



## STAFF REPORT

DATE: 9/4/2018

**REGULAR**

ITEM #: 12

**MOTION**

**TO:** Planning Commission

**FROM:** Emily Becker, Planning Director

**AGENDA ITEM:** Final Plat and Planned Unit Development (PUD) Plans and Conditional Use Permit for Day Care Facility to be called Growing Explorers Learning Center

**REVIEWED BY:** Ben Prchal, City Planner  
Jack Griffin, City Engineer

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### **BACKGROUND:**

The City has received a set of applications from Shamsi, LLC for Final Plat and PUD Plans and a conditional use permit for Outlot A of Boulder Ponds.

### **ISSUE BEFORE COUNCIL:**

The Council is being asked to review the request for approval of Final Plat and PUD Plans and a conditional use permit for the 1.54 acre Outlot A of Boulder Ponds for the development of a childcare facility that will service the surrounding developments and approve or deny the requests.

### **PROPOSAL DETAILS/ANALYSIS:**

*Applicants:* Shamsi, LLC, 9568 Hillingdon Road, Woodbury, MN 55125

*Property Owners:* Shamsi, LLC, 9568 Hillingdon Road, Woodbury, MN 55125

*Location:* Outlot A, Boulder Ponds, PID# 34.029.21.33.0022

*Request:* Final Plat and PUD Plans and Conditional Use Permit for a daycare facility

*Existing Land Use:* Vacant property

*Existing Zoning:* C - Commercial

<i>Surrounding Land Use / Zoning:</i>	South – I-94 and Woodbury; West – Boulder Ponds outlot and Park Dentail (BP – Business Park); East – Vacant land including City-owned outlot for stormwater purposes (C - Commercial); North – Vacant land (HDR – High Density Residential)
<i>Comprehensive Plan Guidance:</i>	C - Commercial
<i>Deadline(s) for Action:</i>	Application Complete – 7/19/2018 60 Day Deadline – 9/17/2018 Extension Letter Mailed – No 120 Day Deadline – N/A
<i>Applicable Regulations:</i>	Chapter 153 – Subdivision Regulations § 154.210 – Off-Street Parking Article XIV: Commercial Districts § 154.258: Landscape Requirements

## FINAL PLAT AND PUD PLANS

**Minimum Lot Size Requirements.** The parcel is consistent with the outlot created as part of the Boulder Ponds 1<sup>st</sup> Addition Final Plat and meets the minimum lot size and width requirements of the Commercial zoning district.

**Parkland Dedication.** The City requires \$4500 per acre for commercial subdivisions. The proposed subdivision will create one new lot of 1.54 acres. Therefore, it is recommended that a condition of approval require the applicant to pay \$6,930 (\$4500 X 1.54 acres) in park dedication fees for this development should the plan move forward.

### City Engineer Review.

#### *Stormwater Management*

- The stormwater pond located on the east side of Jade Trail North on City owned Outlot E was designed to accommodate an impervious surface coverage of 85% for this site, so the stormwater pond is sufficient to handle the proposed impervious (58%) on the site. No building roof runoff is allowed to discharge to the existing drainage swale/infiltration basin located just west of Outlot A.

#### *Site Plan*

- The proposed access locations appear acceptable.

#### *Storm Sewer*

- A private storm sewer is proposed interior to the site to capture and convey storm water runoff to the City owned storm water pond located on Boulder Ponds Outlot E.
- A Stormwater Maintenance and Easement Agreement in the City's Standard form is required for the private owned system.

#### *Sanitary Sewer and Water Main Plans*

- No new fire hydrants are being proposed. If additional locations interior to the site are required, the fire hydrants and connecting water main will be City owned and maintained, and project specifications must be revised and resubmitted for City review, showing the proposed hydrants and connection watermain using City design standards, details and specifications. Utility easements must be dedicated to the City at least 30-foot wide centered over the pipe and hydrants, and all easements must be shown on appropriate plans.

**Preliminary Plat Conditions.** Because conditions of approval for the preliminary plat for Boulder Ponds were related to the single family residential development, Staff will not be providing an analysis if preliminary plat conditions have been met.

#### **Recommended Findings.**

- 1) That the Growing Explorers Final Plat and Final PUD Plan is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Growing Explorers Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Growing Explorers Final Plat generally complies with the City's Commercial zoning district except for the required setbacks of the parking area (32.7 feet where 35 feet is required) and building (33.6 feet where 50 feet is required) from residential zones.
- 4) That the Growing Explorers Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 5) That the Growing Explorers Final Plat complies with the City's subdivision ordinance.
- 6) That the Growing Explorers Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Growing Explorers Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated August 2, 2018.

**Recommended Conditions of Approval.** Staff recommends the following conditions be attached to approval of the Growing Explorers Final Plat and PUD Plans:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications

to the plat and plans requested by the City Engineer in memos dated August 2, 2018 shall be incorporated into these documents before prior to signing the Plat for recording.

- 2) Prior to the release of the Final Plat for recording, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to recording. Easements may need to be revised pending review by the City of a detailed right-of-way boulevard plan and updated grading plans showing the storm water high water levels.
- 4) The Final Landscape and Irrigation Plans shall be submitted for review and approval by the City Landscape Architect Consultant prior to the release of building permits.
- 5) The applicant must obtain all other necessary City, State, and other governing body permits prior to the commencement of any construction activity on the parcel including but not limited to building permits, conditional use permits, South Washington Watershed District permit, etc.
- 6) Any plans for construction on the newly created parcel must comply with the Lake Elmo Design Standards Manual and specific general site considerations and development standards for specific uses within the Commercial zoning district.
- 7) The site plan is subject to a storm water management plan meeting State, South Washington Watershed District and City rules and regulations. All applicable permits must be obtained.
- 8) A Stormwater Maintenance and Easement Agreement in the City's Standard form is required for the privately-owned system.

## CONDITIONAL USE PERMIT

**Request.** A day care center is a conditional use within the Commercial zoning district and so requires a conditional use permit. The proposed day care center will serve approximately 180 children within a building approximately 13,000 square feet in size, which will sit on the west half of the property and include an exterior playground of approximately 10,000 square feet on the west side of the building (not shown on the plans). At full capacity, the day care center will have approximately 30 employees and operate from 6:30am to 6:30pm Monday through Friday. The timeline for opening the day care center as indicated in the applicant's narrative is spring of 2019; construction is predicted to begin this fall.

**Setback and Impervious Surface Requirements.** The following table outlines how the proposed use adheres to the setback and impervious surface requirements of the Commercial zoning district. All of the proposed requirements are met except for the required rear yard setback of the parking area and building from residential areas. Because this is part of a PUD, flexibility may be allowed without a variance. Staff does not find this to be unreasonable, as the use is not much more intensive than would be a 90 to 95 unit apartment building, for which the property to the north is planned to be used for. This flexibility is noted in



the recommended findings for the final plat and PUD plans in order to memorialize that it is allowed within this development. If the Council wishes, it may required that it be a condition of approval of the conditional use permit that these required setbacks from the residential zone to the north be met.

Commercial District – Zoning Standards		
Standard	Required	Proposed
Maximum Height	45 feet	Not provided
Maximum Impervious Coverage	75%	57.5%
Front Yard Setback – Building	30 feet	131 feet
Interior Side Yard Setback – Building	10 feet	33.6 feet
Corner Side Yard Setback – Building	25 feet	36.1 feet
Rear Yard Setback - Building	30 feet	46 feet
Residential Zones – Building	50 feet	33.6 feet
Front Yard – Parking	15 feet	18 feet
Interior Side Yard – Parking	10 feet	32.7 feet
Corner Side Yard – Parking	15 feet	Approximately 50 feet
Rear Yard - Parking	10 feet	119 feet
Residential Zones – Parking	35 feet	32.7 feet
Minimum Building Floor Size	N/A	N/A

**General Site Design Considerations, Commercial Districts.** The following outlines how the proposed development adheres to the City's General Site Design considerations for the Commercial zoning district.

- *Circulation.*
  - *Internal connections when feasible.* There are no feasible internal connections to the site. The site will be accessed off of Jade Trail North.
  - *Curb cuts minimized.* There are two proposed curb cuts in order to provide better circulation.
- *Fencing and Screening.* There's a berm on the south end of the property facing Hudson, and it is a recommended condition of approval that the play area be fenced.
- *Lighting Design.* It is a recommended condition of approval that the applicant submit a photometric plan that meets the requirements of Sections 150.035-150.038 of the City Code.
- *Exterior Storage.* The playground is not shown on the plans, as the location has not yet been determined by the applicant. It is a recommended condition of approval that the playground be fenced and screened from view of adjacent properties and the public right-of-way.

**Standards for Day Care Centers within the Commercial Zoning District.** There are no specific use standards for a day care center within the Zoning Code. The definition indicates that a day care center is a facility operated for the purpose of providing care, protection, and guidance to 14 or more individuals

during only part of a 24-hour day. The application indicates that the hours of operation will be from 6:30 am to 6:30 pm, and so this requirement is met.

### **Parking Lot Requirements**

- *Marking of Parking Spaces.* Parking areas containing five or more spaces are required to be marked with painted lines at least four inches wide. This is shown on the plans.
- *Curbing.* Open off-street parking areas designed to have head-in parking along the property line shall provide a bumper curb or barrier of normal height. This is shown on the plans.
- *Accessible Parking.* The proposed number of parking spaces is 56, of these, three are handicap – accessible with van access, which meets the Americans with Disabilities Act (ADA) requirements.

### **Parking Lot Screening Standards**

- *Interior Parking Lot Landscaping.* At least 5% of the parking lot is devoted to islands or corner planting beds as is required per the City's interior parking lot landscaping standards. Additionally, the number of trees required to be provided within these interior islands and corner beds is not met, as six are required and five are proposed.
- *Perimeter Parking Lot Landscaping.*
  - *Frontage Strip.* A well-over five-foot wide frontage strip is provided between the parking area and street. Screening has been provided along Jade Trail in the form of shrubs and along Hudson Boulevard, berming is provided as screening. The requirement that one deciduous tree be planted every 50 linear feet has been met along Jade Trail with the existing trees that were planted with the development of Boulder Ponds, but this requirement has not been met along Hudson Boulevard. At least one more tree will be required to be planted along Hudson in front of the parking lot.
- *Screening.* Screening is required to provide visual and noise separation of intensive uses from less intensive uses. The property to the north is guided for High Density residential. It is recommended that the screening be provided to screen the property to the north that consists of either a masonry wall or fence in combination with landscape material that forms a screen at least six feet in height and at least 90% opaque on a year-round basis and include at least one deciduous or coniferous tree per 40 linear feet along the property line. Currently, there is no screening provided except for three Black Hills Spruces. Screening will need to be provided, meeting standards, and at least three more coniferous or deciduous trees will be required in the northern area of the property.

**Landscape Plans.** The applicant has submitted landscape plans which have been reviewed by the City's landscape architect. Below is a summary of the comments:

- The submitted landscape plan does not include the required number of trees, as 19 are required, and 16 are proposed.

- Screening is required at the northern edge of the parcel due to the parcel to the north being of a less intense use.
- One additional interior parking lot landscaping trees are required.
- Utility conflicts need to be corrected.

**Lake Elmo Design Guidelines and Standards.** The property is located within the I-94 district, and therefore must adhere to the Lake Elmo Design Guidelines and Standards.

- *Site Design.* Building is set back at least 30 feet from the right-of-way and oriented parallel to the street, providing convenient access to entrances and efficient on-site circulation.
- *Streetscape.* Streetscape was provided with the landscaping installed by the residential development along Jade Trail and will be provided along Hudson Boulevard as a recommended condition of approval.
- *Landscaping.* Trees and plant beds are utilized. Parking, service, storage and utility areas are buffered by plantings.
- *Parking.* Parking areas utilize more than 60% of primary street frontages, but additional landscaping is provided adjacent to the primary street. The entrance to parking is located on secondary streets.
- *Building Design.* There are no blank facades without windows or doors, and continuous expanses of wall through façade articulation, recession and projection is utilized.
- *Building Materials.* The building materials include fiber cement siding and ledge stone. The roof will consist of textured shingles.
- *Scale and Mass.* Building is broken down in the front and there are multiple roof and ridgelines perpendicular with one another to avoid monotonous design.

**City Engineer Review.** This can be referenced in the Preliminary and Final Plat section of this report.

**Building Official Review.** Due to a potential conflict of interest, the Fire Chief did not provide comment, but the Building Official has indicated that two additional fire hydrants will be needed in order to provide proper fire protection to the building. These are preferred to be located within the parking lot islands due to the configuration of the parking lot. Utility plans will need to be updated with these fire hydrants, with 30 foot easements over the watermain and hydrants, and the Development Agreement will require security for the cost of this infrastructure

**Recommendation Findings.** Staff recommends the following findings:

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The proposed use will not be detrimental or in any way endanger the public health, safety, comfort***
2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The property is guided for Commercial, in which a day care center is a conditional use.***
3. The use or development is compatible with the existing neighborhood. ***The proposed use is compatible with the existing neighborhood and will serve nearby residents in need of its services.***

4. The proposed use meets all specific development standards for such use listed in Article 7 of this Chapter. ***There are no specific development standards for a day care facility, though the use does meet the general site design considerations of the Commercial districts.***
5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 150, §150.250 through 150.257 (Shoreland Regulations) and Chapter 152 (Flood Plain Management). ***The property is located outside the 0.2% annual chance floodplain and shoreland area.***
6. The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. ***The proposed use will be compatible in appearance with the existing and intended character of the general vicinity and will not change the essential character of the area.***
7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The proposed use will not be hazardous or create a nuisance.***
8. The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use. ***The proposed use will be adequately served by all of these.***
9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. ***The use will not create excessive additional requirements at public cost.***
10. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. ***The proposed use will generate a significant number of trips per day, though this will be limited to certain times of the day.***
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***A minor amount of traffic congestion could be created from the significant number of trips to the site, though these would be limited to certain times of the day.***
12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. ***N/A***

**Recommended Conditions of Approval.** If the Council wishes to approve the CUP, staff recommends the following conditions:

- 1) The applicant must obtain all other necessary City, State, and other governing body permits prior to the commencement of any construction activity on the parcel including but not limited to an

approved stormwater management plan, utility plans, grading plan, street construction plans (if required), parking lot permit, building permits, etc.

- 2) The Applicant shall submit a photometric plan, and all lighting must meet requirements of Sections 150.035-150.038 of the City Code.
- 3) Landscape plans must be approved by the City's Landscape Architect prior to recording of the final plat. The landscape plans must meet all city screening requirements including screening on the northern portion of the property and of the playground equipment from adjacent properties and the public right-of-way.
- 4) A sign permit shall be obtained prior to erection of any sign on the property.
- 5) The proposed building shall meet the Lake Elmo Design Guidelines and Standards.
- 6) Applicant shall be responsible to place hydrants throughout the property at the direction of the Fire Department. All fire hydrants shall be owned and maintained by the City.

**Planning Commission Review.** The Planning Commission reviewed the Final Plat and PUD Plans and Conditional Use Permit requests at its August 15, 2018 meeting. The Planning Commission amended the following condition of approval with a vote of 4-3, as they did not feel screening on the northern portion of the property was needed. The recommended condition of approval was amended to read the following:

3) Landscape plans must be approved by the City's Landscape Architect prior to recording of the final plat. The landscape plans must meet all city screening requirements including screening on the northern portion of the property and of the playground equipment from adjacent properties and the public right-of-way, except that screening on the northern portion of the property does not need to include a masonry wall, fence, or vegetative hedge row.

The Planning Commission recommended approval of the Final Plat and PUD Plans and CUP with a vote of 7-0.

#### **FISCAL IMPACT:**

The City will collect Sewer Accessibility Charges and Water Accessibility Charges, building permit fees, and property taxes.

#### **OPTIONS:**

The Council may:

- Approve the Final Plat and PUD Plans and Conditional Use Permit with recommended findings and conditions of approval.
- Approve the Final Plat and PUD Plans and Conditional Use Permit with amended findings and conditions of approval.
- Approve either the Final Plat and PUD Plans or Conditional Use Permit, citing recommended findings for denial and approve either the Final Plat and PUD Plans or Conditional Use Permit with recommended or amended findings and conditions of approval.
- Deny both the Final Plat and PUD Plans, citing findings for denial.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Growing Explorers Final Plat and PUD Plans with recommended findings and conditions of approval:

***“Move to adopt Resolution 2018-099 approving the Growing Explorers Final Plat and PUD Plans with recommended findings and conditions of approval as drafted by Staff.”***

Staff and the Planning Commission recommend approval of the Conditional Use Permit for a day care facility to be called Growing Explorers Learning Center:

***“Move to adopt Resolution 2018-100 approving a Conditional Use Permit for a day care facility to be called Growing Explorers Learning Center.”***

**ATTACHMENTS:**

- Applications and Narrative
- Growing Explorers Final Plat
- Plans
- Elevation and Floor Plans
- City Engineer Review Memo dated August 2, 2018
- Landscape Architect Review Memo
- Resolution 2018-099 approving the Final Plat and PUD Plans
- Resolution 2018-100 approving the CUP

**Name of Project:** Growing Explorers Learning Center

**Name of applicant:**

SHAMSI LLC

Attn: Ahmad Shamsi

(715) 559 – 9575

**FINAL PLAT APPLICATION**

**1. Completed Land Use Application Form:** Exhibit GE.0100 – Land Use Application.

- Exhibit GE.0500 – Signed Escrow Agreement for Municipal Review Services.

**2. Written Statements:**

**a. Applicants and Representatives:**

- i. Owner of Growing Explorers LLC  
Ahmad Shamsi  
9568 Hillingdon Road  
Woodbury, MN 55125
- ii. Owner of Shamsi LLC  
Abdul R. Shamsi  
213 Windward Island  
Clearwater, FL 33767
- iii. Manager of Shamsi, LLC  
Ahmad Shamsi  
9568 Hillingdon Road  
Woodbury, MN 55125
- iv. Architect of Project  
HPA Architecture LLC  
Hal Pierce  
5930 Kirkwood Lane N.  
Plymouth, MN 55442
- v. Surveyor  
E.G. Rud and Sons, Inc.  
Jason Rud  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014
- vi. Soil Testing  
ITCO Allied Engineering Co.  
Robert Sullentrop P.E.  
7125 West 126<sup>th</sup> Street, Suite 500  
Savage, MN 55378
- vii. General Contractor  
Obtain contractor bids as project plans are finalized and approved.

**b. Site Data:**

Address: Outlot A, Jade Trail N, Lake Elmo 55042

Current Zoning: C – PUD

Size: 1.540 Acres (67,082 square feet)

Parcel Number: 34.029.21.33.0022

Legal Description: Lot A Subdivision 2911 Sub division name Boulder Ponds

**c. Final Subdivision and Lot Information:**

i. **Name of Final Plat:** Growing Explorers Learning Center

ii. **Listing of Lot Information:**

**Size of Lot:** 1.54 acres (67.082 square feet)

**Dimensions of Lot:** 226.55' (S) x 276.70' (W) x 237.22' (N) x 292.80' (E)

iii. **Exact area calculations or parks/trails:** not applicable. Outlot A will be developed as a child care facility and not have any public parks, trails or open space.

iv. **Exact area of Wetland and Buffers:** not applicable.

v. **Proposed area for Right-of-ways:** defined in Exhibit GE.0900 – Growing Explorers Plat (7-3-18).

vi. **Proposed Legal Descriptions:** Lot A – Growing Explorers

d. The lot was developed as part of the Boulder Pond's development and has been pad ready for approximately 3 years and will be developed as a child care facility.

e. The property will serve as a child care center and not as residential units. The child care center will serve 180 children and approximately 30 employees.

f. **Proposed Infrastructure:** Review exhibit GE.1000 – Plans Packet

g. **Not applicable.** Property is zoned C for commercial in the Lake Elmo zoning map.

h. The development of this property into a child care facility will service the surrounding growing developments as many new home owners will be searching for a high quality child care provider in the area. Growing Explorers Learning center will complement the City of Lake Elmo and the neighborhood.

i. The proposed use will not create additional requirements at the public's cost but rather improve the economic welfare of the community by providing the neighborhood with a child care facility and jobs. The proposed use will not generate or operate in a manner that will be detrimental to any persons, property or welfare of the local community. The normal operations will include family members dropping off their children in the morning and picking them up in the afternoon. These activities will happen within the first couple hours of the morning (6:30 am – 8:30 am) and the last couple hours of the day (4:00 pm – 6:00 pm) and should not create excess traffic or noise.

j. **Not applicable.** The property will not have any lakeshore access.

k. **Not applicable.** The property will be developed as a child care facility and not have any public parks, trails or open space.

l. **Timeline:** Based upon the approval of the Planning Commission and City Council, Growing Explorers Learning will begin construction in the fall of 2018 with foundation and general site grading to happen prior to ground freeze. Construction will resume throughout the winter and finalize and open the child care facility by spring of 2019.



