

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

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

Surrounding Land South – I-94 and Woodbury; West – Boulder Ponds outlot and Park Dentail

Use / Zoning: (BP – Business Park); East – Vacant land including City-owned outlot for

stormwater purposes (C - Commercial); North – Vacant land (HDR – High

Density Residential)

Comprehensive C - Commercial

Plan Guidance:

Deadline(s) for Application Complete -7/19/2018

Action: 60 Day Deadline – 9/17/2018

Extension Letter Mailed - No

120 Day Deadline - N/A

Applicable Chapter 153 – Subdivision Regulations

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 1st 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-feet 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.
 - o *Internal connections when feasible*. There are no feasible internal connections to the site. The site will be accessed off of Jade Trail North.
 - o 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.*
 - o *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 Bouevard. 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 watermains 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:
 - Owner of Growing Explorers LLC Ahmad Shamsi
 9568 Hillingdon Road Woodbury, MN 55125
 - ii. Owner of Shamsi LLC Abdul R. Shamsi213 Windward Island Clearwater, FL 33767
 - iii. Manager of Shamsi, LLCAhmad Shamsi9568 Hillingdon RoadWoodbury, 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 126th 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.
- I. **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:
 - Owner of Growing Explorers, LLC Ahmad Shamsi
 9568 Hillingdon Road Woodbury, MN 55125
 - ii. Owner of Shamsi, LLC Abdul R. Shamsi213 Windward Island Clearwater, FL 33767
 - iii. Manager of Shamsi, LLC Ahmad Shamsi9568 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 126th 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:

 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 ageappropriate 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
- 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)

