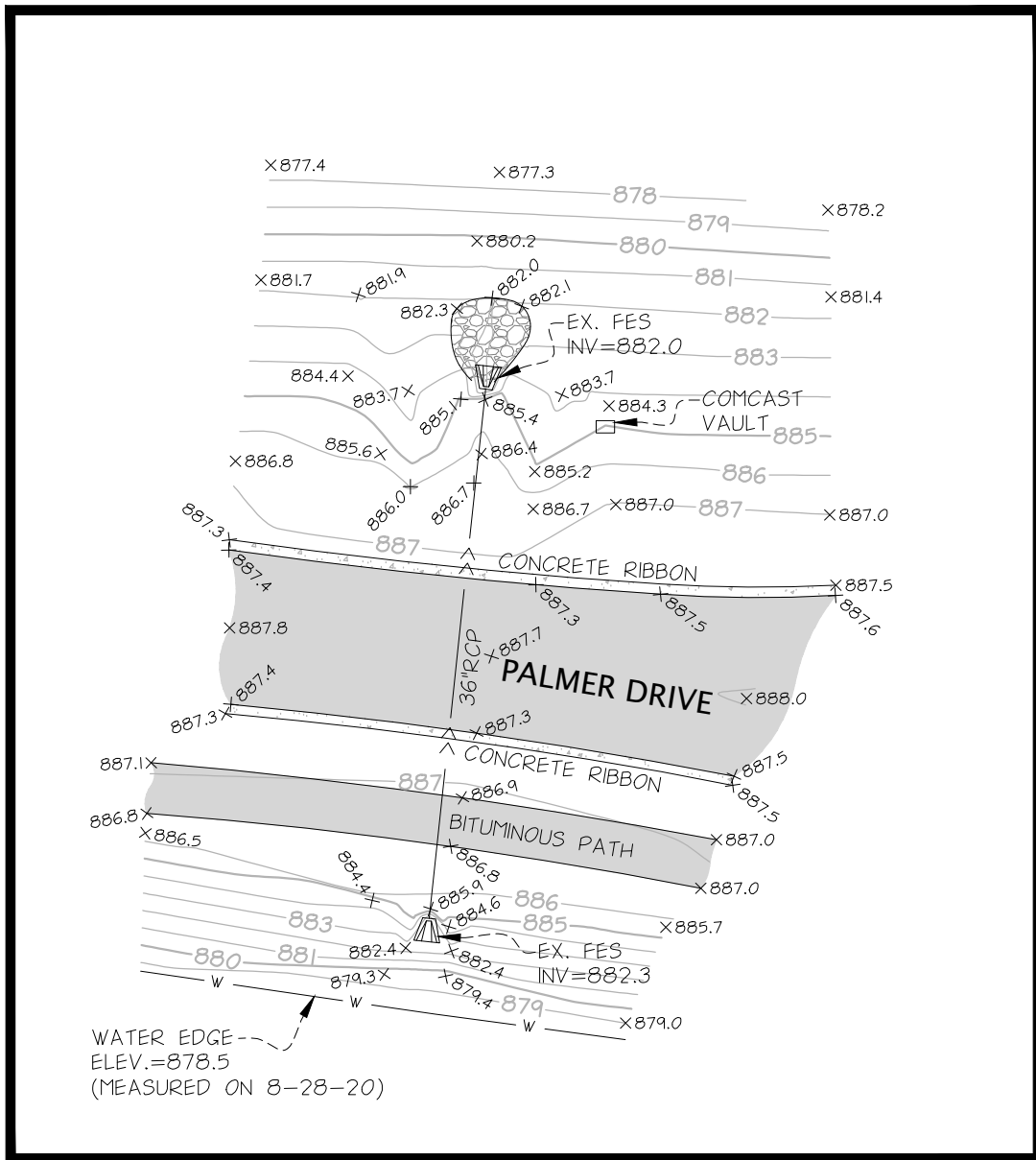
FILE NAME
PROJECT NO.

SURVKH04
KH19004

TOPOGRAPHIC
MAP

SHEET 4 OF 4

PALMER DRIVE CULVERT DETAIL



BENCHMARKS:

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK NYBECK MN163 WITH AN ELEVATION OF 941.54 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- STORM DRAIN
- FLARED END SECTION
- STORM MANHOLE
- FIRE DEPT. CONNECTION
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARDS
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- SPOT ELEVATION
- TRAFFIC SIGNAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FENCE
- CURB (TYPICAL)
- CONTOURS

MONITORING WELLS

DESCRIPTION	NORTHING	EASTING	ELEVATION
GW-001	178494.98	490715.81	919.57
GW-002	179054.42	490502.76	883.51
GW-003	179346.06	490011.69	884.63
GW-004	178522.71	490184.04	882.73
GW-005	177765.16	491086.14	913.29
GW-006	177904.4	490760.23	916.33
GW-007	177607.04	490767.33	914.21
GW-008	177578.24	490355.02	920.26
GW-009	178294.92	490649.62	918.94

ELEVATIONS SHOWN ON THE ABOVE TABLE ARE MEASURED TO THE TOP OF THE MONITORING WELL COVER



March 29, 2021
City of Lake Elmo
Lake Elmo City Hall
3800 Laverne Ave. N.
Lake Elmo, MN 55042

Dear City of Lake Elmo,

We are the Screatton family. Since 1989, we have owned and farmed the 40-acre parcel directly to the east of the Rapid Infiltration Basins ("RIBs"). The RIBs are located within twenty feet of our parcel. Starting in 2017, wastewater from the RIBs has leaked onto our land, which makes farming the parcel very difficult and impedes future development. In 2017, we notified Cimarron about the leak. Cimarron later told us they had contacted the relevant authorities and were working to fix it.

We want a permanent solution to this problem and are satisfied if the Kimley-Horn plan fixes it. However, if the leak persists, we want a commitment that Cimarron will hook up to the sewer as outlined in the 2040 Lake Elmo Comprehensive Plan, Chapter 9, Wastewater:

The 2020 Staging Plan includes the extension of a second trunk sewer from the MCES Cottage Grove Ravine Meter Station to serve the portions of the Southeast Planning MUSA from Lake Elmo Avenue to Manning Avenue. In addition to serving new development in this area, service will be extended to the existing Cimarron manufactured home park consisting of approximately 510 units. Cimarron owns and operates a private sewer collection and wastewater treatment system. A new lift station will likely be required to connect to the City sanitary sewer system. This service area also includes the future connection to the existing Oakland Junior High School to replace an existing on-site wastewater facility. Page 320, 9-3.

The existing units in the Cimarron manufactured home park will be served by regional sewer between 2030 and 2040 *unless environmental threats require a more immediate connection*. Page 324, 9-7. (emphasis added).

We are concerned this wastewater leak could qualify as an environmental threat warranting a more immediate connection.

Attached is a picture showing the proximity of our land to the RIBs.

Thank you for the opportunity to provide comment.

Sincerely,

The Screatton Family