### 3. Plat and Associated Plans:

- **Exhibit GE.1000** – Plans Packet (ten copies 11”x17” & three 24”x36”).
- **Provide electronic format of all documentation**
  1. **Administrative Information:** Exhibit GE.0900 – Growing Explorers Plat (7-3-18).
  2. **General Property Information**
    - **PID: Parcel Number: 34.029.21.33.0022**
    - **Legal Description:** Lot A Subdivision 2911 Sub division name Boulder Ponds
    - **Parcel Boundaries:** Exhibit GE.0900 – Growing Explorers Plat (7-3-18).
    - **Date of Survey:** July 3, 2018
    - **Name and Address of Owner:**  
Shamsi LLC  
9568 Hillingdon Rd, Woodbury, MN 55125  
715-559-9575
    - **Name and Address of Representatives:**  
Detailed in section 2.a (Written Statements) above.
  3. **Not applicable.** The lot will not be subdivided.
  4. **Platted Site plan:** Exhibit GE.0900 – Growing Explorers Plat (7-3-18).
  5. **Zoning District of Land:** Property is zoned as C – PUD and suitable for use of child care center.
  6. **Not applicable.** The lot will not be subdivided.
  7. **Layout of Existing Property Lines:** Exhibit GE.0300 Certified Land Survey – Growing Explorers Survey (6-18-18).
  8. **Not applicable.** The lot will not be subdivided.
  9. **Existing Contours of Property:** Exhibit GE.0300 Certified Land Survey – Growing Explorers Survey (6-18-18).
  10. **Delineation of wetland/watercourse on plat:** not applicable.
  11. **Location of existing and proposed streets:** Exhibit GE.0300 Certified Land Survey – Growing Explorers Survey (6-18-18).
  12. **All Easements:** Exhibit GE.0900 – Growing Explorers Plat (7-3-18).
  13. **Not applicable.** Easements for the property have been defined and included in the Platted Land Survey.
  14. **Boundary Lines adjacent to property:** Exhibit GE.0300 Certified Land Survey – Growing Explorers Survey (6-18-18).
  15. **Location of Existing Buildings within 150’ ft:** Exhibit GE.0300 Certified Land Survey – Growing Explorers Survey (6-18-18).
  16. **Not applicable.** The property does not have any historic or natural features.

- **Final Grading, Drainage and Erosion Control Plan:**

Review exhibit GE.1000 – Plans Packet

- **Final Utility Plan:**

Review exhibit GE.1000 – Plans Packet

- **Final Street and Storm Sewer Plan:**

Review exhibit GE.1000 – Plans Packet

- **Final Tree Preservation Plan:**  
**Not applicable.** The property only has a few small trees along the south east corner that will not be disturbed.
  - **Final Landscaping Plan:**  
Review exhibit GE.1000 – Plans Packet
  - **Ghost Plat:**  
**Not applicable.** Not required for this project.
  - **Electronic Files.** Google drive link emailed to Emily Becker.
- 4. Supplemental Information**  
**Not applicable.** Not required for this project.
- 5. Variances**  
**Not applicable.** None requested for this project.
- **Address Labels:** GE.0800 Address labels and list of parcel IDs within 350' ft.

#### **Exhibit List**

GE.0100: Land use application  
 GE.0200: Verification of Ownership – Property Deed  
 GE.0300: Certified Land Survey – Growing Explorers Survey (6-18-18)  
 GE.0400: ITCO Soil Testing Results – Outlot A  
 GE.0500: Signed Escrow Agreement for Municipal Review Services  
 GE.0600: Signed Acknowledge of Responsibility  
 GE.0700: Signed Affirmation of Sufficient Interest  
 GE.0800: Address labels and list of parcel IDs within 350' ft  
 GE.0900: Growing Explorers Plat (7-3-18)  
 GE.1000: Plans Packet

**Name of Project:** Growing Explorers Learning Center

**Name of applicant:**

SHAMSI LLC

Attn: Ahmad Shamsi

(715) 559 – 9575

**PLANNED UNIT DEVELOPMENT (PUD) FINAL PLAT APPLICATION**

**Submission Requirements:**

- Final PLAT: Exhibit GE.0900: Growing Explorers Plat (7-3-18)
- Final plans
  - i. Proposed Name of Development: Growing Explorers Learning Center
  - ii. Property boundary lines and topographic information: GE.0300: Certified Land Survey – Growing Explorers Survey (6-18-18)
  - iii. Location, size and floor area of proposed building: Review exhibit GE.1000 – Plans Packet
  - iv. Location, dimensions of driveways, entrances, curbs: Review exhibit GE.1000 – Plans Packet
  - v. Location, designation of public space: not applicable. Lot will not have any public space.
  - vi. Site amenities: not applicable. Lot will not have any amenities.
  - vii. Proposed lots and blocks: not applicable. Lot will not be subdivided.
  - viii. Location and size of structures on adjacent properties: not applicable. Lot will be developed into a child care facility.
  - ix. Proposed landscaping: Review exhibit GE.1000 – Plans Packet
  - x. Grading and Drainage plan: Review exhibit GE.1000 – Plans Packet
- Address Labels: Exhibit GE.0800: Address labels and list of parcel IDs within 350' ft
- Proposed Legal Description: Lot A – Growing Explorers
- Residential Dwelling Units: not applicable. Lot will not be subdivided.
- Density Calculation: not applicable. Lot will not be subdivided.
- Gross Square Footage of commercial space: Review floor plan of exhibit GE.1000 – Plans Packet
- Preliminary architectural plans: Review exhibit GE.1000 – Plans Packet
- Detailed Site Plan: Review site plan of exhibit GE.1000 – Plans Packet
- Preliminary grading plan: Review grading plan of exhibit GE.1000 – Plans Packet
- Soil erosion control plan: Review soil erosion plan of exhibit GE.1000 – Plans Packet

**Exhibit List**

GE.0100: Land use application

GE.0200: Verification of Ownership – Property Deed

GE.0300: Certified Land Survey – Growing Explorers Survey (6-18-18)

GE.0400: ITCO Soil Testing Results – Outlot A

GE.0500: Signed Escrow Agreement for Municipal Review Services

GE.0600: Signed Acknowledge of Responsibility

GE.0700: Signed Affirmation of Sufficient Interest

GE.0800: Address labels and list of parcel IDs within 350' ft

GE.0900: Growing Explorers Plat (7-3-18)

GE.1000: Plans Packet

**Name of Project:** Growing Explorers Learning Center

**Name of applicant:**

SHAMSI, LLC

Attn: Ahmad Shamsi

(715) 559 – 9575

**CONDITIONAL USE PROCEDURE FOR THE CITY OF LAKE ELMO**

**1. Completed Land Use Application Form:** Exhibit GE.0100 – Land Use Application

**2. Written Statements:**

**a. Applicants and Representatives:**

- i. Owner of Growing Explorers, LLC  
Ahmad Shamsi  
9568 Hillingdon Road  
Woodbury, MN 55125
- ii. Owner of Shamsi, LLC  
Abdul R. Shamsi  
213 Windward Island  
Clearwater, FL 33767
- iii. Manager of Shamsi, LLC  
Ahmad Shamsi  
9568 Hillingdon Road  
Woodbury, MN 55125
- iv. Architect of Project  
HPA LLC Architecture  
Hal Pierce  
5930 Kirkwood Lane N.  
Plymouth, MN 55442
- v. Surveyor  
E.G. Rud and Sons, Inc.  
Jason Rud  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014
- vi. Soil Testing  
ITCO Allied Engineering Co.  
Robert Sullentrop P.E.  
7125 West 126<sup>th</sup> Street, Suite 500  
Savage, MN 55378
- vii. General Contractor  
Obtain contractor bids as project plans are finalized and approved.  
Preliminary list of licensed contractors has been identified.

**b. Site Data:**

Address: Outlot A, Jade Trail N, Lake Elmo 55042

Current Zoning: C – PUD

Size: 1.540 Acres (67,082 square foot)

Parcel Number: 34.029.21.33.0022

Legal Description: Lot A Subdivision 2911 Sub division name Boulder Ponds

**c. Historic Narrative of Property:**

The property was a single family home with the address of 9120 Hudson Blvd N. During the development of Bolder Ponds, the property was purchased and developed by Excelsior Group and sold to Lakeview Investment LLC. Lakeview Investment LLC sold the property to Shamsi LLC who plans on developing the property into a child care facility under the name of Growing Explorers Learning Center.

**d. Description of Proposed Use:**

- i. **Proposed Use:** Outlot A is currently 1.54 acres in size and Shamsi LLC and Growing Explorers LLC would like to develop the site to serve as the future home of Growing Explorers Learning Center and provide child care services for approximately 180 children.

**Building Size:** The building will be approximately 13,000 square feet and sit on the west half of the property.

**Outdoor Area:** An exterior playground of 10,000 square feet will be adjacent to the west side of the building.

**Parking lot:** A parking lot will be developed on the east half of the property with an entrance along the north half of the property and an exit along the south half of the property along Jade Trail North. There will be approximately 55 parking spaces to service the business.

**Impact to vicinity:** Outlot A does not have any wetlands, forests or existing structures.

- ii. **Details about the business.**

**Number of Employees:** At full capacity, Growing Explorers will have approximately 30 employees.

**Hours of Operations:** 6:30 am to 6:00 pm Monday through Friday.

**Proposed Development Schedule:** Open business by spring of 2019.

**e. Justification of Proposed Use:**

- i. The proposed use of a child care center will not endanger the public health, safety, comfort convenience of the neighborhood or City, but rather serve the community in a positive manner. Growing Explorers Learning Center will be dedicated to providing high-quality early childhood education to all children and will ensure supervision of the children at all times. We will provide age-appropriate rooms, toys and equipment along with a devoted staff of experienced teachers to ensure children get the positive learning experiences they need for their ongoing success in Kindergarten.
- ii. Growing Explorers Learning center will complement the City of Lake Elmo Comprehensive plan by providing home owners in Boulder's Pond, Savona, Hammes Estates and Inwood developments with high quality child care in a close and convenient location.

- iii. The development of this property into a child care facility will service the surrounding growing developments as many new home owners will be searching for a high quality child care provider in the area.
- iv. Growing Explorers Learning Center will meet and abide by all local, state, and federal regulations and laws including the Zoning Code identified in Article 7 of the City of Lake Elmo.
- v. The current site does not fall within an identified wetland or flood plain.
- vi. Growing Explorers Learning Center will blend into the vicinity and be compatible in appearance to the neighborhood. The building will be a traditional wood frame building with appealing accents and finishes to serve Lake Elmo residents.
- vii. The proposed use will not create a nuisance or hazard to the neighborhood and city.
- viii. The proposed use will be accessible from Jade Trail North and should not pose any additional stress or pressure on local public facilities and services.
- ix. The proposed use will not create additional requirements at the public's cost but rather improve the economic welfare of the surrounding community by providing the neighborhood with a child care facility and employment opportunities.
- x. The proposed use will not generate or operate in a manner that will be detrimental to any persons, property or welfare of the local community. The normal operations will include family members dropping off their children in the morning and picking them up in the afternoon. These activities will happen within the first couple hours of the morning (6:30 am – 8:30 am) and the last couple hours of the day (4:00 pm – 6:00 pm) and should not create excess traffic or noise.
- xi. As stated in the previous bullet, the traffic should be staggered in the morning and afternoon as to not create interference with local traffic. For the safety of the community and Growing Explorers' customers, the entry and exit points will be from Jade Trail North to minimize and eliminate any interference with the moderate speeds of Hudson Boulevard North.
- xii. The proposed use will not interfere or impact any natural or scenic features of major importance.

**3. Verification of Ownership:** Exhibit GE.0200 – Outlot A – Deed

**4. Address Labels:** Exhibit GE.0900: Address labels and list of parcel IDs within 350' ft

**5. Certified Land Survey:** Exhibit GE.0300 – Growing Explorers Survey (6-18-18)  
 - Soil and Boring Hole Test Results: Exhibit GE.0400 – ITCO Soil Testing – Outlot A

**6. Landscape plan:** Review exhibit GE.1000 – Plans Packet

**7. Architectural Plans:** Review exhibit GE.1000 – Plans Packet

**8. Utilities and Service Plan:** Review exhibit GE.1000 – Plans Packet

**9. Electronic file(s) of plan sets:** Google drive link emailed to Emily Becker.

**10. Any other information deemed critical for review:**

- Exhibit GE.0500 – Signed Escrow Agreement for Municipal Review Services.
- Exhibit GE.0600 – Signed Acknowledgment of Responsibility.
- Exhibit GE.0700 – Signed Affirmation of Sufficient Interest.

**Exhibit List**

GE.0100: Land use application

GE.0200: Verification of Ownership – Property Deed

GE.0300: Certified Land Survey – Growing Explorers Survey (6-18-18)

GE.0400: ITCO Soil Testing Results – Outlot A

GE.0500: Signed Escrow Agreement for Municipal Review Services

GE.0600: Signed Acknowledge of Responsibility

GE.0700: Signed Affirmation of Sufficient Interest

GE.0800: Address labels and list of parcel IDs within 350' ft

GE.0900: Growing Explorers Plat (7-3-18)

GE.1000: Plans Packet

# GROWING EXPLORERS

KNOW ALL PERSONS BY THESE PRESENTS: Shamsi, LLC, a Florida limited liability company, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot A, BOULDER PONDS, according to the recorded plat thereof, Washington County, Minnesota.

Has caused the same to be surveyed and platted as GROWING EXPLORERS and does hereby dedicate to the public for public use the drainage and utility easements created by this plat.

In witness whereof said Shamsi, LLC, a Florida limited liability company, has caused these presents to be signed by \_\_\_\_\_, as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SHAMSI, LLC

\_\_\_\_\_  
\_\_\_\_\_, as \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of Shamsi, LLC, a Florida limited liability company, on behalf of the company.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

I, Jason E. Rud, do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as GROWING EXPLORERS; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Jason E. Rud, Licensed Land Surveyor, Minnesota License No. 41578.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

LAKE ELMO PLANNING COMMISSION  
Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA

By \_\_\_\_\_ Chairman By \_\_\_\_\_ Secretary

CITY OF LAKE ELMO, MINNESOTA  
The foregoing plat of GROWING EXPLORERS was approved by the City Council of Lake Elmo, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

CITY OF LAKE ELMO, MINNESOTA  
By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY SURVEYOR  
Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

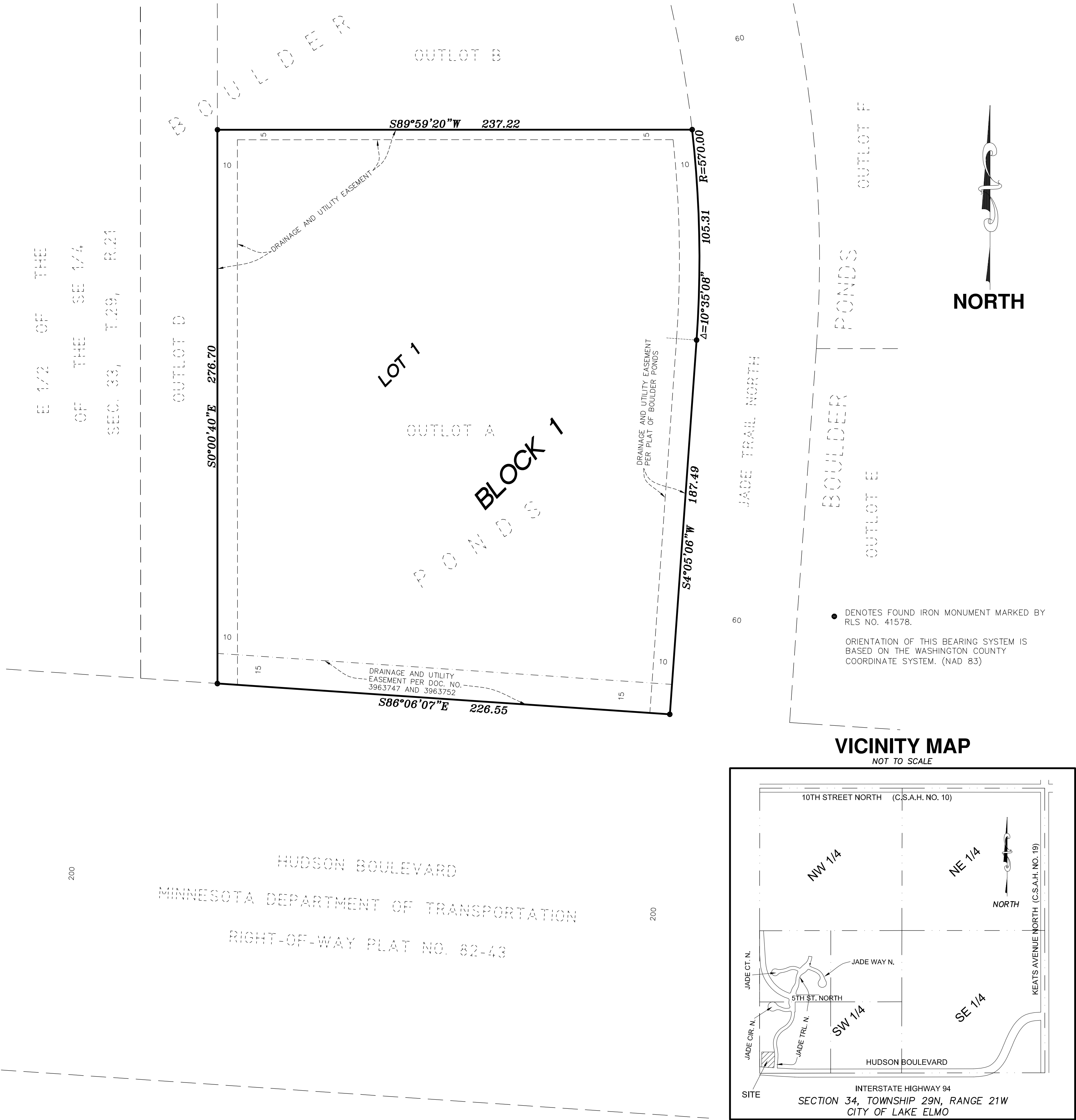
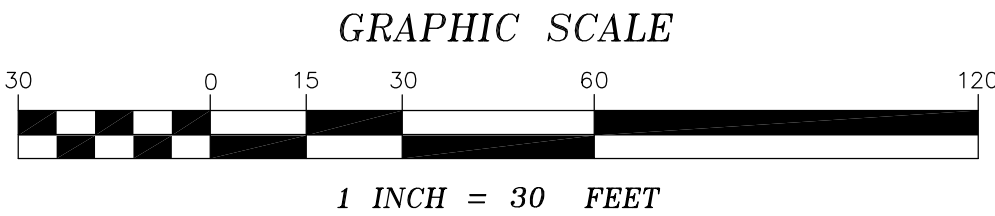
By \_\_\_\_\_ Washington County Surveyor By \_\_\_\_\_

COUNTY AUDITOR/TREASURER  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_ Washington County Auditor/Treasurer By \_\_\_\_\_ Deputy

COUNTY RECORDER  
Document Number \_\_\_\_\_  
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_, M., and was duly recorded in Washington County Records.

By \_\_\_\_\_ Washington County Recorder By \_\_\_\_\_ Deputy





Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Permit #: \_\_\_\_\_



651-747-3900  
3800 Laverne Avenue North  
Lake Elmo, MN 55042

## LAND USE APPLICATION

- ☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance\*(see below) ☐ Zoning Appeal
- ☒ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading
- ☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
- ☐ PUD Concept Plan ☐ PUD Preliminary Plan ☒ PUD Final Plan

Applicant: SHAMSI, LLC  
Address: 9568 HILLINGDON RD, WOODBURY, MN 55125  
Phone #: (715) 559-9575  
Email Address: ashamsi34@gmail.com

Fee Owner: Same as above  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Property Location (Address and Complete (long) Legal Description): Outlot A - BOULDER PONDS  
PARCEL NUMBER: 34.029.21.33.0022  
LOT A SUBDIVISION 2911 SUB DIVISION NAME BOULDER PONDS

Detailed Reason for Request: The development of this property into a childcare facility will service the surrounding developments as many new home owners will be searching for a high quality child care provider. Growing Explorers Learning Center will complement the City of Lake Elmo & the community.