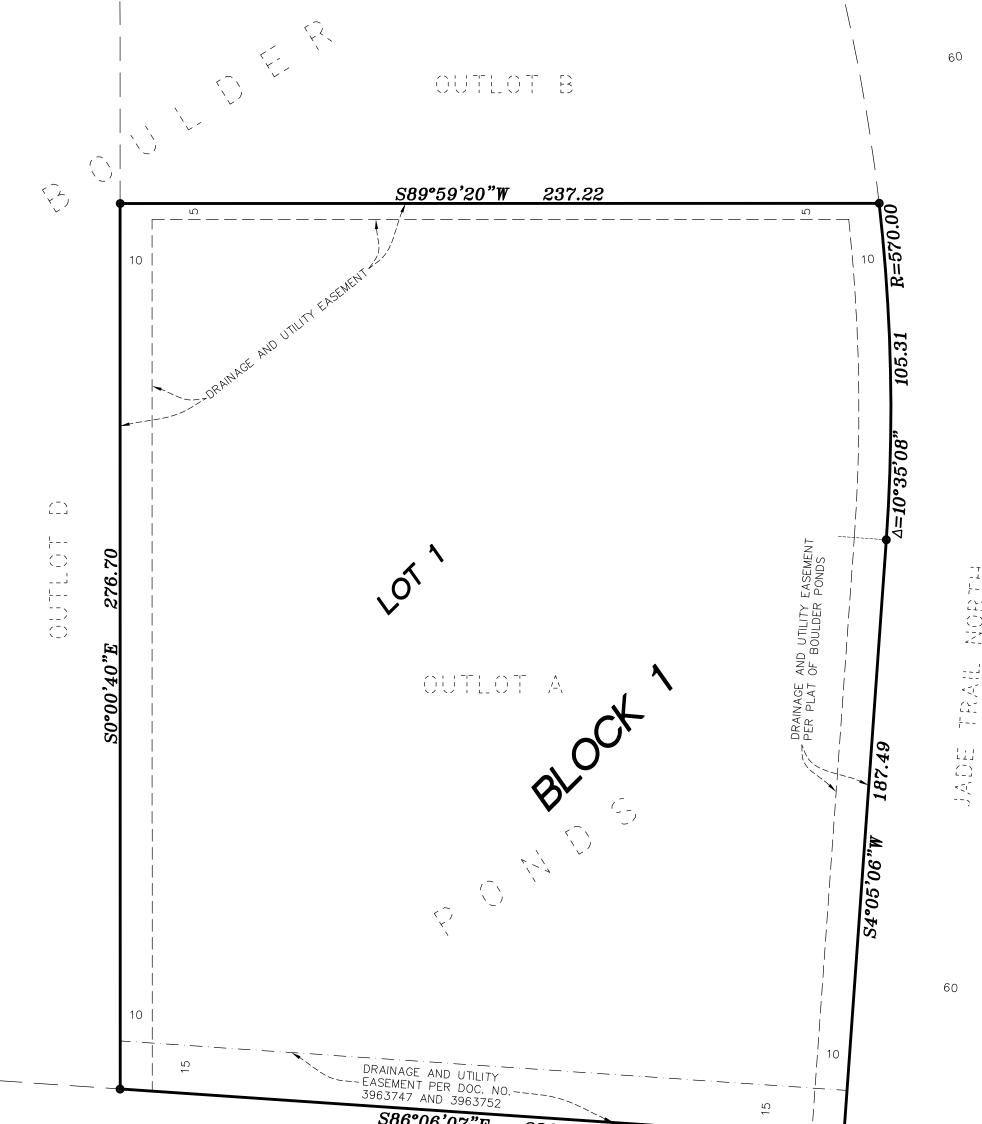
GE.1000: Plans Packet

GROWING EXPLORERS

Outlot A, BOULDER PONDS, according to the reco	orded plat thereof, Washington County, Minnesota.
Has caused the same to be surveyed and platted by this plat.	d as GROWING EXPLORERS and does hereby dedicate to the public for public use the drainage and utility easements created
	nited liability company, has caused these presents to be signed by, as this
SHAMSI, LLC	
as	_
	thisday of, 20, by, as of Shamsi, LLC, a Flori
imited liability company, on behalf of the compar	ny.
Notary Public, County,	
My Commission Expires	
Jason F. Rud do hereby certify that I have sur-	veyed 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 Surv and labels are correctly designated on the plat; t	reyed and platted of directly supervised the survey and platting of the property described of this plat as GROWING reyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical da that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that of 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.	g as an and an analysis of the case of the
Dated this day of	, 20
Jason E. Rud, Licensed Land Surveyor Minnesota License No. 41578	
COUNTY OF	dged before me on thisday of, 20 ota License No. 41578.
COUNTY OF The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minneso	dged before me on thisday of, 20 ota License No. 41578.
COUNTY OF The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, County, Minnesota My Commission Expires	dged before me on thisday of, 20 ota License No. 41578.
COUNTY OF The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, County, Minnesota My Commission Expires AKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City	ota License No. 41578. — — — v of Lake Elmo, Minnesota, thisday of, 20
Notary Public, County, Minnesota My Commission Expires LAKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City PLANNING COMMISSION, CITY OF LAKE ELMO, MINNI	eta License No. 41578. — v of Lake Elmo, Minnesota, thisday of, 20 ESOTA
COUNTY OF The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota My Commission Expires LAKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESSION Chairman	ota License No. 41578. — — — v of Lake Elmo, Minnesota, thisday of, 20
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, County, Minnesota My Commission Expires AKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA The foregoing plat of GROWING EXPLORERS was approved to the Commission of the City Chairman	eta License No. 41578. — v of Lake Elmo, Minnesota, thisday of, 20 ESOTA
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minneson Notary Public, County, Minnesota My Commission Expires AKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA The foregoing plat of GROWING EXPLORERS was application, and hereby certifies compliance with all	of License No. 41578. of Lake Elmo, Minnesota, thisday of, 20 ESOTA By Secretary oproved by the City Council of Lake Elmo, Minnesota, thisday of,
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota My Commission Expires	of License No. 41578. of Lake Elmo, Minnesota, thisday of, 20 ESOTA By Secretary oproved by the City Council of Lake Elmo, Minnesota, thisday of,
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, County, Minnesota My Commission Expires AKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA The foregoing plat of GROWING EXPLORERS was applicated by the Planning Compliance with all CITY OF LAKE ELMO, MINNESOTA COUNTY SURVEYOR	of Lake Elmo, Minnesota, thisday of, 20 ESOTA By Secretary proved by the City Council of Lake Elmo, Minnesota, thisday of, requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2. By Clerk
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, County, Minnesota My Commission Expires AKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA The foregoing plat of GROWING EXPLORERS was applicated and hereby certifies compliance with all CITY OF LAKE ELMO, MINNESOTA CITY OF LAKE ELMO, MINNESOTA COUNTY SURVEYOR Pursuant to Chapter 820, Laws of Minnesota, 197	To f Lake Elmo, Minnesota, thisday of, 20, ESOTA
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota My Commission Expires	To f Lake Elmo, Minnesota, thisday of, 20 ESOTA BySecretary Deproved by the City Council of Lake Elmo, Minnesota, thisday of, requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2. ByClerk To and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota My Commission Expires	To f Lake Elmo, Minnesota, thisday of
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota My Commission Expires	To f Lake Elmo, Minnesota, thisday of, 20, ESOTA By
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota My Commission Expires	of Lake Elmo, Minnesota, thisday of
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota My Commission Expires	of Loke Elmo, Minnesota, thisday of, 20, ESOTA By Secretary Diproved by the City Council of Lake Elmo, Minnesota, thisday of, requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2. By Clerk Clerk Subd. 9, taxes payable in the year 20 on the land hereinbefore described have been paid. Also pursuant to Minnesota taxes and transfer has been entered on thisday of, 20
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota My Commission Expires County, Minnesota My Commission Expires AKE ELMO PLANNING COMMISSION OF LAKE ELMO, MINNESOTA Chairman THY OF LAKE ELMO, MINNESOTA Che foregoing plat of GROWING EXPLORERS was applicated by the Planning Commission of the City Chairman THY OF LAKE ELMO, MINNESOTA Che foregoing plat of GROWING EXPLORERS was applicated by Mayor TO LAKE ELMO, MINNESOTA COUNTY SURVEYOR Christophis day of COUNTY SURVEYOR TO LAKE ELMO, MINNESOTA COUNTY SURVEYOR COUNTY SURVEYOR COUNTY SURVEYOR COUNTY SURVEYOR COUNTY SURVEYOR COUNTY AUDITOR/TREASURER COUNTY RECORDER COUNTY THE COUNTY THE COUNTY C	of Lake Elmo, Minnesota, thisday of, 20 ESOTA By
The foregoing Surveyor's Certificate was acknowled by Jason E. Rud, Licensed Land Surveyor, Minnesota by Jason E. Rud, Licensed Land Surveyor, Minnesota My Commission Expires	of Lake Elmo, Minnesota, thisday of