\*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

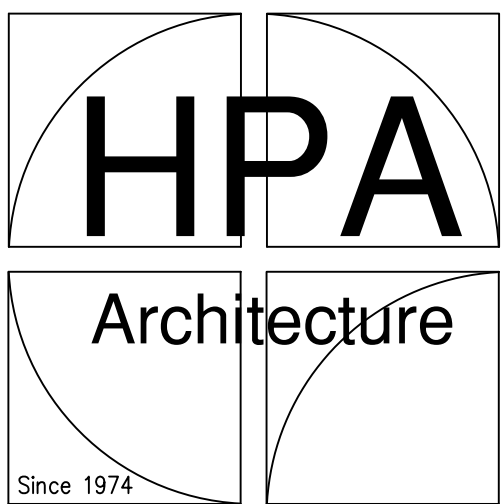
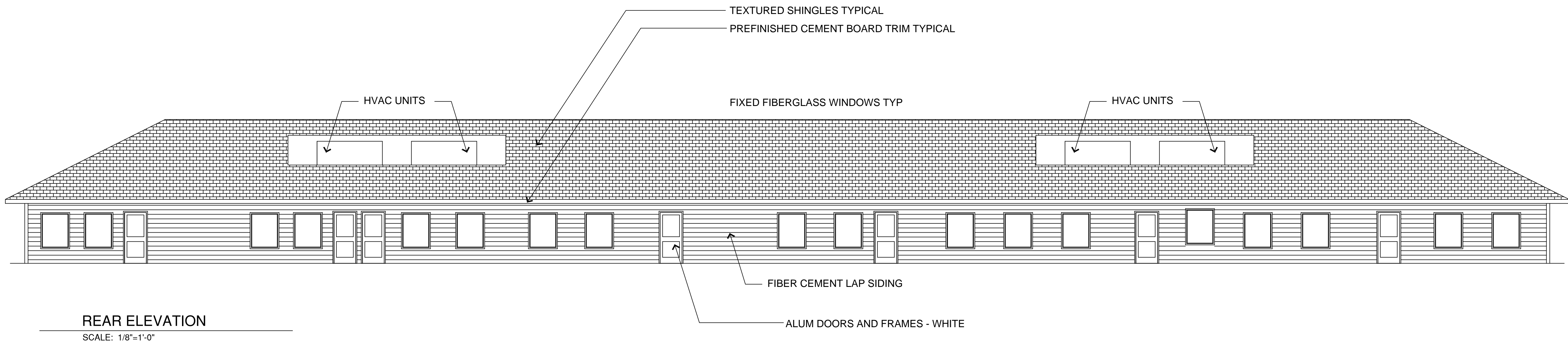
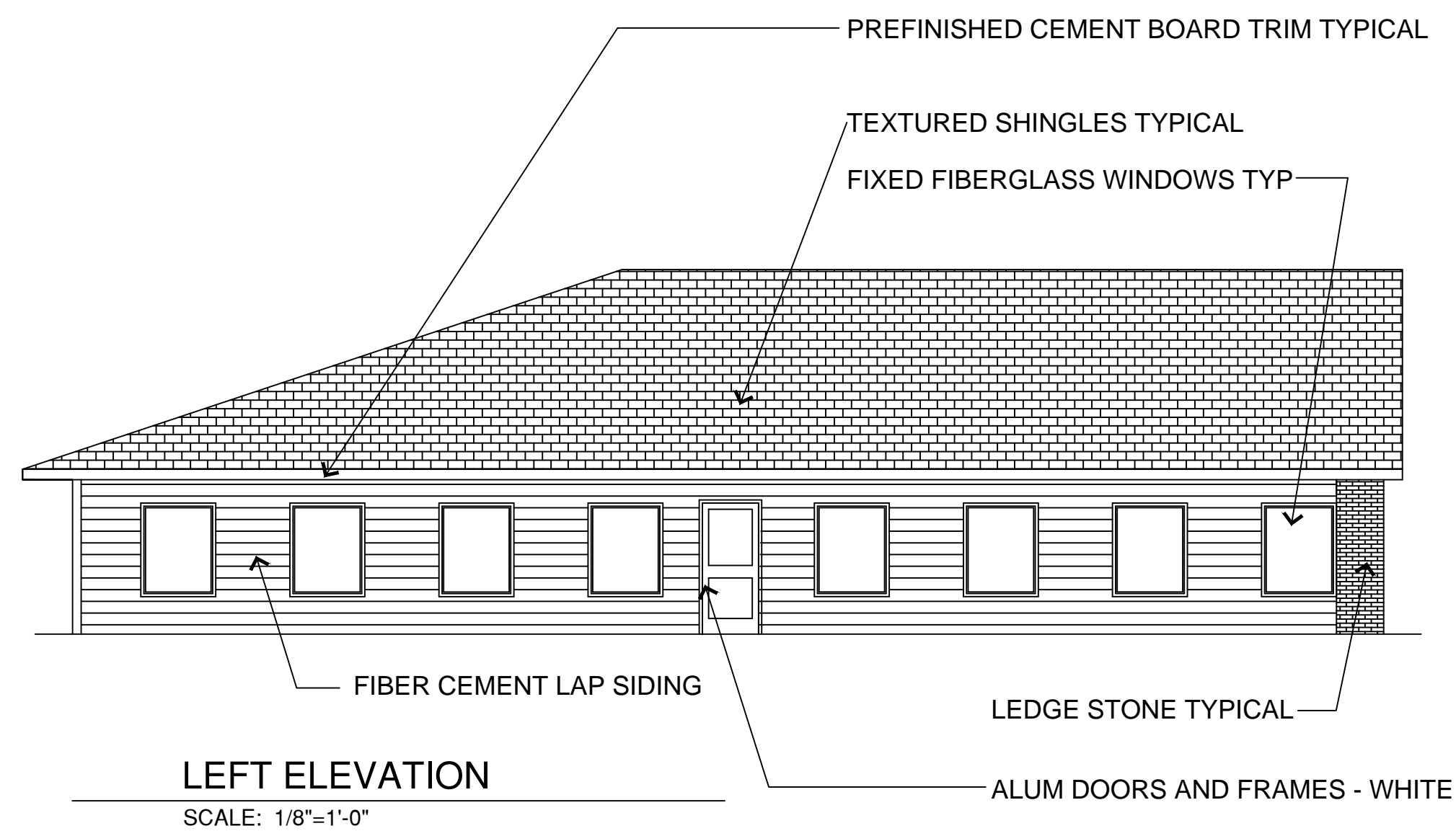
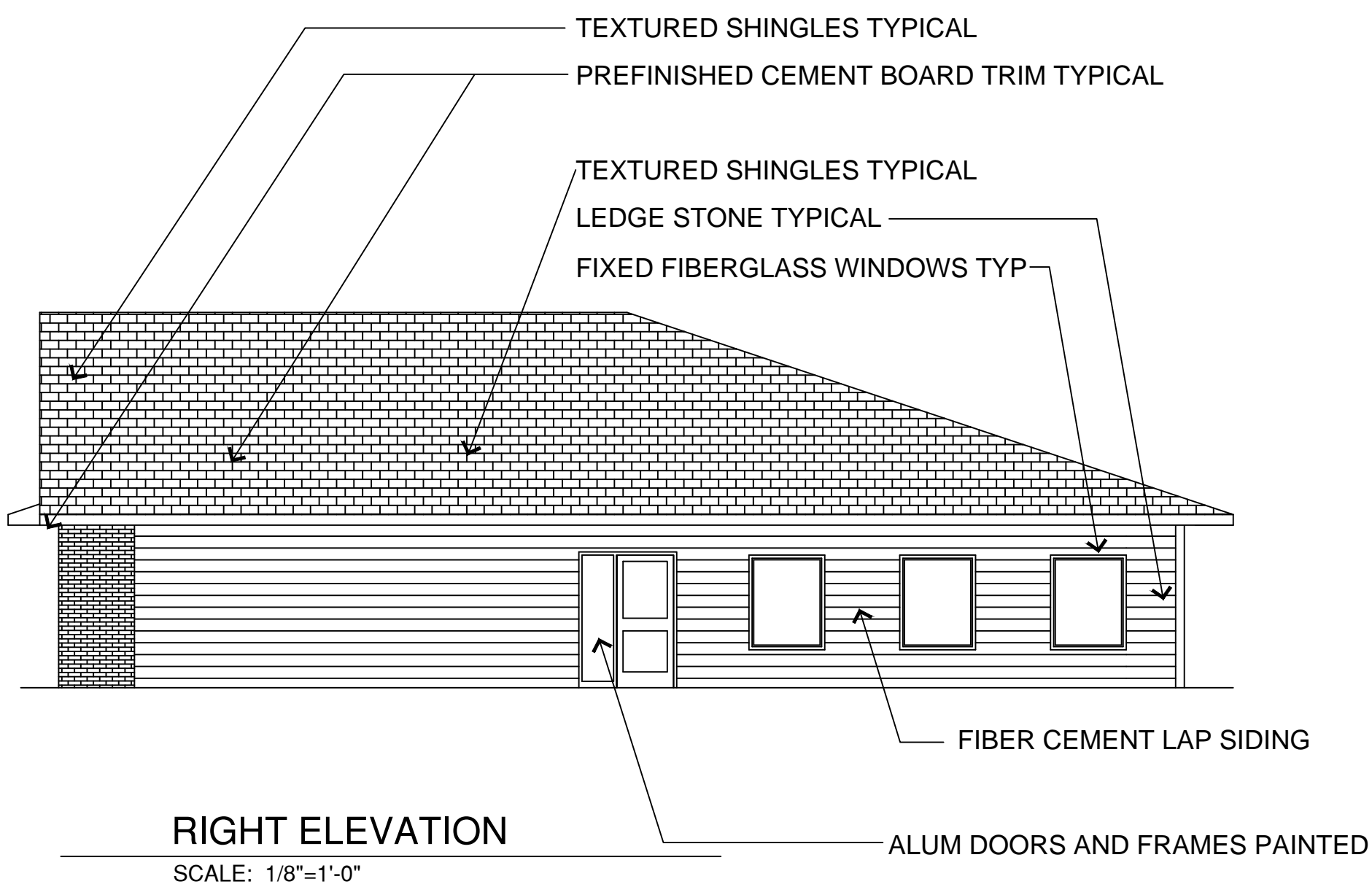
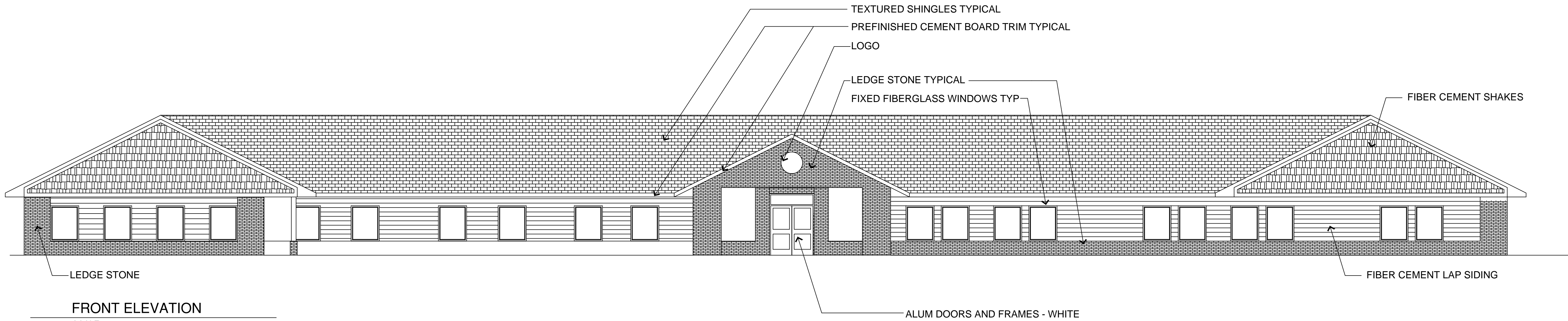
Not Applicable - no Variances requested for this project.

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: [Signature] Date: 07/02/2018

Signature of fee owner: [Signature] Date: 07/02/2018





PH: 763-331-5025  
hpa-arch@comcast.net

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Harold M. Pierce  
Date License No. 10862

CONSULTANTS:

PROJECT TITLE:

GROWING  
EXPLORERS  
LEARNING  
CENTER

Hudson Blvd. & Jade Trail North  
Lake Elmo, Minnesota 55042

ISSUE:

7/12/2018 City Submittal

REVISIONS:

PROJECT NO: 18.073  
CAD DWG FILE:

DRAWN BY:  
CHECKED BY:

SHEET TITLE:

EXTERIOR  
ELEVATIONS

SHEET NUMBER:

A-201







CERTIFICATE OF SURVEY

~for~ SHAMSI, LLC  
~of~ GROWING EXPLORERS SITE

PROPERTY DESCRIPTION:

Outlot A, BOULDER PONDS, Washington County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 6/12/18.
- Bearings shown are on Washington County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID No: 34-29-21-33-0022
- Parcel area = 67,002 sq. ft. (1.54 acres).

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- ⊞ DENOTES ELECTRICAL TRANSFORMER
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES HAND HOLE
- ⊞ DENOTES HYDRANT
- ⊞ DENOTES LIGHT POLE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES STORM SEWER MANHOLE
- ⊞ DENOTES WATER VALVE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

BENCHMARK

MNDOT Station: NYGAARD MNDT.  
Elevation = 1010.83 (NGVD 29)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 6/18/2018 License No. 41578

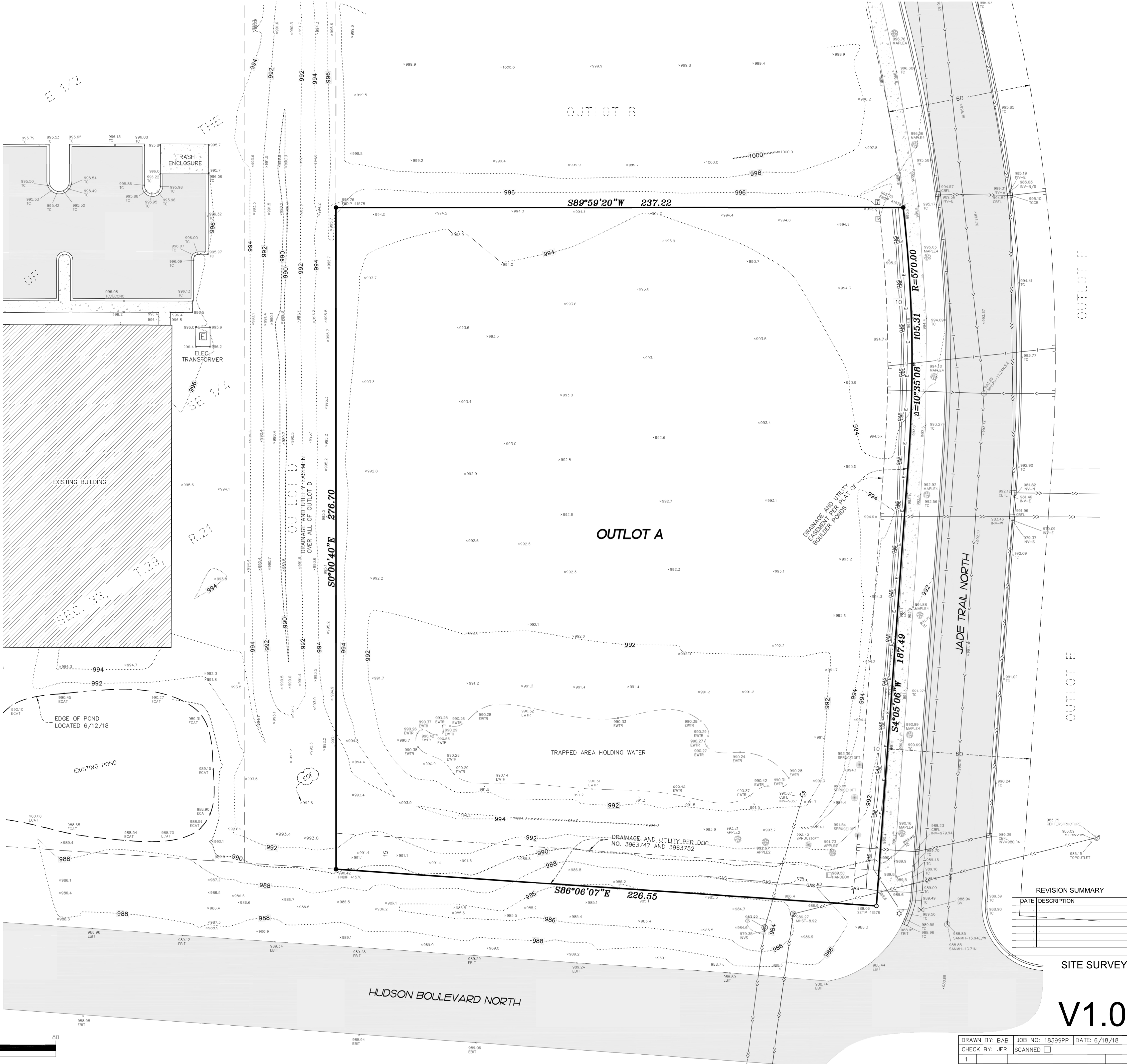
NORTH

GRAPHIC SCALE



1 INCH = 20 FEET

**E. G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

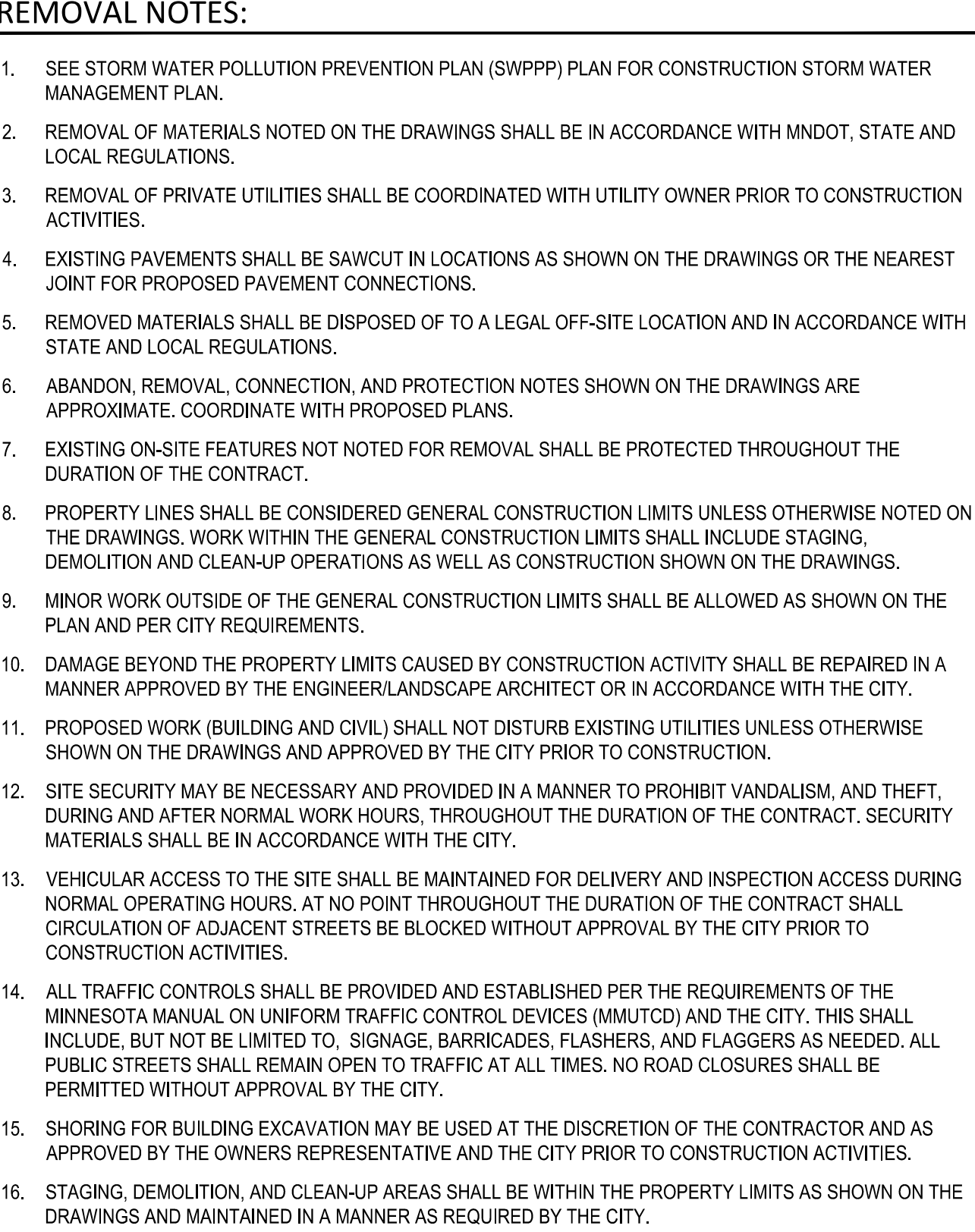


SITE SURVEY

V1.0

DRAWN BY: BAB		JOB NO: 18399PP		DATE: 6/18/18	
CHECK BY: JER		SCANNED			
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2					
3					
NO.	DATE	DESCRIPTION		BY	



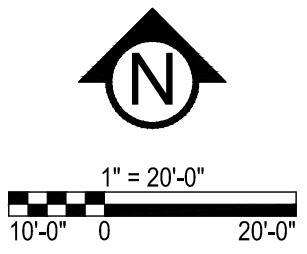


EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5



9568 HILLINGDON ROAD, WOODBURY, MN 55125

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0	0

# C1.0

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CITY OF LAKE ELMO SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

SITE AREA TABLE:

	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	12,940 SF	19.3%
ALL PAVEMENTS	0 SF	0.0%	25,568 SF	38.2%
ALL NON-PAYEMENTS	67,002 SF	100.0%	28,494 SF	42.5%
TOTAL SITE AREA	67,002 SF	100.0%	67,002 SF	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION	38,508 SF	57.5%		
DIFFERENCE (EX. VS PROP.)	38,508 SF	57.5%		

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAVING STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE PLAN LEGEND:

LIGHT DUTY BITUMINOUS PAVEMENT. SEE  
 GEOTECHNICAL REPORT FOR AGGREGATE BASE &  
 WEAR COURSE DEPTH, SEE DETAIL.

CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK).  
 SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE  
 & CONCRETE DEPTHS, SEE DETAIL.

PROPERTY LINE  
 CONSTRUCTION LIMITS

CURB & GUTTER-SEE NOTES (T.O.) TIP OUT  
 GUTTER WHERE APPLICABLE-SEE PLAN

TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS

SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.  
 HP = ACCESSIBLE SIGN  
 NP = NO PARKING FIRE LANE  
 ST = STOP  
 CP = COMPACT CAR PARKING ONLY

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.

  
Matthew R. Pavak  
DATE 07/19/18 LICENSE NO. 44263

### ISSUE/SUBMITTAL SUMMARY

[illegible]

## REVISION SUMMARY

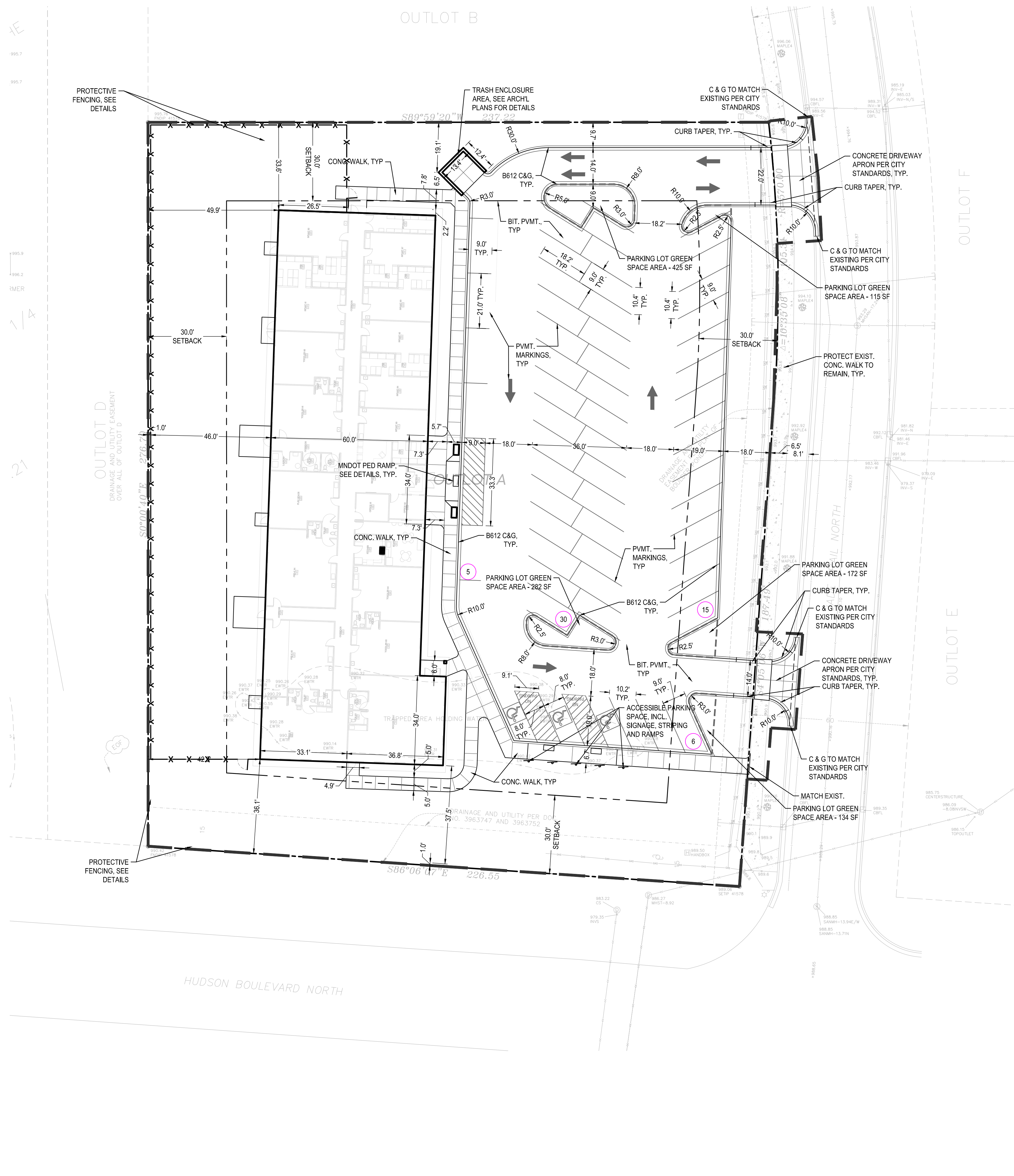
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PROJECT NUMBER: XXXXX

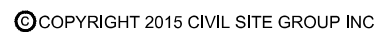
## SITE PLAN

# C2.0

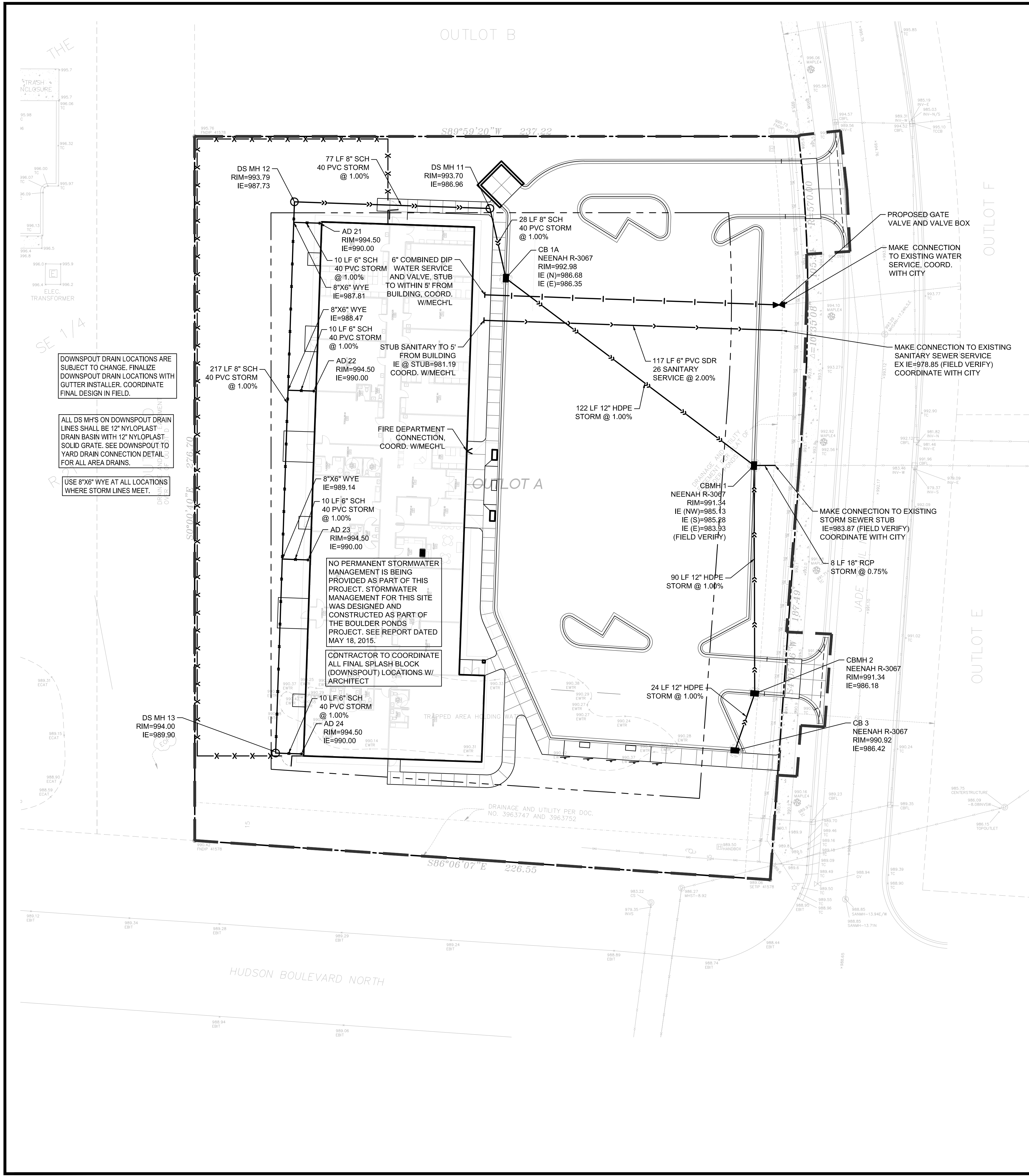
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GENERAL UTILITY NOTES:

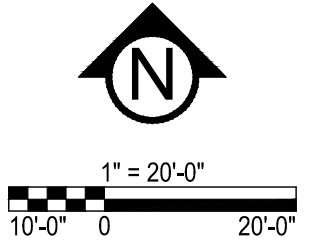
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1168) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

CITY OF LAKE ELMO UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP



GROWING EXPLORERS  
LEARNING CENTER

PROJECT

HUDSON BOULEVARD AND JADE TRAIL NORTH, LAKE ELMO, MN 55042

SHAMSI, LLC

9568 HILLINGDON ROAD, WOODBURY, MN 55125

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.

Matthew R. Pavsek  
DATE 07/19/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION  
7-19-18 CITY SUBMITTAL


REVISION SUMMARY

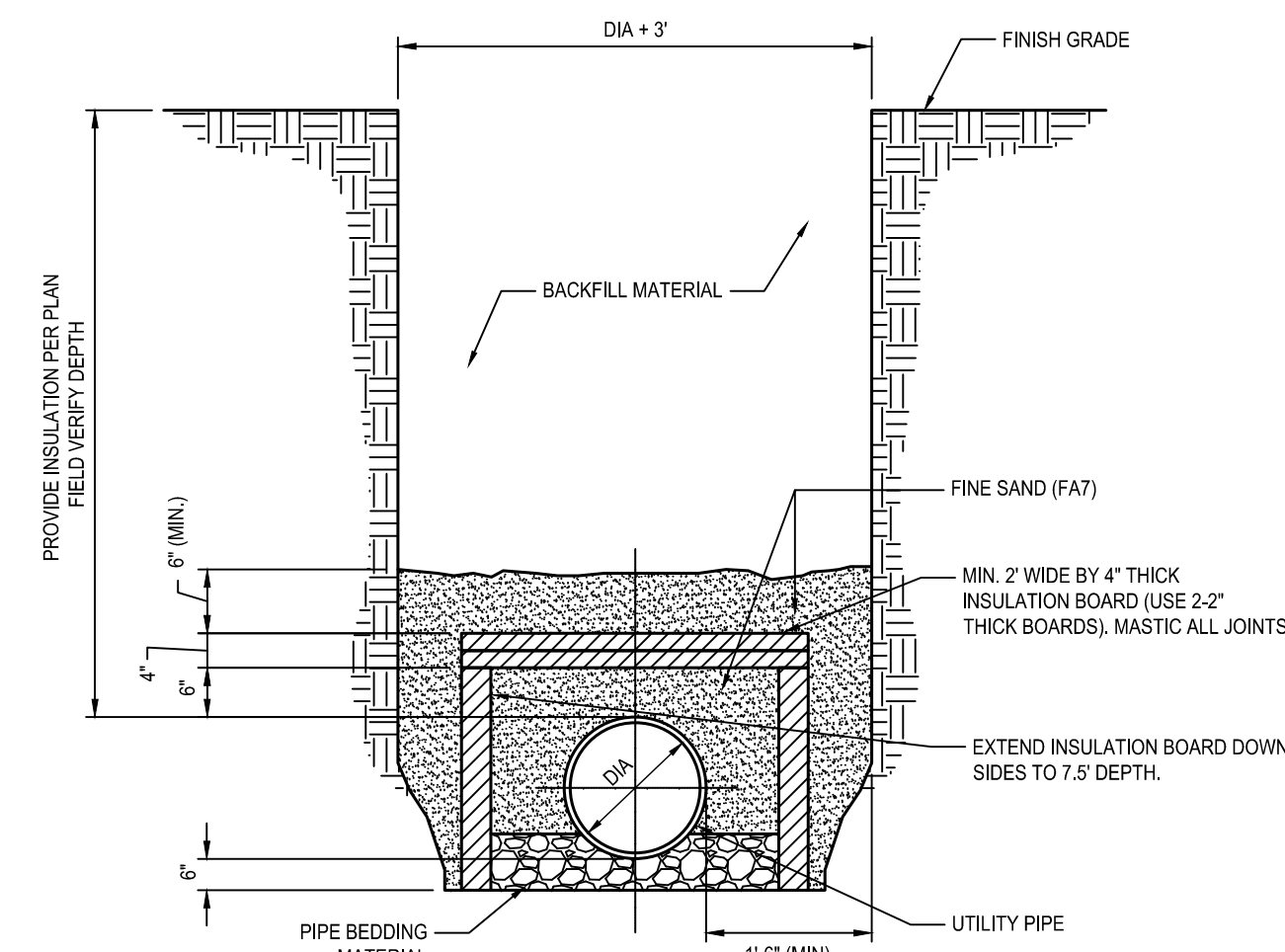
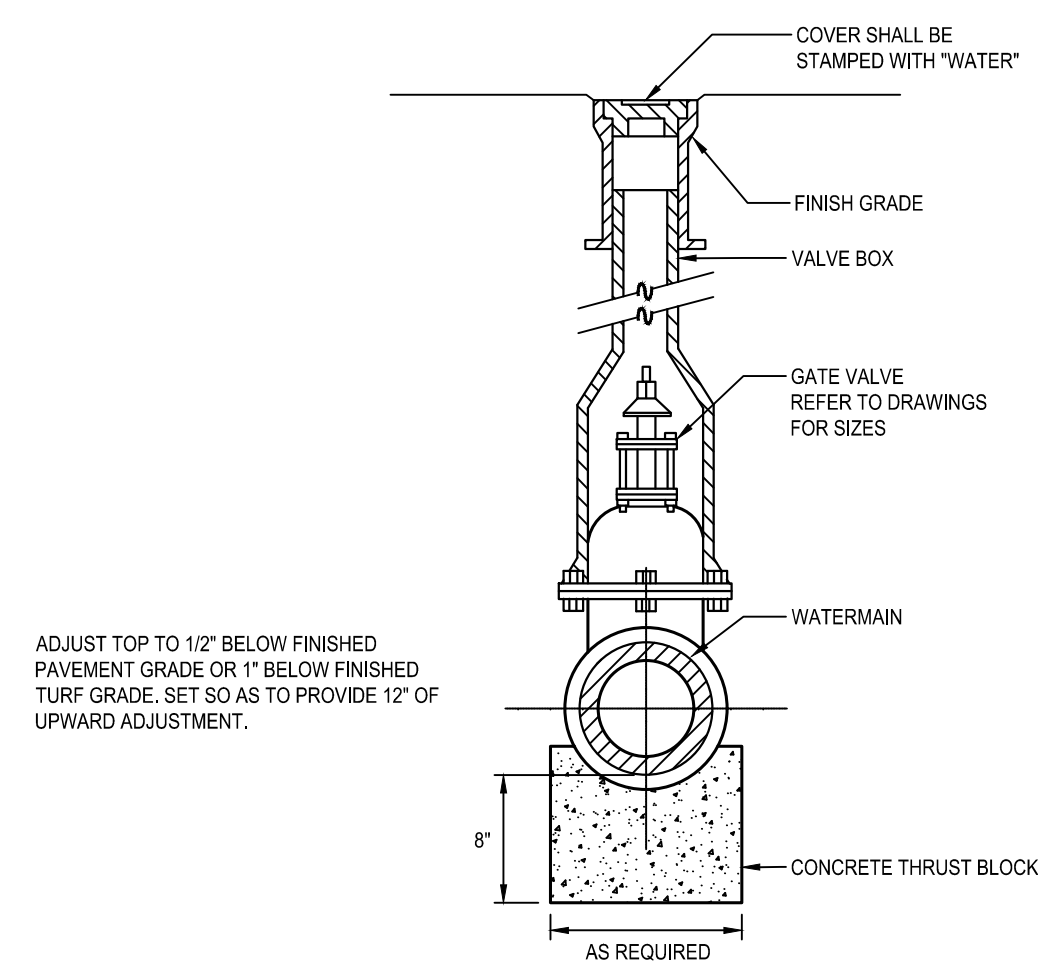
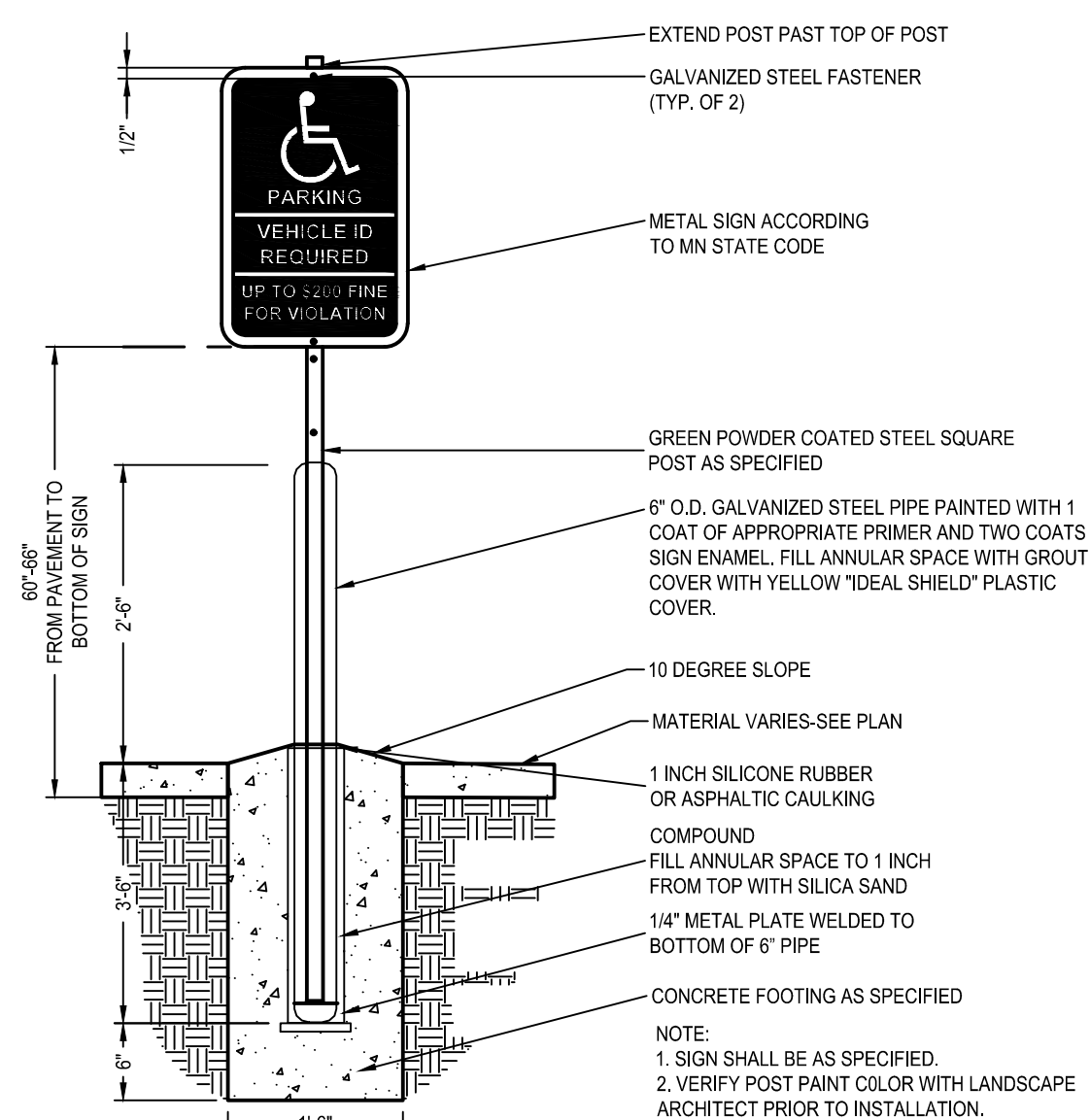
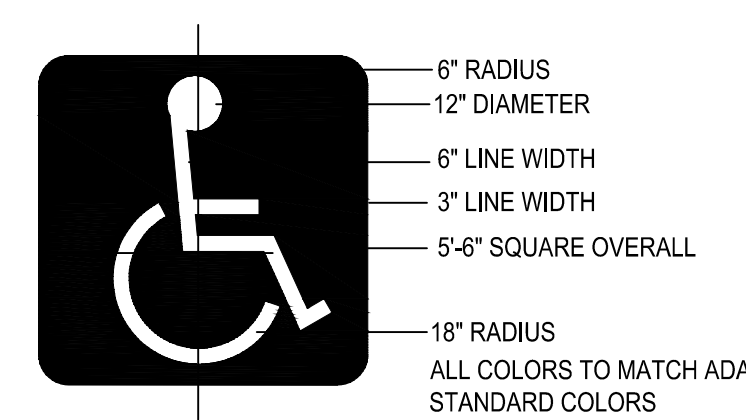
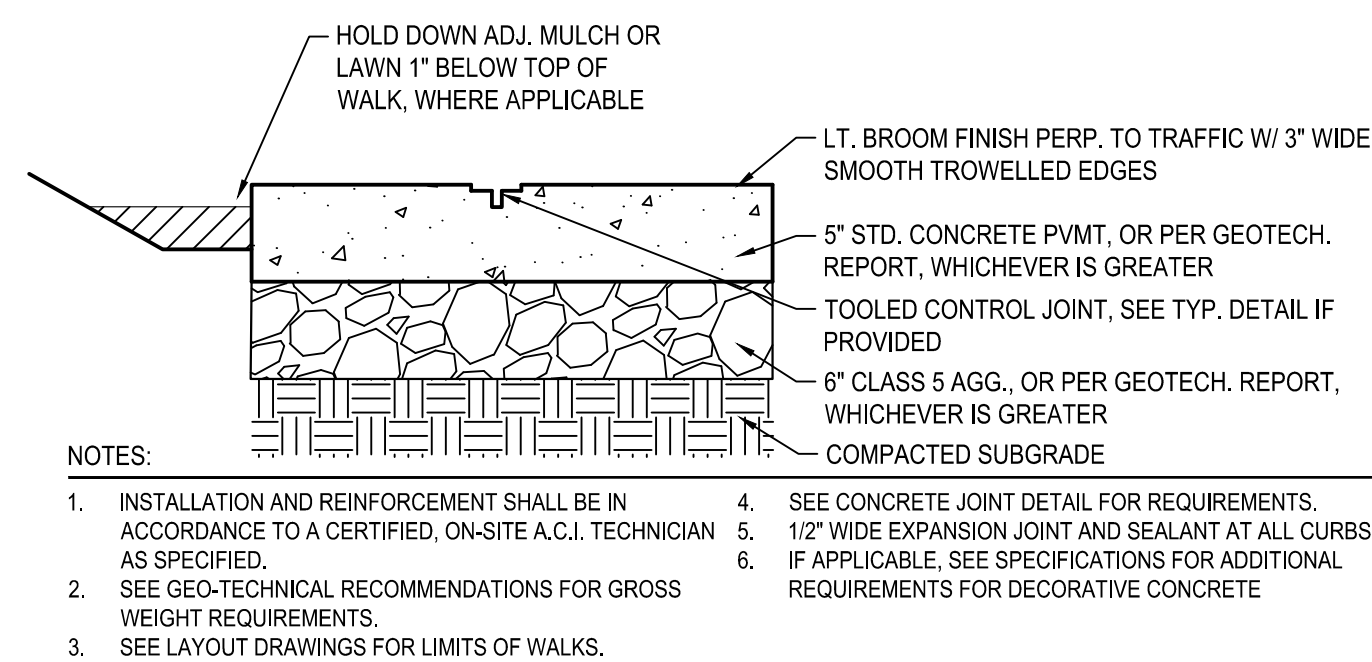
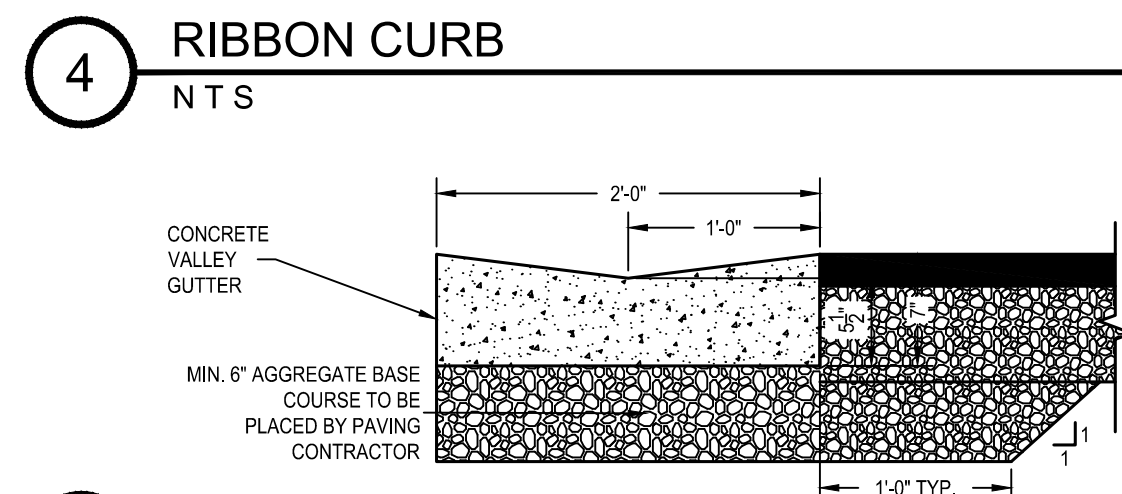
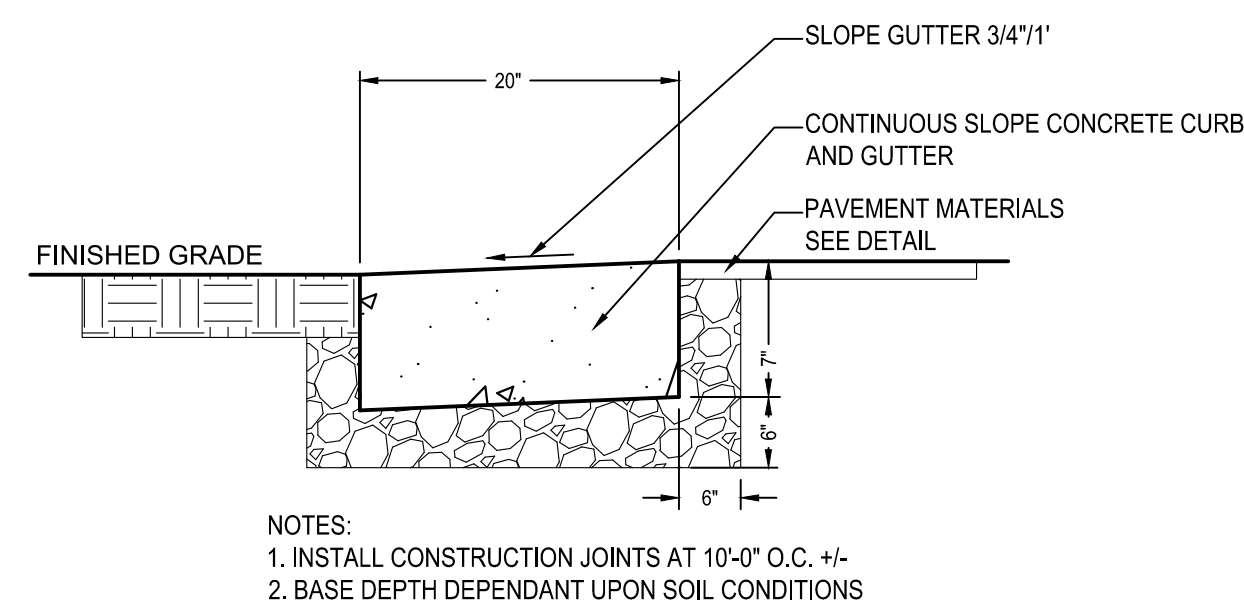
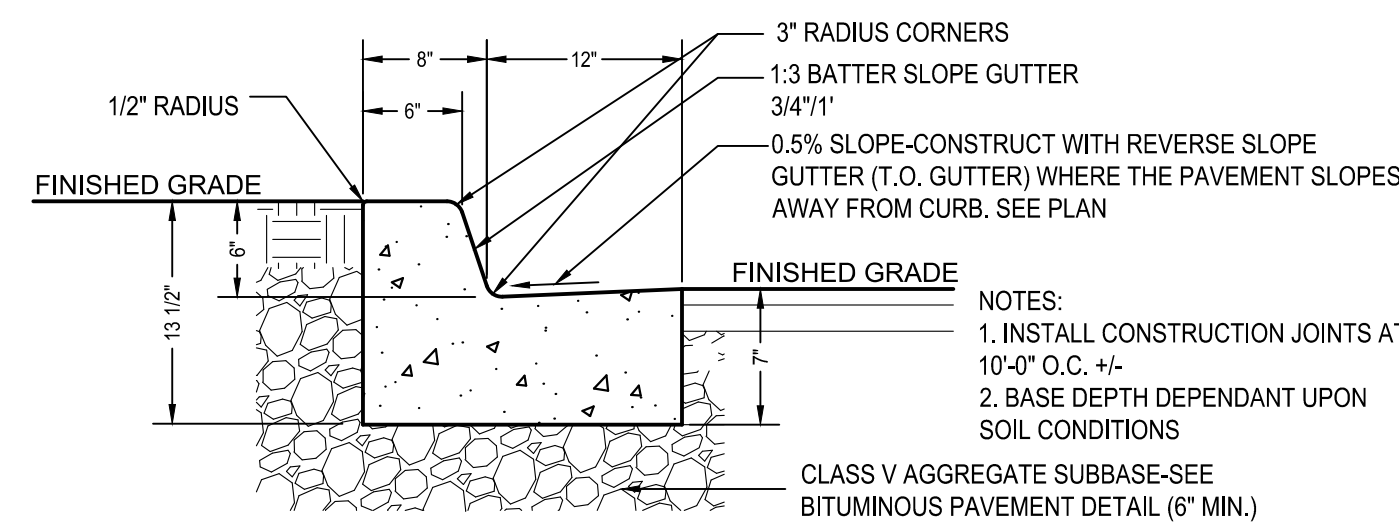
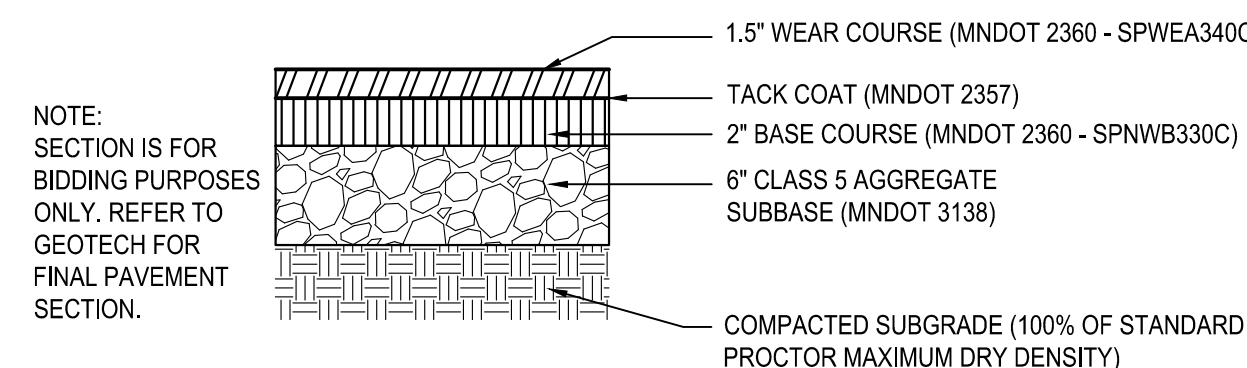
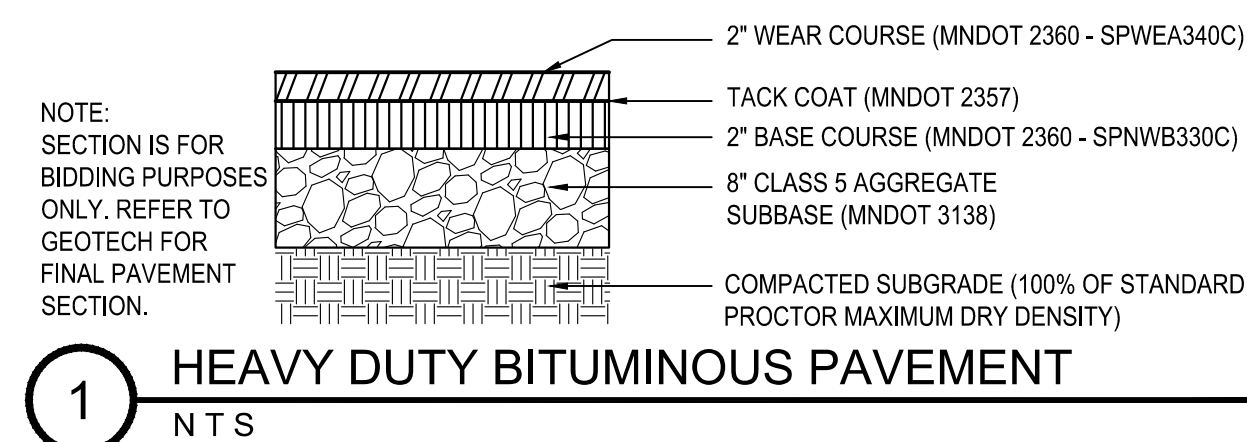
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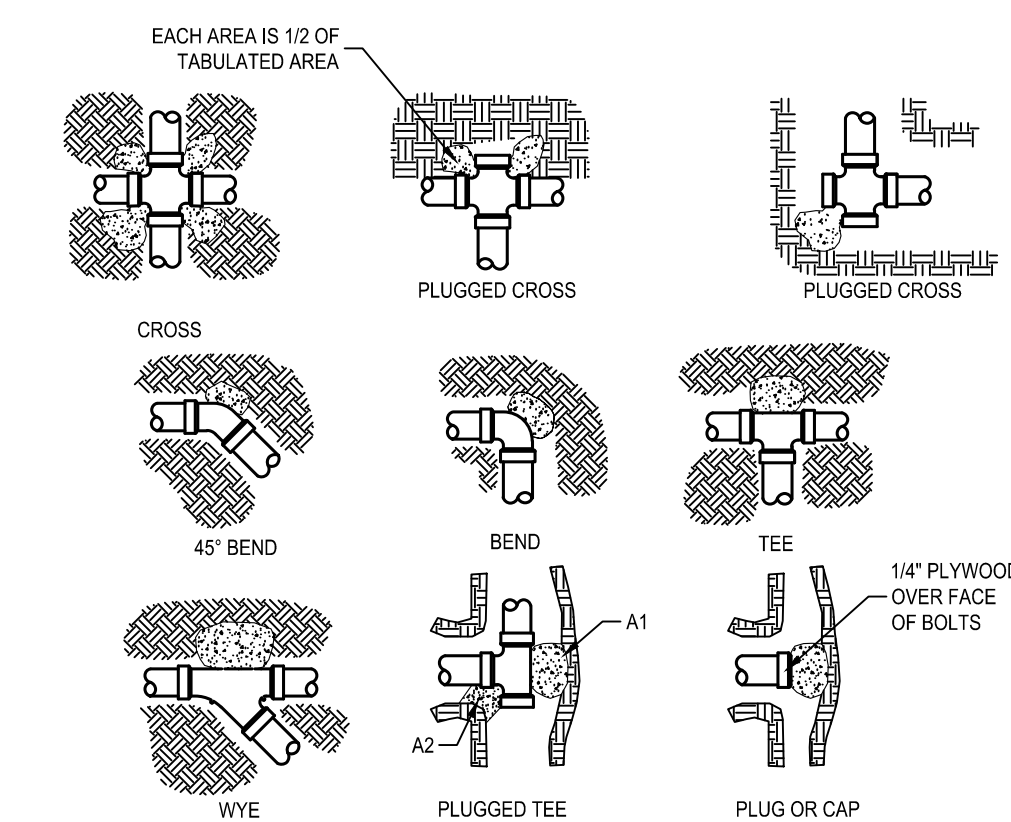
UTILITY PLAN