GRAPHIC SCALE

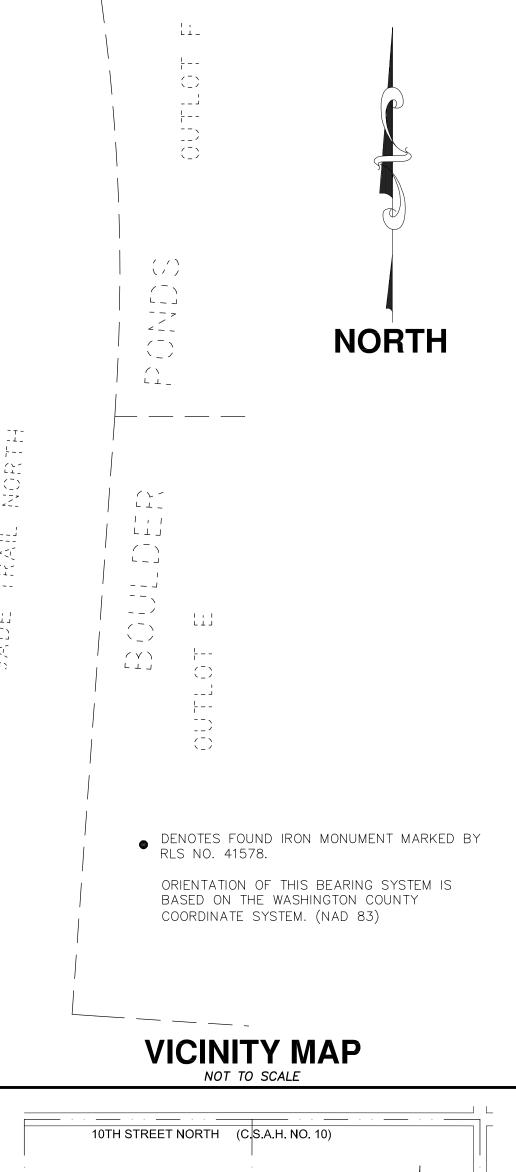
1 INCH = 30 FEET

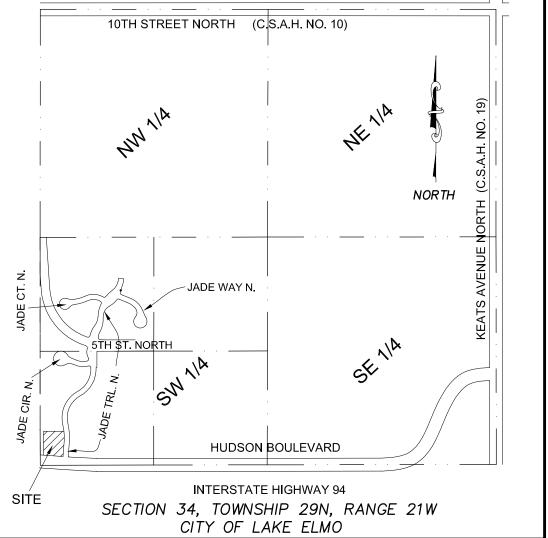


HUDSON BOULEVARD

MINNESOTA DEPARTMENT OF TRANSPORTATION 8

RIGHT-OF-WAY PLAT NO. 82-43







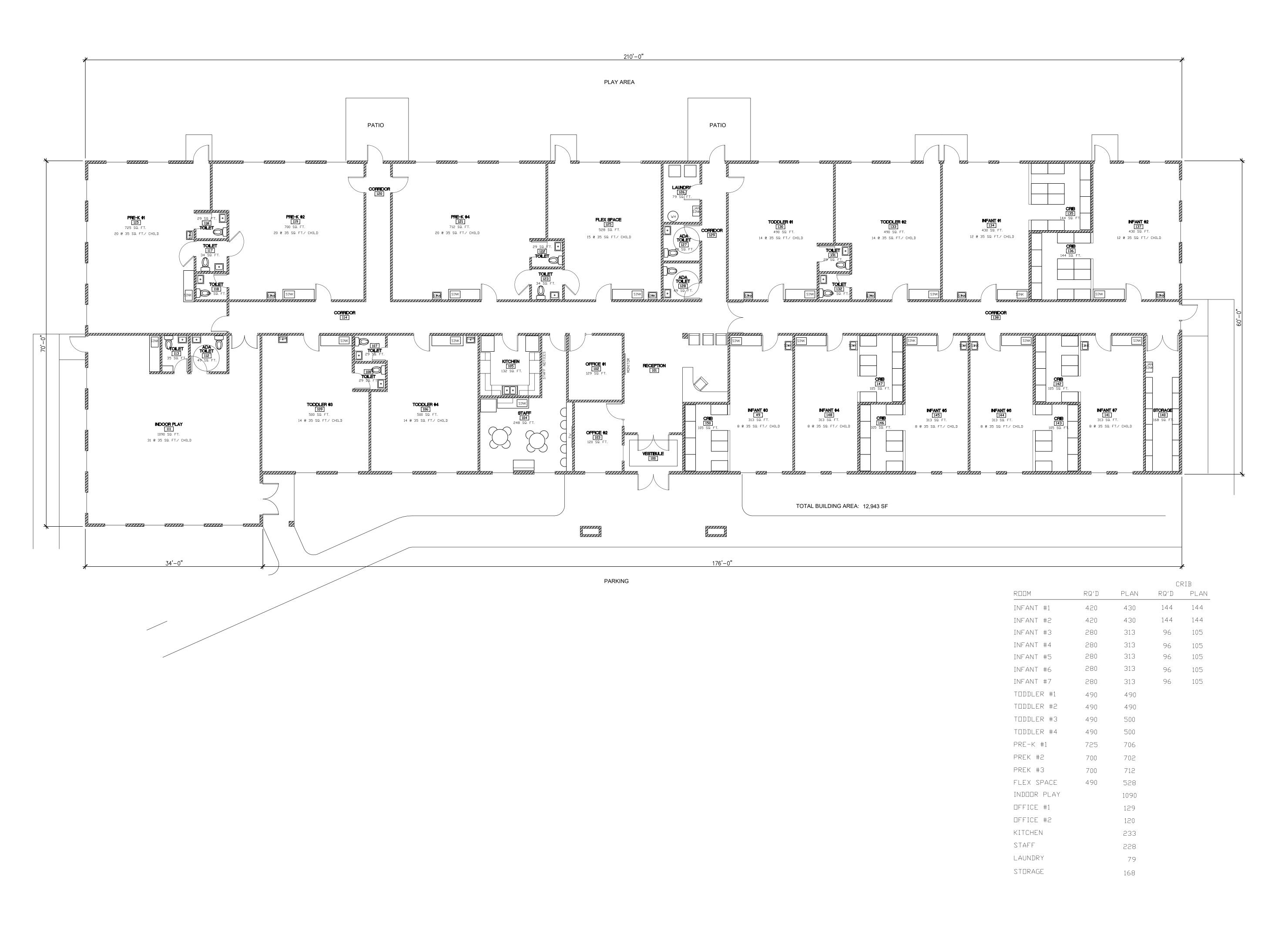
Date Received:	
Received By:	
Permit #	

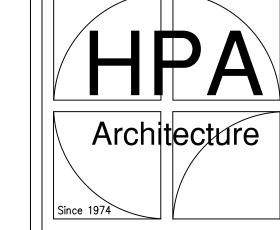


651-747-3900 3800 Laverne Avenue North Lake Elmo, MN 55042

LAND USE APPLICATION

LAND GOL ATTERNATION
☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal
Conditional Use Permit (C.U.P.)
☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
☐ PUD Concept Plan ☐ PUD Preliminary Plan ☒ PUD Final Plan
Applicant: SHAMST, CLC Address: 9568 HILLINGDON RD, WOODBURY, MN SSIZS Phone # (715) SS9-9575 Email Address: ashams: 34@gmail.com
Fee Owner: Same as above
Address:
Phone #
Email Address:
Property Location (Address and Complete (long) Legal Description: Outlet 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 childrene fecility will service the surrounding developments as many new home owners will be searching for a high quality child care provider. Goving Explorers Learning Center will complement the City of Lake Flowers 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 requises 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: Date: 07/02/2018
Signature of fee owner: Date: 67/02/2018





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: 7/12/2018 License No. 10862

OWNER:

SHAMSI, LLC

9568 Hillingsdon Road Woodbury, Minnesota 55125

PROJECT:

GROWING EXPLORERS LEARNING CENTER

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

ISSUE	•
Date	Discription
7/12/2018	
REVISI	ONS:
Date	Discription

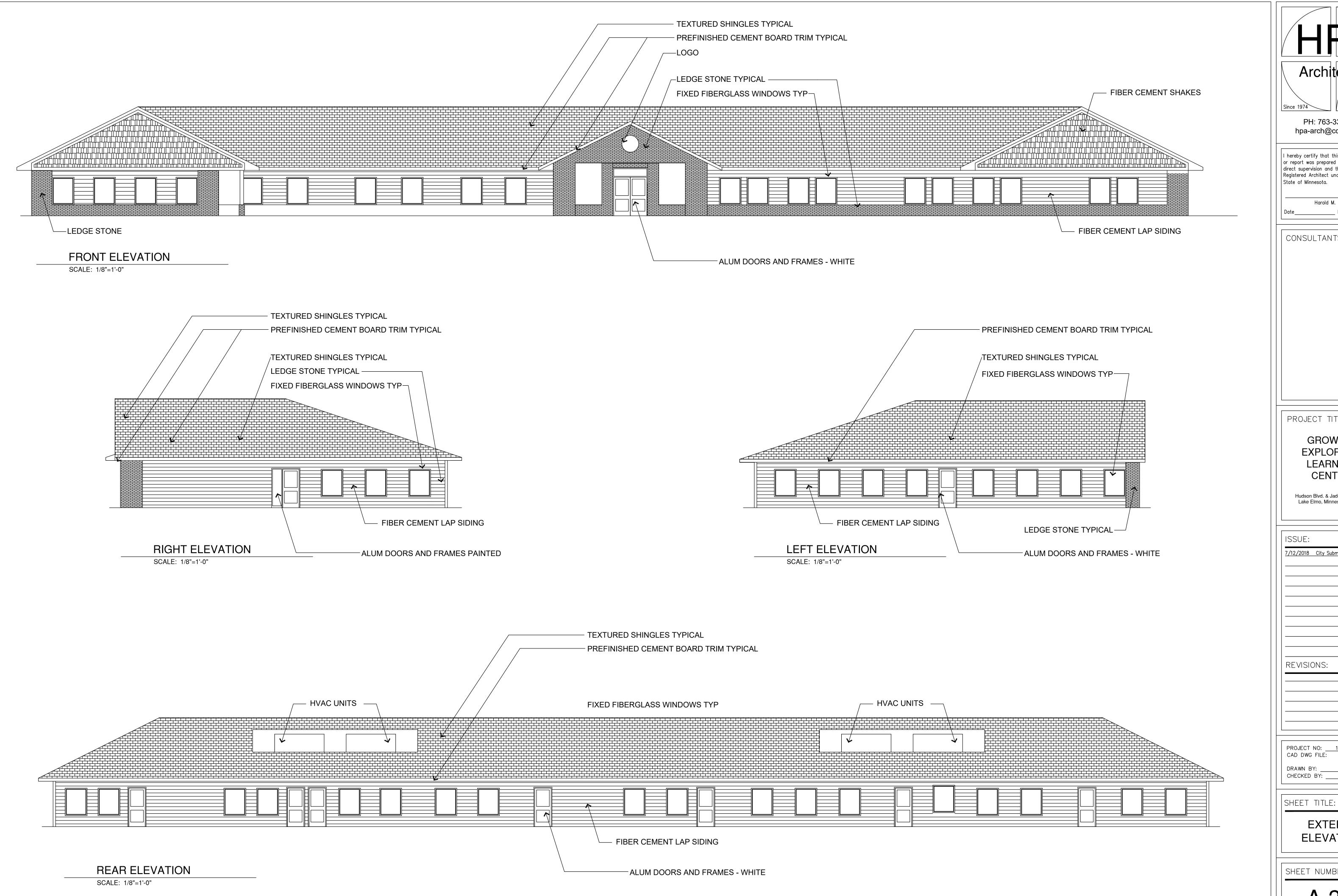
PROJECT NO:	17.071.01
CAD DWG FILE:	
DRAWN BY: CHECKED BY:	