C4.0



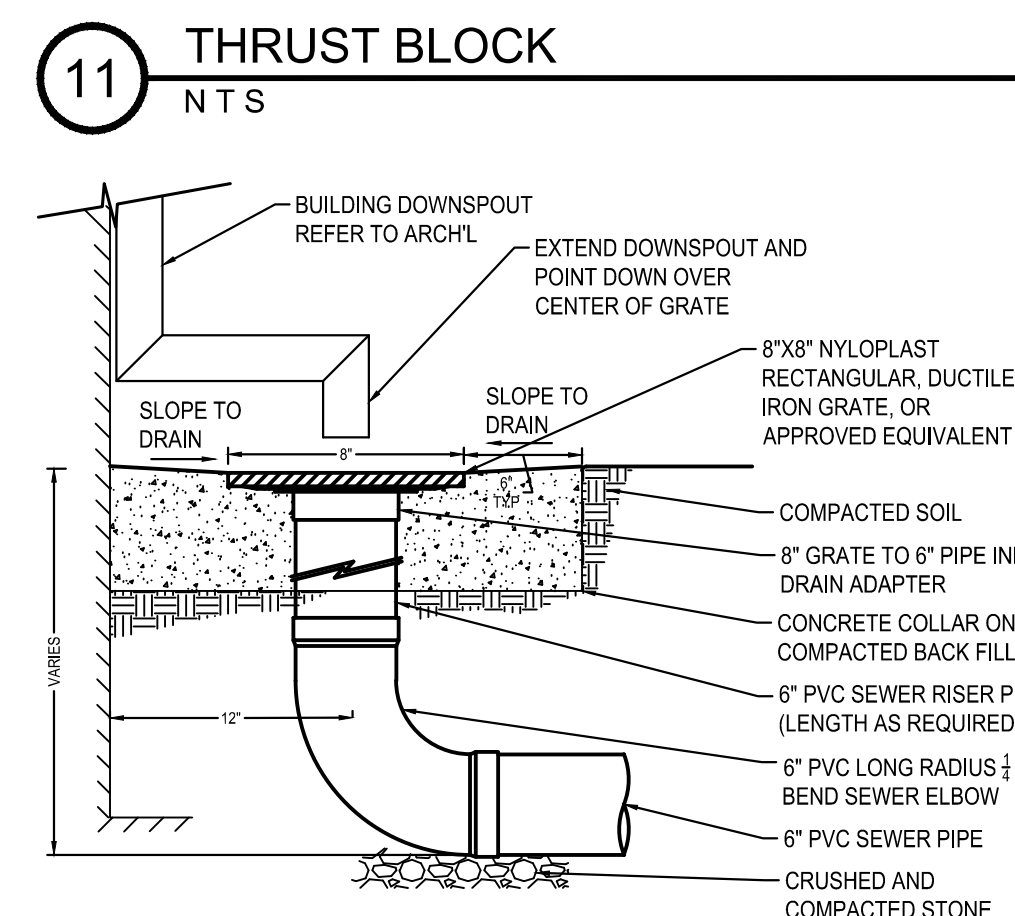


- NOTES:**
1. INSULATION BOARD TO BE CLOSED CELL, EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40PSI COMPRESSING STRENGTH (ASTM D1621) 0.1% MAX. WATER ABSORPTION (ASTM C272).
  2. BACKFILL MATERIAL AROUND INSULATION MUST BE FINE SAND FREE FROM ROOT, ORGANIC MATERIAL, OR OTHER INJURIOUS MATERIALS.
  3. OVERLAP ALL INSULATION BOARD JOINTS.



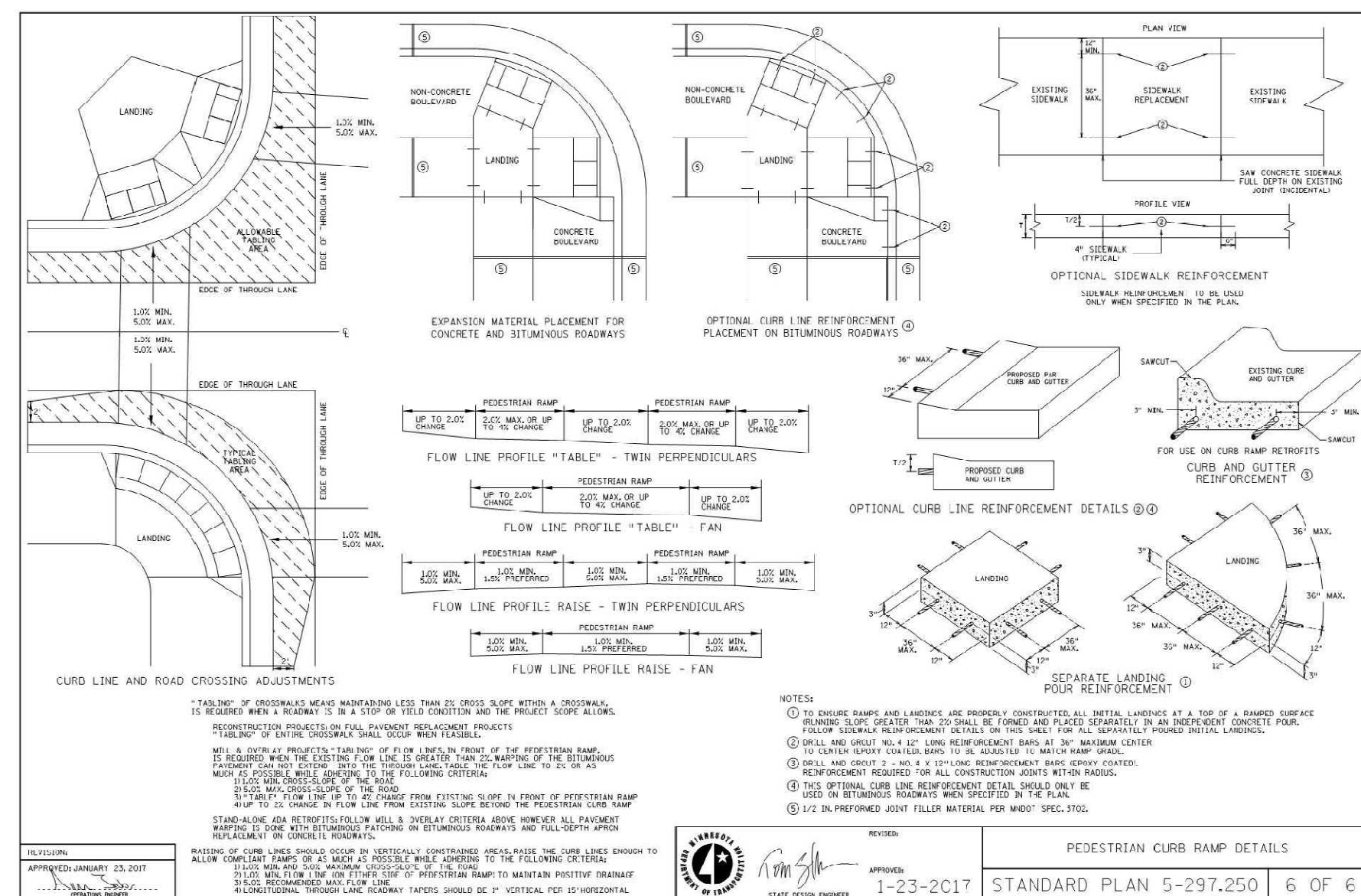
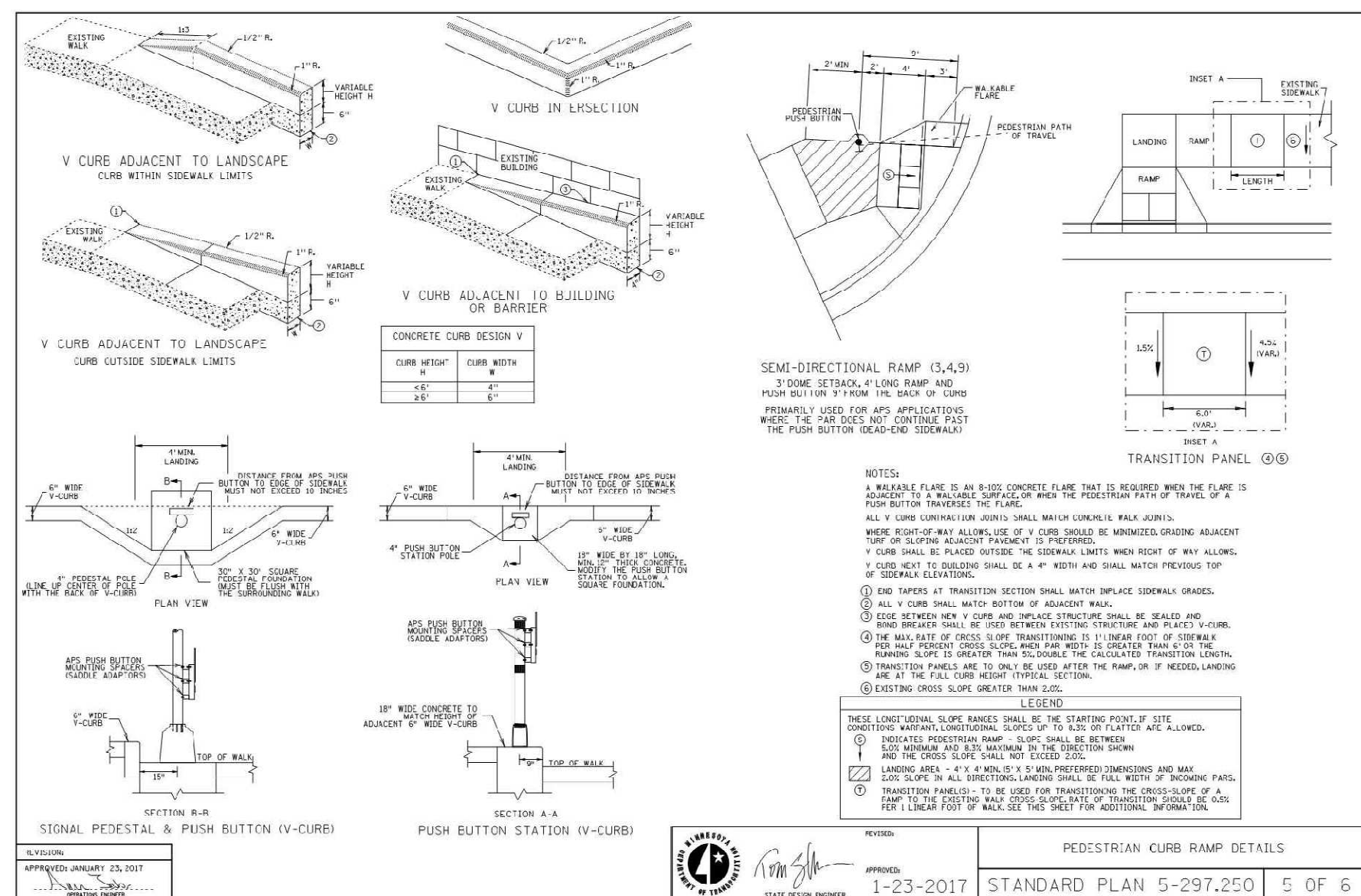
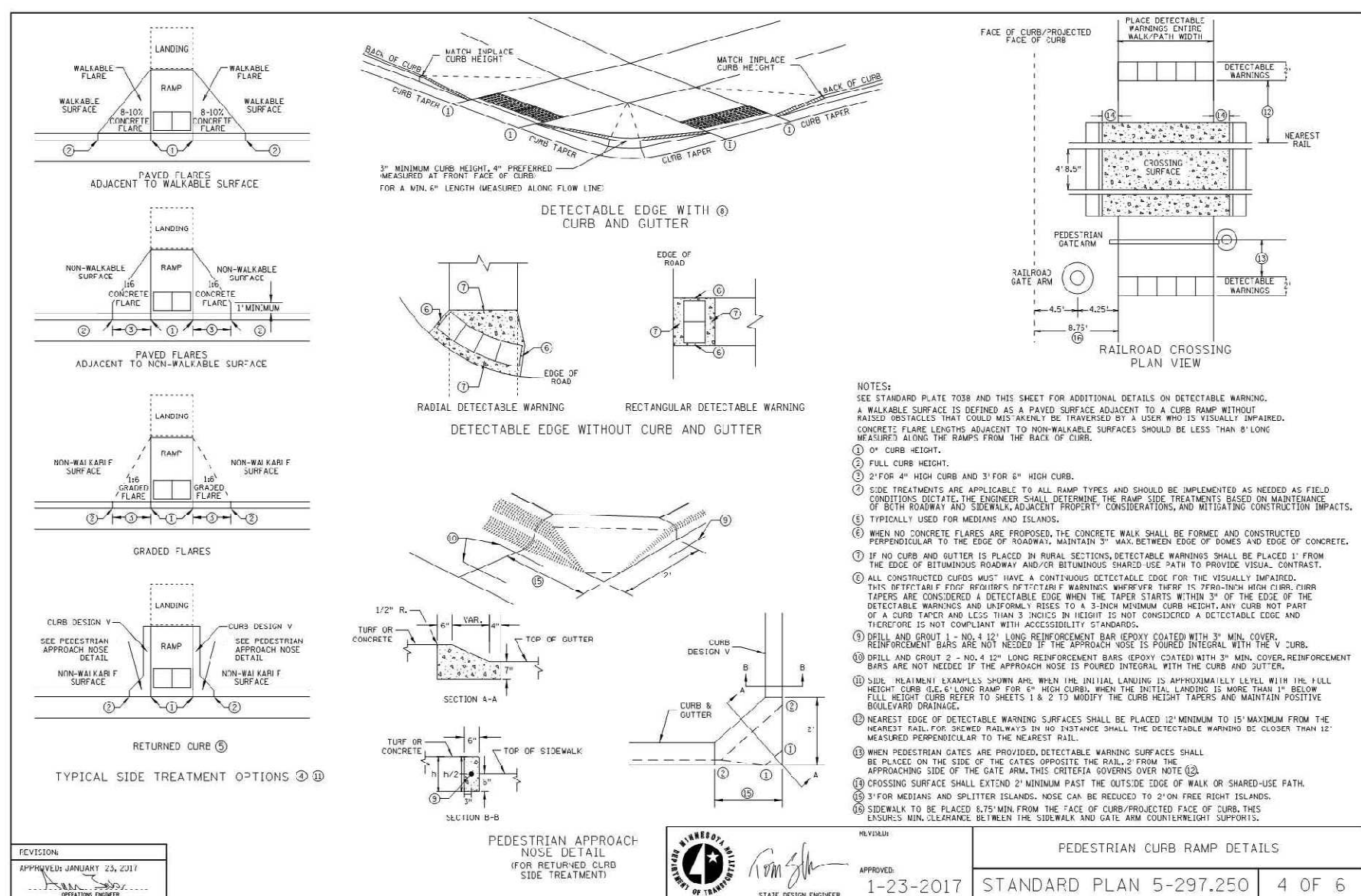
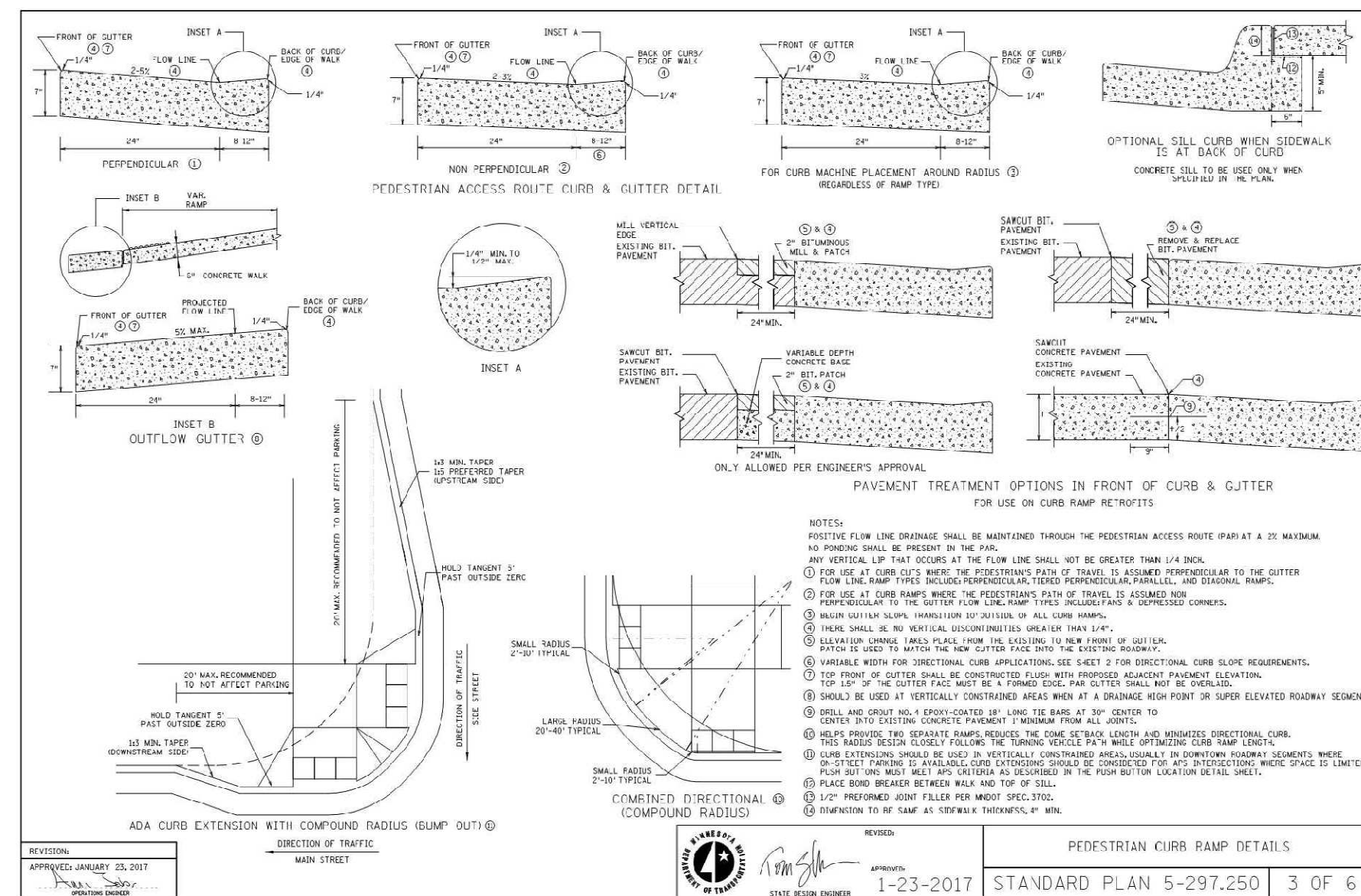
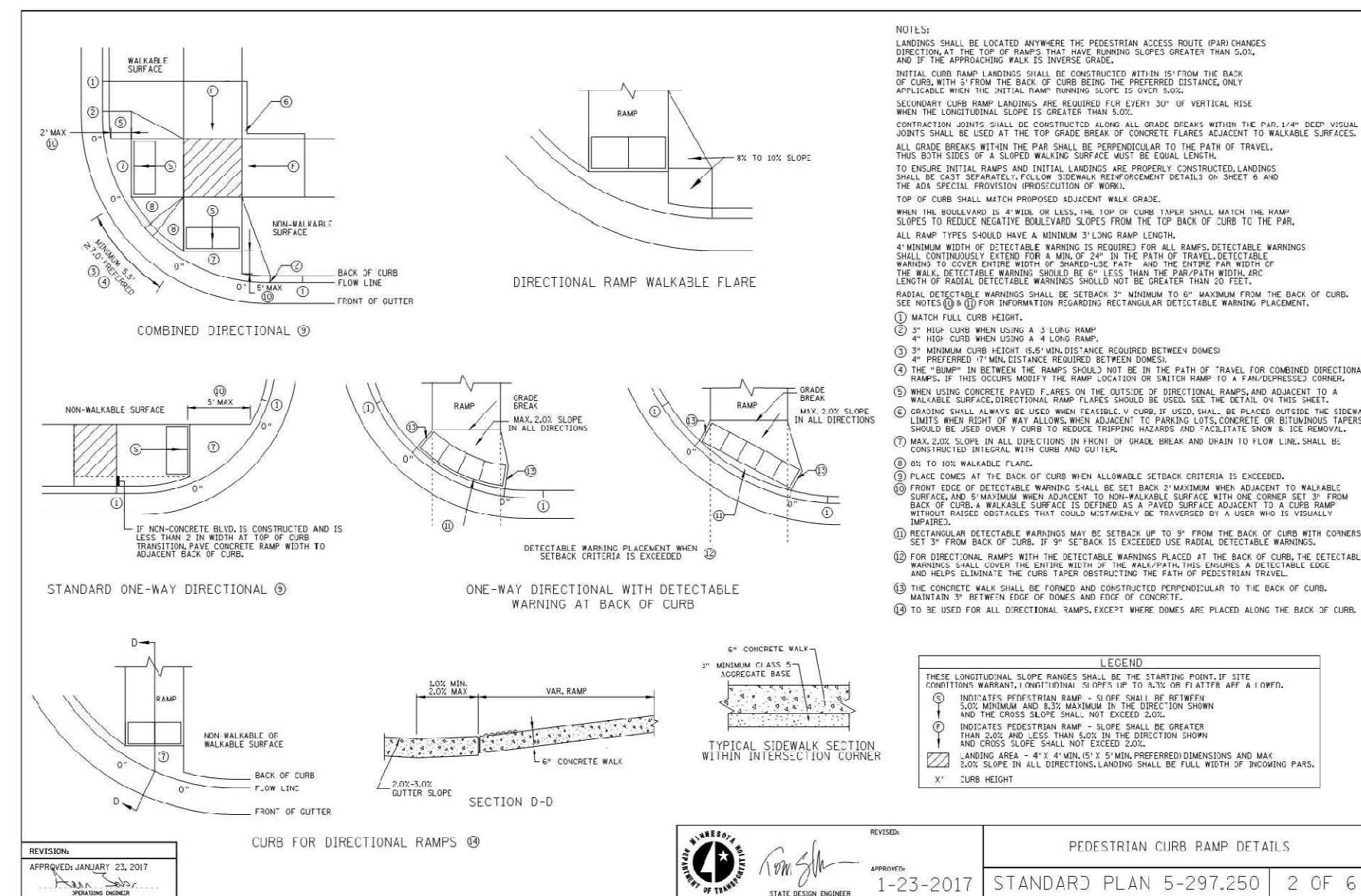
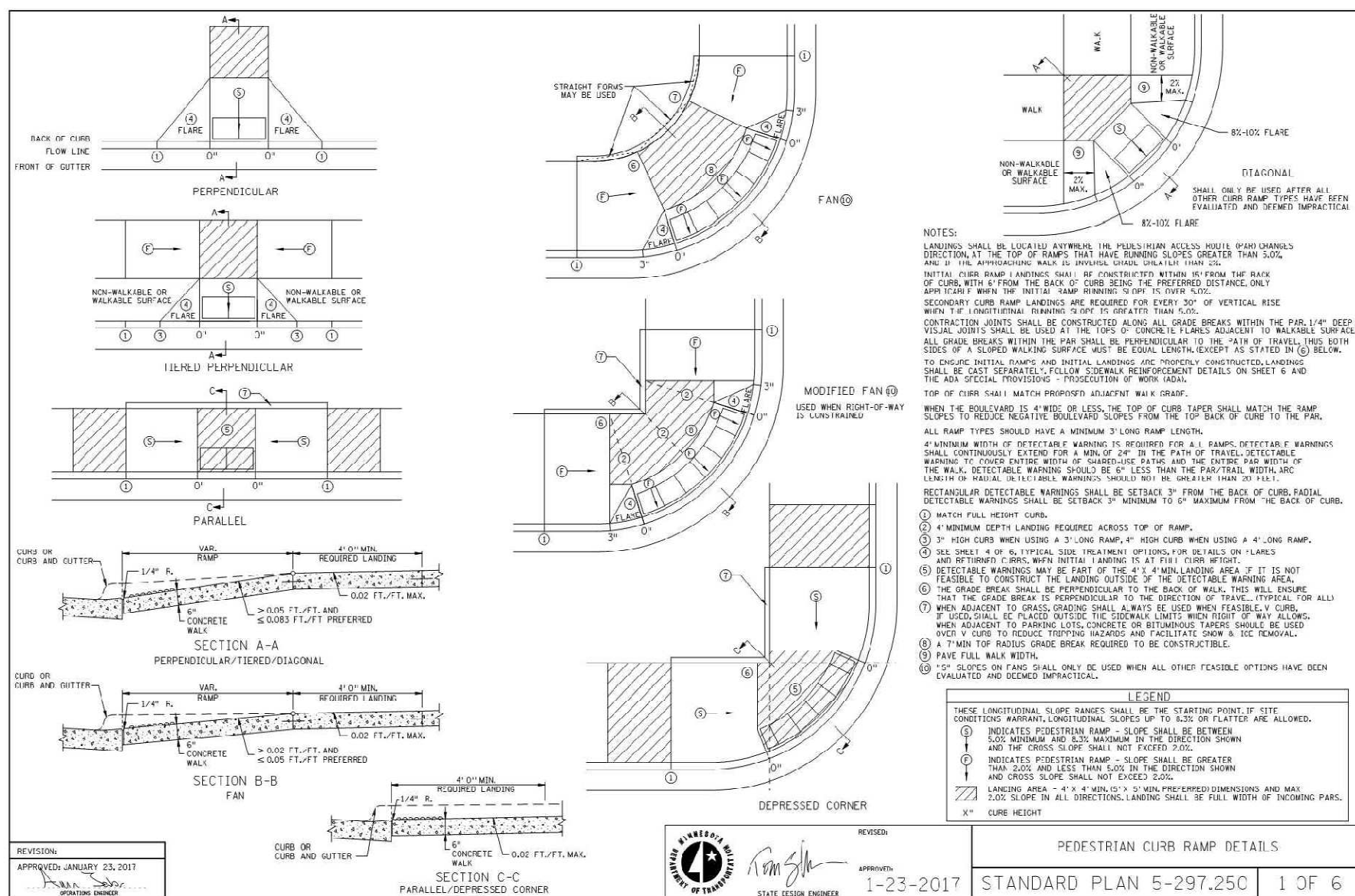
NOMINAL FITTING SIZE (INCHES)	TYE, WYE, PLUG, OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22.5° BEND	11.25° BEND
			A1	A2			
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3.0	4.3	3.0	1.6	1.0	-
6	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	17.0	24.0	38.0	24.0	13.6	7.6	3.8
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

- NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
  2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
  3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AT FITTING SHALL BE AS INDICATED ABOVE, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES).
  4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN THIS STANDARD DETAIL.
  5. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (200/SOIL BEARING STRESS) X (TABLE VALUE).