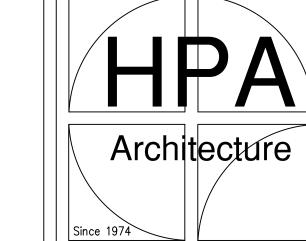
SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A-101





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

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 License No. 10862

CONSULTANTS:

PROJECT TITLE:

GROWING **EXPLORERS** LEARNING CENTER

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

7 /40 /0040		
//12/2018	City Submittal	
REVISIO	NS:	

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201

GROWING EXPLORERS LEARNING CENTER

LAKE ELMO, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



ARCHITECT:

5930 KIRKWOOD LANE N. PLYMOUTH, MN 55442

DEVELOPER / PROPERTY OWNER:

SHAMSI, LLC 9568 HILLINGDON ROAD WOODBURY, MN 5125

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP 4931 W 35TH STREET SUITE 200 ST LOUIS PARK, MN 55416 612-615-0060

SURVEYOR:

E.G. RUD & SONS, INC. 6776 LAKE DRIVE NE, SUITE 110 LINO LAKES, MN 55014

GEOTECHNICAL ENGINEER:

ITCO ALLIED ENGINEERING CO. 7125 WEST 126TH STREET, SUITE 500 SAVAGE, MN 55378

MASTER LEGEND:						
1125	EX. 1' CONTOUR ELEVATION INTERVAL		PROPOSED MANHOLE STORM			
×1137.12	EXISTING SPOT GRADE ELEVATION		PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE S	TORM		
1137	1.0' CONTOUR ELEVATION INTERVAL	\ ♡ '	PROPOSED GATE VALVE			
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)	-	PROPOSED FIRE HYDRANT			
891.00 G	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)		PROPOSED MANHOLE SANITARY			
891.00 TC	SPOT GRADE ELEVATION TOP OF WALL		PROPOSED SIGN			
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF WALL	‡	PROPOSED LIGHT			
	DRAINAGE ARROW	>	PROPOSED SANITARY SEWER			
	ENERGENOV OVERELOW	PROPOSED STORM SEWER				
EMERGENCY OVERFLOW EOF=1135.52			PROPOSED WATER MAIN			
	SILT FENCE / BIOROLL - GRADING LIMIT	>	EXISTING SANITARY SEWER			
()	INLET PROTECTION	>>>>>>	EXISTING STORM SEWER			
			EXISTING WATER MAIN			
	STABILIZED CONSTRUCTION ENTRANCE	G	EXISTING GAS MAIN			
		——Е——Е—	EXISTING UNDERGROUND ELECTRIC			
SB-1	SOIL BORING LOCATION	CC	EXISTING UNDERGROUND CABLE			
	CURB AND GUTTER (T.O = TIP OUT)	EXISTING MANHOLE	■ EXISTING STOPBOX	EXISTING LIGHT		
ТО		☐ EXISTING CATCH BASIN	EXISTING GATE VALVE	EXISTING GAS METER		
		EXISTING HYDRANT	■ EXISTING ELECTRIC BOX	EXISTING GAS VALVE		