# GROWING EXPLORERS LEARNING CENTER

HUDSON BOULEVARD AND JADE TRAIL NORTH, LAKE ELMO, MN 55042

SHAMSI, LLC

9568 HILLINGDON ROAD, WOODBURY, MN 55125

PROJECT

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Matthew R. Pavsek  
DATE 07/19/18 LICENSE NO. 44263

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DATE/DESCRIPTION  
7-19-18 CITY SUBMITTAL

REVISION SUMMARY  
DATE/DESCRIPTION

PROJECT NUMBER: XXXXX

CIVIL DETAILS

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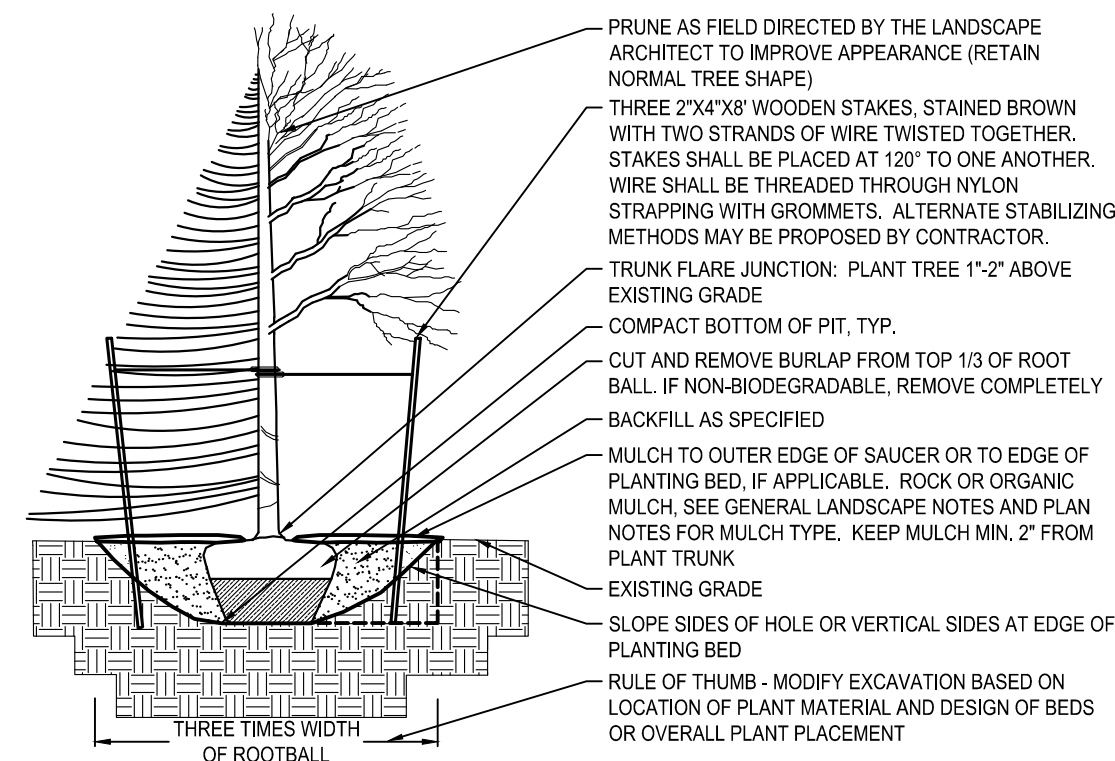
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42" SHREDDED MULCH MAINTENANCE STRIP  
N T S

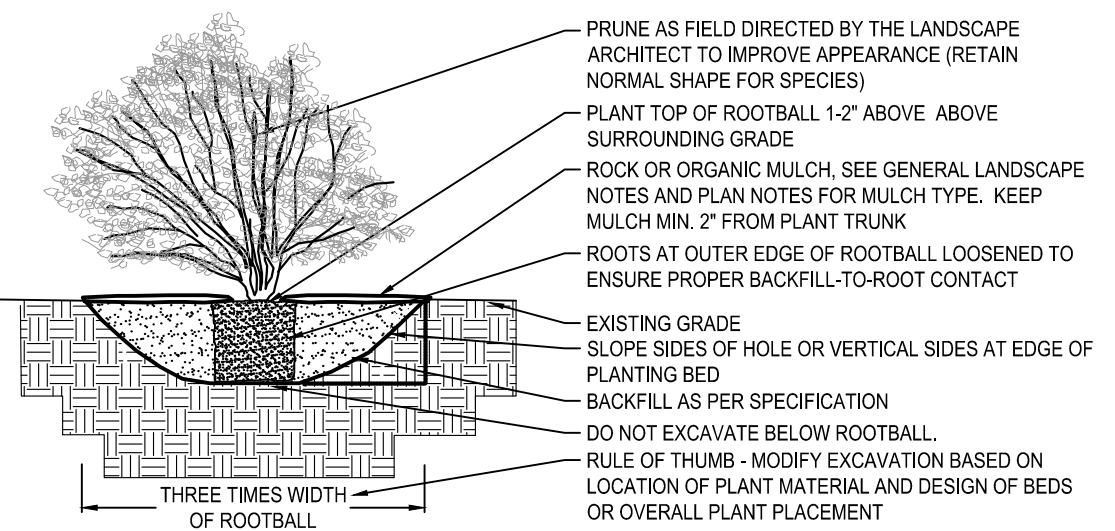
SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS & EVERGREEN TREES				
ABM	4	AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Jeffersred'</i>	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
PO	4	NORTHERN PIN OAK	<i>Quercus ellipsoidalis</i>	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
BHS	7	BLACK HILLS SPRUCE	<i>Picea glauca 'Densata'</i>	6' ht.	B&B	STRAIGHT LEADER, FULL FORM
		SHRUBS - CONIFEROUS & EVERGREEN				
NCB	45	NORTHERN CHARM BOXWOOD	<i>Buxus 'Wilson'</i>	36" HT.	CONT.	MIN. 5 GAL. SIZE
EGA	5	EMERALD ARBORVITAE	<i>Thuja occidentalis 'Smaragd'</i>	24" HT.	CONT.	MIN. 5 GAL. SIZE
		PERENNIALS & GRASSES				
AJS	16	AUTUMN JOY SEDUM	<i>Sedum 'Autumn Joy'</i>	#1	CONT.	
KFG	3	KARL FOERSTER GRASS	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	#1	CONT.	
SSD	9	STELLA SUPREME DAYLILY	<i>Hemerocallis 'Stella Supreme'</i>	#1	CONT.	

<b>REQUIRED LANDSCAPE</b>		
292 LF @ JADE TRAIL NORTH	/	50 = 6 TREES
226 LF @ HUDSON BLVD. NORTH	/	50 = 5 TREES
TOTAL		10 TREES
<b>AREA OF DEVELOPMENT</b>		<b>67001.95 SF</b>
REQUIRED TREES		8 TREES
<b>INTERIOR PARKING LOT TREES</b>		
NUMBER OF STALLS		58 STALLS
REQUIRED TREES		6 TREES
<b>PERIMETER PARKING LOT LANDSCAPE</b>		
LF OF PARKING LOT - STREET FRONTAGE		
JADE TRAIL NORTH		156 LF
HUDSON BLVD. NORTH		78 LF
TOTAL		234 LF
REQUIRED TREES		3 TREES
TOTAL FOR D & E		9 TREES
<b>TOTAL SITE TREES REQUIRED</b>		
REQUIRED LANDSCAPE		10 TREES
AREA OF DEVELOPMENT *		8 TREES
INTERIOR AND PERIMETER		9 TREES
<b>TOTAL REQUIRED</b>		<b>19 TREES</b>

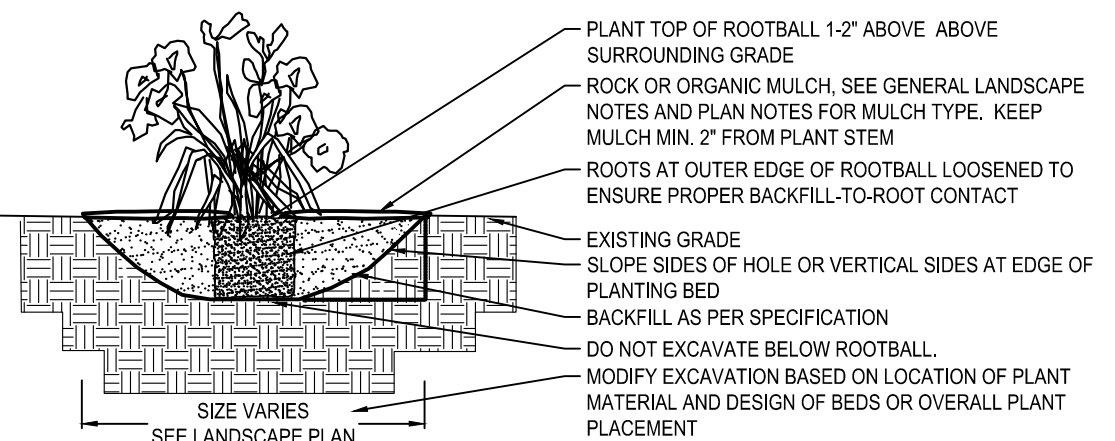
\* Per City Ord. "Area of Development" trees have been used for "Interior Parking Lot Trees" and "Perimeter Parking Lot Landscape"



## 2 DECIDUOUS & CONIFEROUS TREE PLANTING

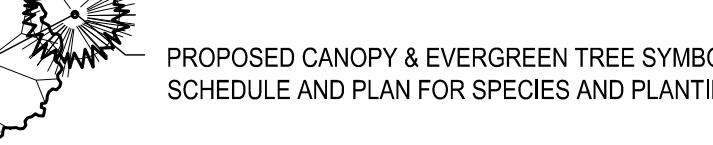


### 3 DECIDUOUS & CONIFEROUS SHRUB PLANTING

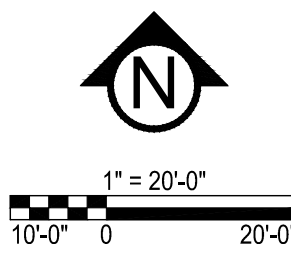


## 4 PERENNIAL BED PLANTING

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS/COVERAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY OR BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIIUS ON ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

- 
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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**GROWING EXPLORERS  
LEARNING CENTER**

**SHAMSI, LLC**

9568 HILLINGDON ROAD, WOODBURY, MN 55125

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,  
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Patrick J. Sarver  
DATE 07/19/18 LICENSE NO.

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7-19-18	CITY SUBMITTA


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### REVISION SUMMARY

DATE	DESCRIPTION

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LANDSCAPE I

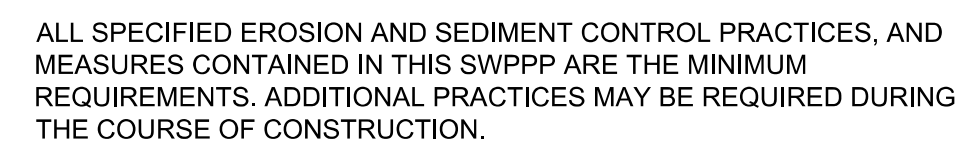
10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

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1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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10. [Download the PDF](#)

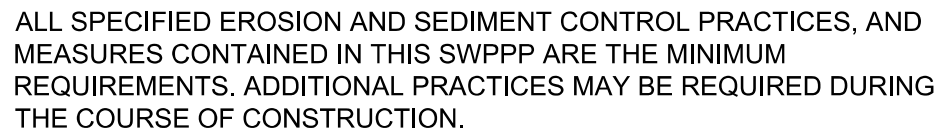
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1" = 20'-0"



10'-0" 0 20'-0"










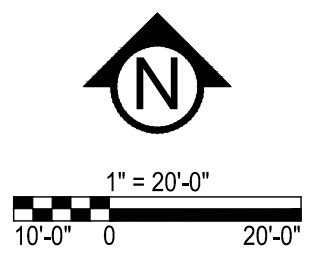


1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

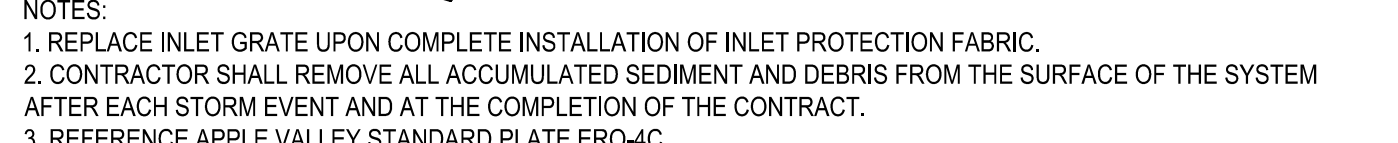
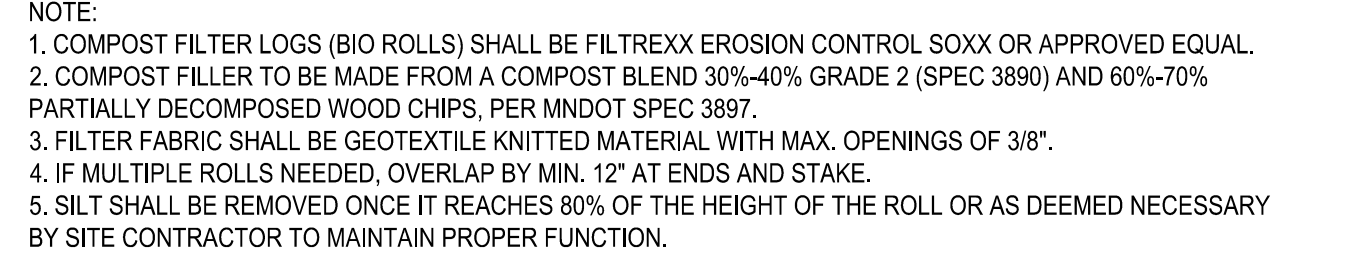
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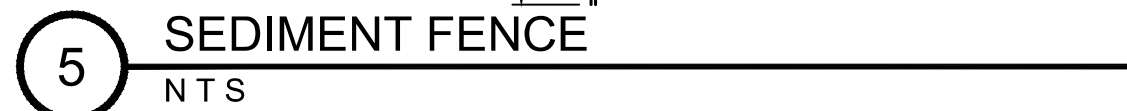
	EX. 1' CONTOUR ELEVATION INTERVAL
	1.0' CONTOUR ELEVATION INTERVAL
	DRAINAGE ARROW
	SILT FENCE / BJOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET





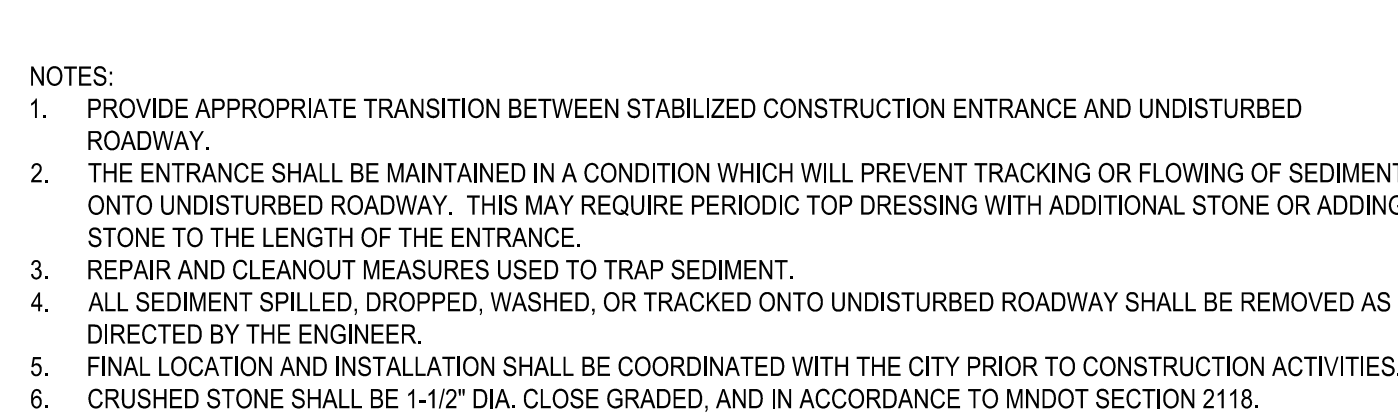


## 4 SEDIMENT BIO-ROLL / COMPOST FILTER LOG

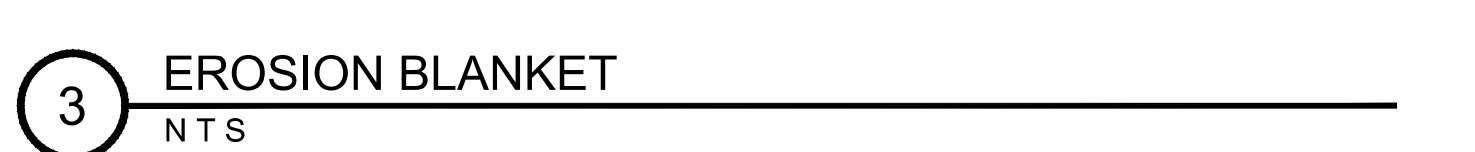


5 SEDIMENT FENCE  
NTS

1 CURB INLET FILTER  
NTS



## 2 STABILIZED CONSTRUCTION ACCESS



3 EROSION BLANKET  
NTS



GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2013 # MNR10001) PAGES 1-35) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP (PART III.A)

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (PART III.B)
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
11. INSTALL SILT FENCE / INLET PROTECTION AROUND C/S
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.) (PART III.C)
18. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION (PART III.E):

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN PART II.C. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE PART IV.E, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMP'S AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
  - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER PART III.F.1 OF THE PERMIT.
  - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
  - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:

1. ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMP'S IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTION MANNER.
3. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORMWATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

EROSION PREVENTION (PART IV.B):

THE CONTRACTOR IS RESPONSIBLE FOR PLANNING FOR AND IMPLEMENTING APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION, SO THAT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF PART IV.E. ARE COMPLIED WITH. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT NO LATER THAN THE END OF THE NEXT WORK DAY WHEN EARTH-DISTURBING ACTIVITIES WILL CEASE FOR AT LEAST 14 DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT BUT MUST COMPLY WITH PART IV.C.5.

SOILS WITHIN 200 FEET OF A PUBLIC WATER (AS DESIGNATED BY THE MINNESOTA DNR) MUST BE STABILIZED WITHIN 24 HOURS DURING FISH SPAWNING TIMES.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

SEED NOTES (PART III.A.4.A):

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES

- 3:1 (HORIZONTAL) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

SEDIMENT CONTROL (PART IV.C):

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

- a. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE 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.
- b. IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMP'S MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN PART III.A.4. A. THROUGH C.
- c. IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.

SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH PART IV.G.

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP OR AVAILABLE WITHIN 72 HOURS UPON REQUEST. WHEN WRITTEN CORRESPONDENCE CAN NOT BE OBTAINED IN A TIMELY MANNER, THE SPECIFIC INLET PROTECTION CAN BE REMOVED TO ALLEVIATE THE IMMEDIATE SAFETY CONCERN. HOWEVER, EFFORTS TO OBTAIN WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) MUST BE MINIMIZED BY BMP'S SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED IF SUCH BMP'S ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET (SEE PART IV.E.4.D.).

THE PERMITTEE MUST MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF THE SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED. METHODS FOR MINIMIZING COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT, AND STAYING OFF OF AREAS TO BE LEFT UN-COMPACTED. METHODS TO PRESERVE

TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVATION OPERATIONS.

THE PERMITTEE MUST INSTALL TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN PART III.B. OF THIS PERMIT.

DEWATERING AND BASIN DRAINING (PART IV.D):

DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

FILTER BACKWASH WATERS MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. DISCHARGE OF THE BACKWASH WATER TO SANITARY SEWER IS ALLOWED WITH PERMISSION OF THE SANITARY SEWER AUTHORITY.

INSPECTIONS AND MAINTENANCE (PART IV.E):

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER AND WITHIN 7 DAYS AFTER THAT. CONTINUE INSPECTION ACTIVITIES UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER THE CONTRACTOR SHALL PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY MODIFY THE SWPPP IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THIS MODIFICATION MUST BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION UNLESS OTHERWISE REQUIRED BY THE TERMS OF THE PERMIT, LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

INSPECTION REPORTS MUST BE RECORDED WITHIN 24 HOURS IN WRITING AND KEPT ON FILE BY THE CONTRACTOR AS AN INTEGRAL PART OF THE SWPPP ON SITE AND THEN FOR AT LEAST 3 YEARS FROM THE DATE OF COMPLETION OF THIS PROJECT.

ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

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 TOPSOIL. THIS REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

SEE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR SITE SPECIFIC INSPECTIONS AND MAINTENANCE REQUIREMENTS.

POLLUTION PREVENTION MANAGEMENT (PART IV.F):

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTEWATER PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONCRETE WASHOUT: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER, A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER THE GROUND IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. CONCRETE WASHOUT MAY ALSO OCCUR OFF SITE ACCORDING TO THE APPROPRIATE REGULATIONS.

FUELING OPERATION PLAN: ALL FUELING SHALL TAKE PLACE AT THE DESIGNATED FUELING LOCATION AND ACCORDING TO BEST PRACTICES FOR SITE FUELING OPERATIONS AS TO MINIMIZE THE POTENTIAL FOR SPILLS.

SPILL PREVENTION PLAN: ALL SPILLS SHALL BE IMMEDIATELY CLEANED UP AFTER DISCOVERY. THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS WILL BE THE SPILL PREVENTION COORDINATOR AND WILL BE RESPONSIBLE FOR IMPLEMENTING CLEAN UP PROCEDURES, POSTING CLEAN UP RECOMMENDATIONS, AND ENSURING PROPER CLEAN UP TRAINING OF APPROPRIATE PERSONNEL.

SANITARY AND SEPTIC WASTE: SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT SANITARY WASTE FROM PORTABLE UNITS.

FINAL STABILIZATION (PART IV.G):

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE ACCORDING TO THE DEFINITIONS IN THE NPDES GENERAL PERMIT PART IV SECTION G. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR WITHIN 7 DAYS AFTER SELLING THE SITE OR PORTION OF THE SITE (THAT HAS NOT UNDERGONE FINAL STABILIZATION ) TO ANOTHER PARTY. A COPY OF THIS NOTICE OF TERMINATION / PERMIT MODIFICATION FORM MUST GO TO THE NEW OWNER. THE ORIGINAL CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) AND SWPPP PLAN SHEETS FOR FINAL STABILIZATION MEASURES

TRAINING (PART III.A.2)

OWNER: SHAMSI, LLC  
OWNER: SHAMSI, LLC  
TRAINING COURSE: DESIGN OF SWPPP  
TRAINING ENTITY: UNIVERSITY OF MINNESOTA  
INSTRUCTOR: JOHN CHAPMAN  
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011  
TOTAL TRAINING HOURS: 12  
RE-CERTIFICATION: 3/16/2017 (8 HOURS), EXP. 5/31/2020

OWNER INFORMATION

OWNER: SHAMSI, LLC  
OWNER: SHAMSI, LLC  
9568 HILLINGDON ROAD  
WOODBURY, MN 55125  
CONTACT:

AREAS AND QUANTITIES (PART III.A.4.B&C):

	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0	0.0%	12,940 SF	19.3%
ALL PAVEMENTS	0	0.0%	25,568 SF	38.2%
ALL NON-PAVEMENTS	67,002 SF	100.0%	28,494 SF	42.5%
TOTAL SITE AREA	67,002 SF	100.0%	67,002 SF	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	0	0.0%		
PROPOSED CONDITION	38,508 SF	57.5%		
DIFFERENCE (EX. VS PROP.)	38,508 SF	57.5%		
EROSION CONTROL QUANTITIES				
DISTURBED AREA	69,000 SF	1.58	1.6 AC	
SILT FENCE/BIO-ROLL	1,150 LF			
EROSION CONTROL BLANKET	0			
INLET PROTECTION DEVICES	11 EA			

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR: SWPPP INSPECTOR TRAINING:  
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS BECAUSE THIS SITE IS PART OF AN OVERALL SCHEME OF DEVELOPMENT. THE PERMANENT STORMWATER MANAGEMENT SYSTEM WAS INSTALLED AS PART OF THE OVERALL BOULDER PONDS DEVELOPMENT. SEE THE STORMWATER REPORT DATED MAY 18, 2015.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:  
ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT  
ATTACHMENT B: CONSTRUCTION STORMWATER INSPECTION CHECKLIST  
ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS  
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.  
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A DEVELOPMENT OF AN EXISTING VACANT OUTLOT INTO A NEW COMMERCIAL BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO WILMES LAKE. WILMES LAKE IS IDENTIFIED AS IMPAIRED WATER BODIES PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. WILMES LAKE IS IMPAIRED FOR NUTRIENT EUTROPHICATION BIOLOGICAL INDICATORS. BECAUSE THESE WATERS ARE LOCATED WITHIN ONE MILE OF THE SITE, BMP'S AS DEFINED IN THE NPDES PERMIT C.1 AND C.2 IT APPENDIX A APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
  - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
  - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III.C. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.
2. POST CONSTRUCTION: THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART III.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE PART III.D.1. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX

- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 35-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.



GROWING EXPLORERS  
LEARNING CENTER

HUDSON BOULEVARD AND JADE TRAIL NORTH, LAKE ELMO, MN 55042

SHAMSI, LLC

9568 HILLINGDON ROAD, WOODBURY, MN 55125

PROJECT

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.

Matthew R. Pavsek  
DATE 07/19/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION  
7-19-18 CITY SUBMITTAL

DATE DESCRIPTION  
7-19-18 CITY SUBMITTAL

REVISION SUMMARY

DATE DESCRIPTION  
7-19-18 CITY SUBMITTAL

DATE DESCRIPTION  
7-19-18 CITY SUBMITTAL

PROJECT NUMBER: XXXXX

SWPPP - NARRATIVE

SW1.3







## ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT ISSUED ON AUGUST 1, 2013. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

### FACILITY INFORMATION

SITE NAME: \_\_\_\_\_  
FACILITY ADDRESS: \_\_\_\_\_ PERMIT NUMBER: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## INSPECTION INFORMATION

INSPECTOR NAME: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_  
DATE (MM/DD/YYYY): \_\_\_\_\_ TIME: \_\_\_\_\_ AM / PM  
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?  
IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT?  
RAINFALL AMOUNT (IF APPLICABLE): \_\_\_\_\_  
IS THE SITE WITHIN ONE AERIAL MILE OF A SPECIAL OR IMPAIRED WATER?  
IF YES, FOLLOW APPENDIX A AND OTHER APPLICABLE PERMIT REQUIREMENTS

**NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION**

**EROSION CONTROL REQUIREMENT (PART IV.B)**

	Y	N	N/A
1. SOIL STABILIZATION WHERE NO CONSTRUCTION ACTIVITY FOR 14 DAYS? (7 DAYS WHERE APPLICABLE)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. ALL DITCHES STABILIZED 200' BACK FROM POINT OF DISCHARGE WITHIN 24 HOURS? (NOT MULCH)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ARE THERE BMP'S FOR ONSITE STOCKPILES?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. DO PIPE OUTLETS HAVE ENERGY DISSIPATION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMMENTS:**

#### SEDIMENT CONTROL REQUIREMENT (PART IV.C)

	Y	N	N/A
1. PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. PERIMETER CONTROL TRENCHED IN WHERE APPROPRIATE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 50 FOOT NATURAL BUFFER MAINTAINED AROUND ALL SURFACE WATERS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. INLET PROTECTION ON ALL CATCH BASINS AND CULVERT INLETS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. VEHICLE TRACKING BEST MANAGEMENT PRACTICES (BMP'S) AT ALL SITE EXITS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. ALL TRACKED SEDIMENT REMOVED WITHIN 24 HOURS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. ARE ALL INFILTRATION SYSTEMS STAKED AND MARKED TO AVOID COMPACTON?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. ARE ALL INFILTRATION AREAS PROTECTED WITH A PRETREATMENT DEVICE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. DO ALL STOCKPILES HAVE PERIMETER CONTROLS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMMENTS:**

**MAINTENANCE-EROSION AND SEDIMENT CONTROL BMP'S (PART IV.E.)**

MAINTENANCE-EROSION AND SEDIMENT CONTROL BMP'S (PART IV.E.)		Y	N	N/A
1.	ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING 90% GROUND COVER?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	ANY DITCH EROSION OBSERVED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	PERIMETER CONTROL-HAS SEDIMENT REACHED ONE HALF THE HEIGHT OF THE DEVICE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	ARE INLET PROTECTION DEVICES MAINTAINED AND FUNCTIONING PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMMENTS:**

**OTHER**

OTHER	Y	N	N/A
1. ARE ALL MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. HAS ACCESS BEEN RESTRICTED TO ONSITE HAZARDOUS MATERIALS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. DOES ON-SITE FUELING ONLY OCCUR IN A CONTAINED AREA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ARE ALL SOLID WASTES BEING PROPERLY DISPOSED OF?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. IS THE CONCRETE WASHOUT AREA COMPLETELY CONTAINED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS THE CONCRETE WASHOUT AREA MARKED WITH SIGN?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMMENTS:**

7. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION, SEDIMENT, WATER, OR OTHERWISE? Y ☐ N ☐ N/A ☐

7.1. IF YES, STATE THE EXACT LOCATION OF ALL POINTS OF DISCHARGE, PHOTOGRAPH THE DISCHARGE AND DESCRIBE THE DISCHARGE (COLOR, ODOR, FOAM, OIL, SHEEN, ETC), HOW WILL IT BE REMOVED? HOW DID THE DISCHARGE HAPPEN? HOW MUCH WAS DISCHARGED? HOW WILL IT BE STOPPED, AND HOW LONG WILL IT TAKE TO STOP? IS THE DISCHARGE GOING INTO AN ADJACENT SITE? WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN 7 DAYS?

8. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE UTILIZED IN THIS PROJECT AS REQUIRED AND IN ACCORDANCE WITH PART III.D OF THE PERMIT? DESCRIBE

9. IS ANY DEWATERING OCCURRING ON SITE?		<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> N/A
9.1. IF YES, WHERE? WHAT BMP IS BEING USED? HOW MUCH WATER IS BEING DEWATERED? IS THE WATER CLEAR? WHERE IS THE WATER BEING DISCHARGED TO?				
10. IS A COPY OF THE SWPPP LOCATED ON THE CONSTRUCTION SITE?		<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> N/A
11. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE?		<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> N/A
12. IS A SEDIMENTATION BASIN REQUIRED FOR THIS PROJECT AS SPECIFIED IN THE PERMIT?				
12.1. IF YES, ARE THEY MAINTAINED AS SPECIFIED IN THE PERMIT?		<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> N/A
13. IS THE TOPSOIL ON THIS PROJECT BEING PRESERVED?		<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> N/A
13.1. IF YES, EXPLAIN HOW THE TOP SOIL IS BEING PRESERVED. IF NO, EXPLAIN WHY IT WAS INFEASIBLE.				

14. ARE ALL INFILTRATION SYSTEMS MARKED TO AVOID COMPACTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.1. DO ALL INFILTRATION AREAS HAVE PRETREATMENT DEVICES?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:			

## 16. PROPOSED AMENDMENTS TO THE SWPPP:

17. POTENTIAL AREAS OF FUTURE CONCERN:

18. ADDITIONAL COMMENTS

**DISCLOSURES:**

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND IN THIS CHECKLIST BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THIS INSPECTION CHECKLIST IS AN OPTION FOR SMALL CONSTRUCTION SITES. LARGE CONSTRUCTION SITES AND LINEAR PROJECTS REQUIRE MORE EXTENSIVE/MORE LOCATION SPECIFIC INSPECTION REQUIREMENTS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMP'S UNTIL ANOTHER PERMIT HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO PART II.B.5. OR THE PROJECT HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA.

## ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

PROJECT

**GROWING EXPLORERS  
LEARNING CENTER**

HUDSON BOUL EVARD AND JADE TRAIL NORTH LAKE ELMO MN 55042

**SHAMSI, LLC**

9568 HILLINGDON ROAD, WOODBURY, MN 55125

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.

  
Matthew R. Pavek  
DATE 07/19/18 LICENSE NO. 44263

## ISSUE/SUBMITTAL SUMMARY

[illegible]

## REVISION SUMMARY

DATE	DESCRIPTION
11/1	11/1
11/2	11/2
11/3	11/3
11/4	11/4
11/5	11/5
11/6	11/6
11/7	11/7
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11/25	11/25
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11/28	11/28
11/29	11/29
11/30	11/30

PROJECT NUMBER: XXXXX

SWPPP -  
ATTACHMENTS

# SW1.5

# MEMORANDUM

## FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	651.300.4261
Jack Griffin, P.E.	651.300.4264
Ryan Stempski, P.E.	651.300.4267
Chad Isakson, P.E.	651.300.4283

Date: August 2, 2018

To: Emily Becker, Planning Director  
Cc: Mike Bent, Building Official  
Rob Weldon, Public Works Director  
Dave Knaeble, Civil Site Group  
Chad Isakson, Assistant City Engineer  
From: Jack Griffin, P.E., City Engineer

Re: Growing Explorers (Boulder Ponds Outlot A)  
Engineering Site Plan Review

A Site Plan engineering review has been completed for the Growing Explorers Learning Center to be located on Boulder Ponds Outlot A along Jade Trail North. The submittal consisted of the following documentation prepared by Civil Site Group, Inc., received on August 2, 2018:

- Growing Explorers Learning Center Civil Site Plans C0.0 – C5.2, Site Survey V1.0, and SWPPP SW1.0-SW1.5, dated 08.01.2018.
- Landscape Plan L1.0, dated 08.01.2018.
- Stormwater Management Report, dated 07.19.2018.

Engineering review comments are as follows:

### General Comments:

1. Engineering did not review zoning requirements, setbacks, impervious surface requirements or parking requirements. No parking lot lighting plan was received.
2. Specifications must be submitted for City review prior to construction. The City of Lake Elmo standard specifications must be used for all public infrastructure (public watermain/hydrants) and for erosion and control practices.
3. A plan note must be added to the landscape plan as follows: "All trees must be field located and reviewed by the City prior to installation to ensure minimum 10-foot separation from public utilities, including water/sewer services".

### Stormwater Management:

1. The Boulder Ponds development project designed and constructed an approved storm water management system to meet the requirements of both the City of Lake Elmo and the South Washington Watershed District. The approved stormwater report is dated May 18, 2015. The existing storm water pond located on the east side of Jade Trail North on City owned Outlot E was designed to accommodate an impervious surface coverage of 85% for this site (Outlot A).
2. This site plan is creating 0.9 acres of impervious surface (38,508sf) over a total site area of 1.5 acres (67,002sf), or 58% impervious coverage. Because the site is creating less impervious surface than planned for the Outlot E storm water basin, there currently exists adequate capacity to fully accommodate this project without the need for further storm water basins.
3. All storm water runoff from new impervious surfaces from this site must be captured and conveyed to the Outlot E storm water pond. No building roof runoff is allowed to discharge to the existing drainage swale/infiltration basin located just west of Outlot A.

#### Site Plan:

1. The parking lot is designed with two concrete commercial driveway access locations along Jade Trail North; the north entrance is proposed at 22-feet wide and the south entrance is proposed at 14-foot wide. The south entrance is located approx. 110 feet north of the intersection with Hudson Boulevard. The proposed access locations appear acceptable.

#### Grading Plan

1. C3.0. Add City standard plan notes (City Detail 600D) to the grading plan sheet. Remove any general grading notes that conflict with City standard plan notes.
2. C3.0. Add plan note indicating that 100% building roof runoff must be captured and conveyed to the storm water basin located on the east side of Jade Trail North. No building roof runoff is allowed to drain to the infiltration basin/drainage swale located to the west side of the proposed building.

#### Storm Sewer Plans

1. C4.0. A private storm sewer system is proposed interior to the site to capture and convey storm water runoff to the City owned storm water pond located on Boulder Ponds Outlot E (east side of Jade Trail North). The private storm sewer system will connect to the existing 15-inch RCP storm sewer stub pipe at the right-of-way of Jade Trail North.
2. C4.0. Extend drainage and utility easement over new 15-inch RCP pipe and CBMH-1, 15-feet from centerline of pipe and structure to allow City maintenance access.
3. C4.0. Add plan note indicating that 100% of the building roof runoff must be captured and conveyed to the storm water basin located on the east side of Jade Trail North. No roof runoff is allowed to drain to the infiltration basin/drainage swale located west of the proposed building on Boulder Ponds Outlot D.
4. A Stormwater Easement and Maintenance Agreement in the City's standard form is required for the private owned storm sewer system.

#### Sanitary Sewer and Watermain Plans

1. C4.0. Connection to existing sanitary sewer stub. The project proposes to connect to the existing 6-inch sanitary sewer service stub located along the Jade Trail North right-of-way as required. The sanitary sewer service interior to the site will be a private sewer service meeting state plumbing code.
2. C4.0. Connection to existing watermain stub. The project proposes to connect to an existing 6-inch watermain service stub located along the Jade Trail North right-of-way as required. The service stub is proposed as a combined 6-inch DIP service to the building. The combined water service interior to the site will be a private water service meeting state building code unless hydrants are required to be placed interior to the site (see comments below).
3. C4.0. Identify irrigation service locations, if any, and coordinate landscape plan and utility plan accordingly.
4. Fire Hydrant locations. No new fire hydrants have been proposed. There is one existing fire hydrant located along Jade Trail North approximately 110 feet north of the north Outlot A property line. If fire hydrants are required to be placed interior to the site of Outlot A, the fire hydrants and connecting watermain will be City owned and maintained. If required, the site and utility plans, and project specifications must be revised and resubmitted for City review, showing the proposed hydrants and connection watermain using City design standards, details and specifications. Utility easements must be dedicated to the City, minimum width of 30-feet centered over the pipe and hydrants, and all easements must be shown on the Site Plan, Utility Plan and Grading Plan. City standard plan notes for watermain must be shown on the utility plans.

#### Civil Details

1. C5.0 and C5.1. Add City details 201, 203, 208, 407, 501, 502, 505, 506, 508, 510, and 513. Remove duplicate details.

#### SWPPP/Erosion Control Plan

1. SW1.0 and SW1.1. Add City standard plan notes (City Details 600A, 600B, and 600C) to the erosion control plan sheets. Remove any general plan notes that conflict with City standard plan notes.
2. SW1.1. Add silt fence using metal post (6' maximum spacing) immediately behind the existing curb and gutter along the entire length of Jade Trail North, except at rock construction entrances.
3. SW1.1. Relocate silt fence using metal post (6' maximum spacing) immediately on the west side of the existing concrete sidewalk along the entire length of Jade Trail North, except at rock construction entrances.
4. SW1.1. Add plan note to protect existing concrete sidewalk, boulevard sod and curb and gutter along entire length of Jade Trail North. Silt fence to remain in place for construction duration without exception. No construction traffic is permitted at any time except for approved rock construction entrance locations.
5. SW1.1. Add plan note to require construction parking including deliveries and equipment loading/unloading to be maintained interior to the construction site unless specifically permitted by the City for specified limited dates.
6. SW1.2. Add City details 601, 603, 604, 605, and 606.

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

**RESOLUTION 2018-**

***A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DAY CARE FACILITY  
FOR PID# 34.029.21.33.0022***

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, Shamsi, LLC, 9568 Hillingdon Road, Woodbury, MN 55125 (the “Applicant”) has submitted an application to the City of Lake Elmo (the “City”) for a Conditional Use Permit for a daycare facility for Outlot A of Boulder Ponds 1<sup>st</sup> Addition (PID# 34.029.21.33.0022) (the “Property”); and

**WHEREAS**, a request for approval of the Growing Explorers Final Plat and Planned Unit Development Plans was also submitted by the Applicant for Outlot A of Boulder Ponds 1<sup>st</sup> Addition; and

**WHEREAS**, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on said matter on August 15, 2018; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation to the City Council as part of a Staff Memorandum dated August 15, 2018, and

**WHEREAS**, the City Council considered said matter at its August 21, 2018 meeting; and

**NOW, THEREFORE**, based on the testimony elicited and information received, the City Council makes the following:

**FINDINGS**

- 1) That the procedures for obtaining said Conditional Use Permit are found in the Lake Elmo Zoning Ordinance, Section 154.106.
- 2) That all the submission requirements of said Section 154.106 have been met by the Applicant.
- 3) That the proposed Conditional Use Permit includes the following components:

- a) A Conditional Use Permit for a day care center to be called Growing Explorers for Lot 1, Block 1, Growing Explorers.
- 4) That the City approved the Applicant's request for the Growing Explorers Final Plat and PUD Plans.
- 5) The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city.
- 6) The use or development conforms to the City of Lake Elmo Comprehensive Plan, as the property is guided for Commercial, and a day care center is a conditional use in the Commercial zoning district.
- 7) The use or development is compatible with the existing neighborhood.
- 8) The proposed use meets all specific development standards for such use listed in Article 7 of this Chapter.
- 9) That the proposed use is not in a flood plain management or shoreland area.
- 10) The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.
- 11) The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
- 12) The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
- 13) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- 14) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors, as trips generated to the site will be limited to certain times of the day.
- 15) Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.



- 16) The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance.

**NOW, THEREFORE, BE IT FURTHER RESOLVED,** that the Lake Elmo City Council hereby approves the request by Shamsi, LLC for a Conditional Use Permit for a day care center with the following conditions of approval:

- 1) The applicant must obtain all other necessary City, State, and other governing body permits prior to the commencement of any construction activity on the parcel including but not limited to an approved stormwater management plan, utility plans, grading plan, street construction plans (if required), parking lot permit, building permits, etc.
- 2) The Applicant shall submit a photometric plan, and all lighting must meet requirements of Sections 150.035-150.038 of the City Code.
- 3) 3) Landscape plans must be approved by the City's Landscape Architect prior to recording of the final plat. The landscape plans must meet all city screening requirements including screening of the playground equipment from adjacent properties and the public right-of-way, except that screening on the northern portion of the property does not need to include a masonry wall, fence, or vegetative hedge row.
- 4) A sign permit shall be obtained prior to erection of any sign on the property.
- 5) The proposed building shall meet the Lake Elmo Design Guidelines and Standards.
- 6) Applicant shall be responsible to place hydrants throughout the property at the direction of the Fire Department. All fire hydrants shall be owned and maintained by the City.

Passed and duly adopted this 4<sup>th</sup> day of September 2018 by the City Council of the City of Lake Elmo, Minnesota.

---

Mike Pearson, Mayor

ATTEST:

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Julie Johnson, City Clerk

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

**RESOLUTION NO. 2018-099**

*RESOLUTION APPROVING THE GROWING EXPLORERS FINAL PLAT AND PLANNED  
UNIT DEVELOPMENT (PUD) PLANS*

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, Shamsi, LLC, 9568 Hillington Road, Woodbury, MN 55125 (the “Applicant”) submitted an application to the City of Lake Elmo (the “City”) for a Final Plat and Planned Unit Development Plans, copies of which are on file in the City of Lake Elmo Planning and Zoning Department; and

**WHEREAS**, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

**WHEREAS**, the Lake Elmo Planning Commission held public hearing on August 15, 2018 to consider the Final Plat and PUD Plans; and

**WHEREAS**, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat and PUD Plans subject to conditions of approval; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and PUD Plans as part of a memorandum to the City Council from the Planning Director for the August 21, 2018 Council Meeting; and

**WHEREAS**, the City Council reviewed the application at its meeting held on August 21, 2018 and made the following findings:

1. That all the requirements of City Code Section 153.10 related to the Final Plan and Final Plat have been met by the Applicant.
2. That the Growing Explorers Final Plat and PUD Plans are generally consistent with the Boulder Ponds Preliminary Plat and PUD Plans as approved by the City of Lake Elmo on September 16, 2014 by Resolution 2014-73.
  - 1) That the Growing Explorers Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
  - 2) That the Growing Explorers Final Plat generally complies with the City’s Commercial zoning district except for the required setbacks of the parking area (32.7 feet where 35 feet is required) and building (33.6 feet where 50 feet is required) from residential zones.

- 3) That the Growing Explorers Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 4) That the Growing Explorers Final Plat complies with the City's subdivision ordinance.
- 5) That the Growing Explorers Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 6) That the Growing Explorers Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated August 2, 2018.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the Growing Explorers Final Plat and PUD Plans subject to the following conditions:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plat and plans requested by the City Engineer in memos dated August 2, 2018 shall be incorporated into these documents before prior to signing the Plat for recording.
- 2) Prior to the release of the Final Plat for recording, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to recording. Easements may need to be revised pending review by the City of a detailed right-of-way boulevard plan and updated grading plans showing the storm water high water levels.
- 4) The Final Landscape and Irrigation Plans shall be submitted for review and approval by the City Landscape Architect Consultant prior to the release of building permits.
- 5) The applicant must obtain all other necessary City, State, and other governing body permits prior to the commencement of any construction activity on the parcel including but not limited to building permits, conditional use permits, South Washington Watershed District permit, etc.
- 6) Any plans for construction on the newly created parcel must comply with the Lake Elmo Design Standards Manual and specific general site considerations and development standards for specific uses within the Commercial zoning district.
- 7) The site plan is subject to a storm water management plan meeting State, South Washington Watershed District and City rules and regulations. All applicable permits must be obtained.

- 8) A Stormwater Maintenance and Easement Agreement in the City's Standard form is required for the privately-owned system.

Passed and duly adopted this 4<sup>th</sup> day of September, 2018 by the City Council of the City of Lake Elmo, Minnesota.

---

Mike Pearson, Mayor

ATTEST:

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Julie Johnson, City Clerk