GROWING

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

DATE 07/19/18 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION

SHEET INDEX

SHEET NUMBER | SHEET TITLE

C0.0 TITLE SHEET

V1.0 SITE SURVEY

C2.0 SITE PLAN

C1.0 REMOVALS PLAN

C3.0 GRADING PLAN C4.0 UTILITY PLAN

L1.0 LANDSCAPE PLAN

SW1.2 | SWPPP - DETAILS

SW1.3 SWPPP - NARRATIVE

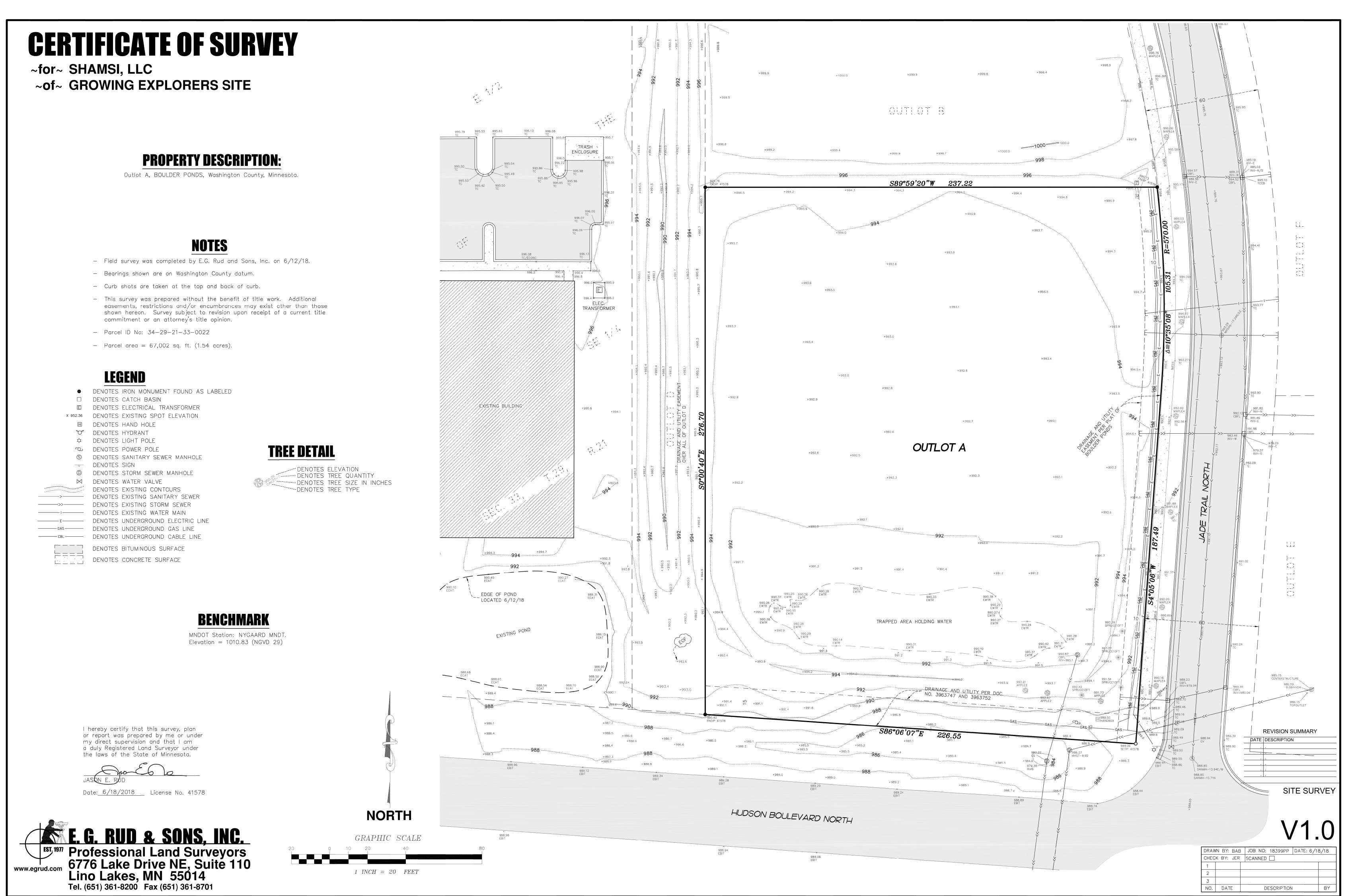
SW1.0 SWPPP - EXISTING CONDITIONS

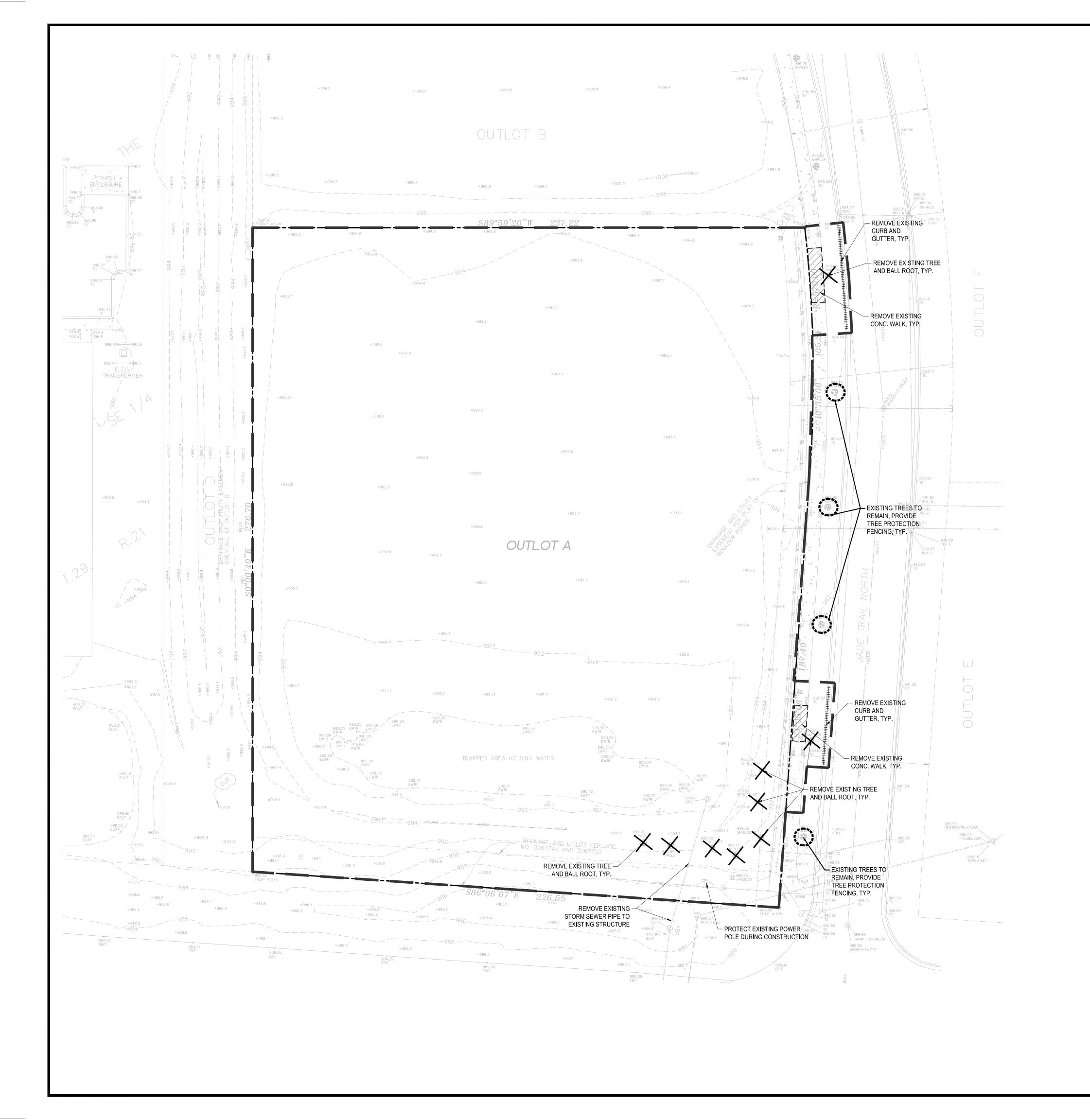
SW1.1 SWPPP - PROPOSED CONDITIONS

7-19-18 CITY SUBMITTA

REVISION SUMMARY DATE DESCRIPTION

> ROJECT NUMBER: XXXXX TITLE SHEET





REMOVAL NOTES:

- 1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- 2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- 3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION
- 4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- 5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- 6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- 7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- 8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- 9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- 10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- 11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- 12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- 13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- 14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND 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 REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- 15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- 16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

CITY OF LAKE ELMO REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

GROWING

GROUP

4931 W. 35th Street, Suite 200 St. Louis Park, MN 55416

612-615-006

civilsitegroup.com

DATE 07/19/18 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY

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

DATE DESCRIPTION 7-19-18 CITY SUBMITTAL

REVISION SUMMARY

DATE DESCRIPTION

ROJECT NUMBER: XXXXX

TREE PROTECTION

FOOTINGS AND FOUNDATIONS.

EX. 1' CONTOUR ELEVATION INTERVAL

REMOVAL OF STRUCTURE INCLUDING ALL

COORDINATE WITH LOCAL GOVERNING UNIT.

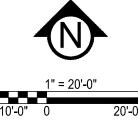
REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.

REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY,

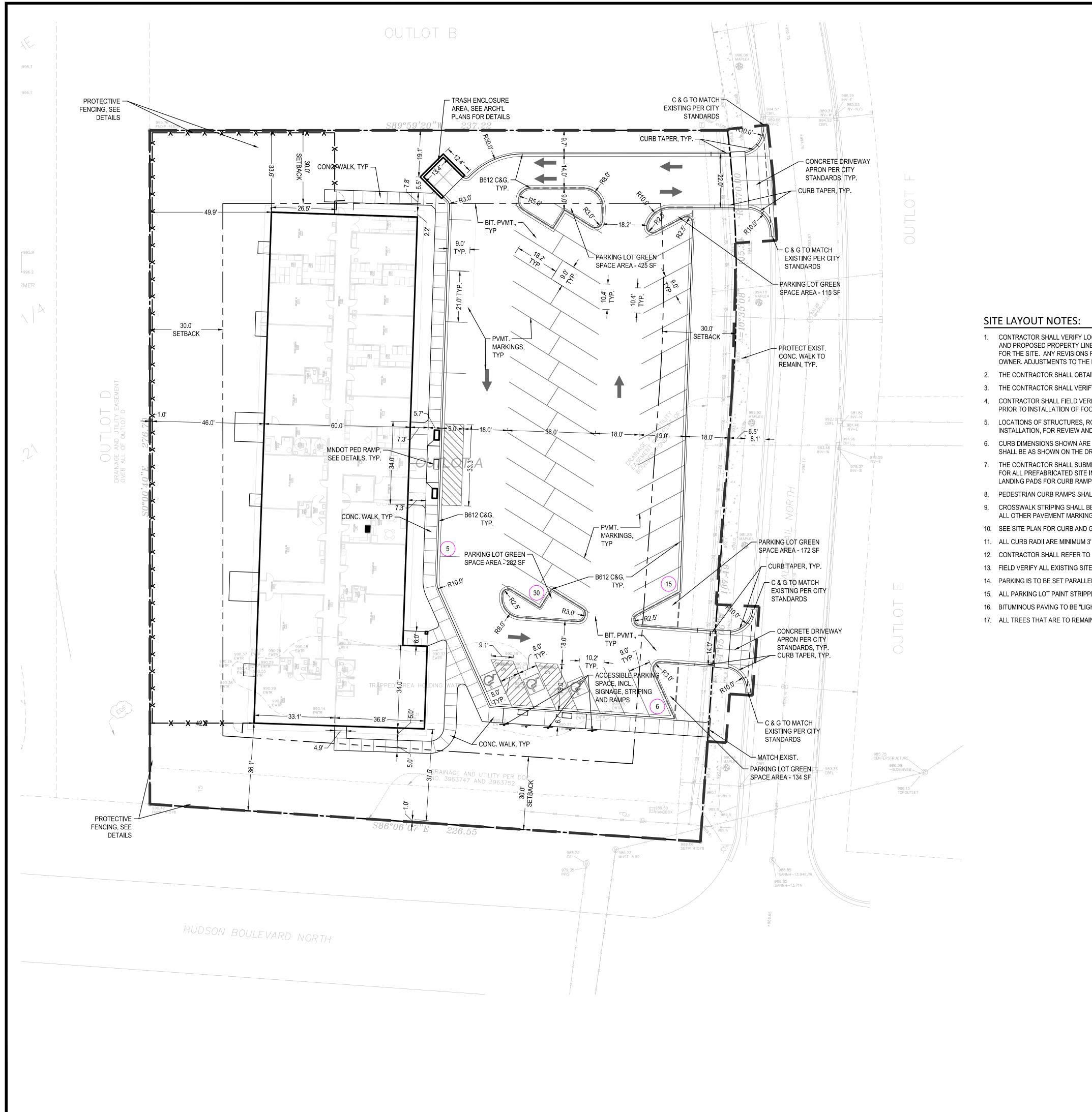
TREE REMOVAL - INCLUDING ROOTS AND STUMPS



REMOVALS LEGEND:



REMOVALS PLAN



CITY OF LAKE ELMO SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

SITE AREA TABLE:

	EXISTING CONDITION		PROPOSED CONE	NOITION
BUILDING COVERAGE	0 SF	0.0%	12,940 SF	19.3%
ALL PAVEMENTS	0 SF	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 SUREACE				

IMPERVIOUS SURFACE 0 SF 0.0% **EXISTING CONDITION** PROPOSED CONDITION 38,508 SF 57.5% DIFFERENCE (EX. VS PROP. 38,508 SF 57.5%

- 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 PAINT 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

PROPERTY LINE CONSTRUCTION LIMITS

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

& CONCRETE DEPTHS, SEE DETAIL.



TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS



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

GOPHER STATE ONE CALL WWW.GOPHERSTATEONECALL.ORG (800) 252-1166 TOLL FREE (651) 454-0002 LOCAL

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GROWING

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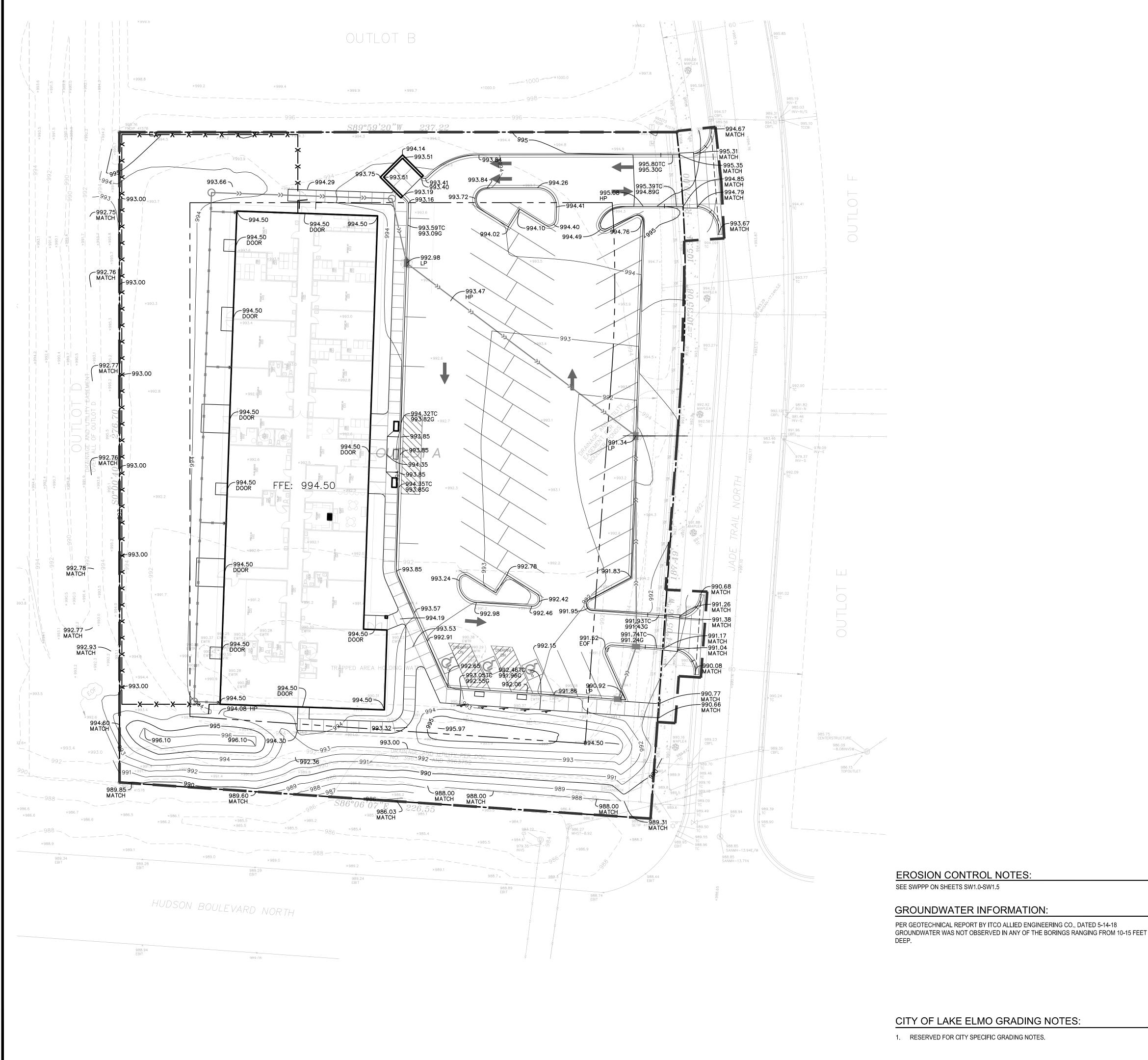
Matthew R. Pavek DATE 07/19/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION

7-19-18 CITY SUBMITTAL

REVISION SUMMARY DATE DESCRIPTION

ROJECT NUMBER: XXXXX SITE PLAN



GENERAL GRADING NOTES:

- 1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- 2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- 3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- 4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- 5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- 6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- 7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- 9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- 10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- 11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- 12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.

13. TOLERANCES

- 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

14. MAINTENANCE

- 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
- 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
- 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

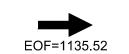
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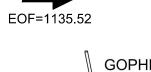
----- 1125 ----- EX. 1' CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)

SPOT GRADE ELEVATION GUTTER

SPOT GRADE ELEVATION TOP OF CURB SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS CURB AND GUTTER (T.O = TIP OUT)

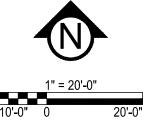


EMERGENCY OVERFLOW



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DATE 07/19/18 LICENSE NO. 44263

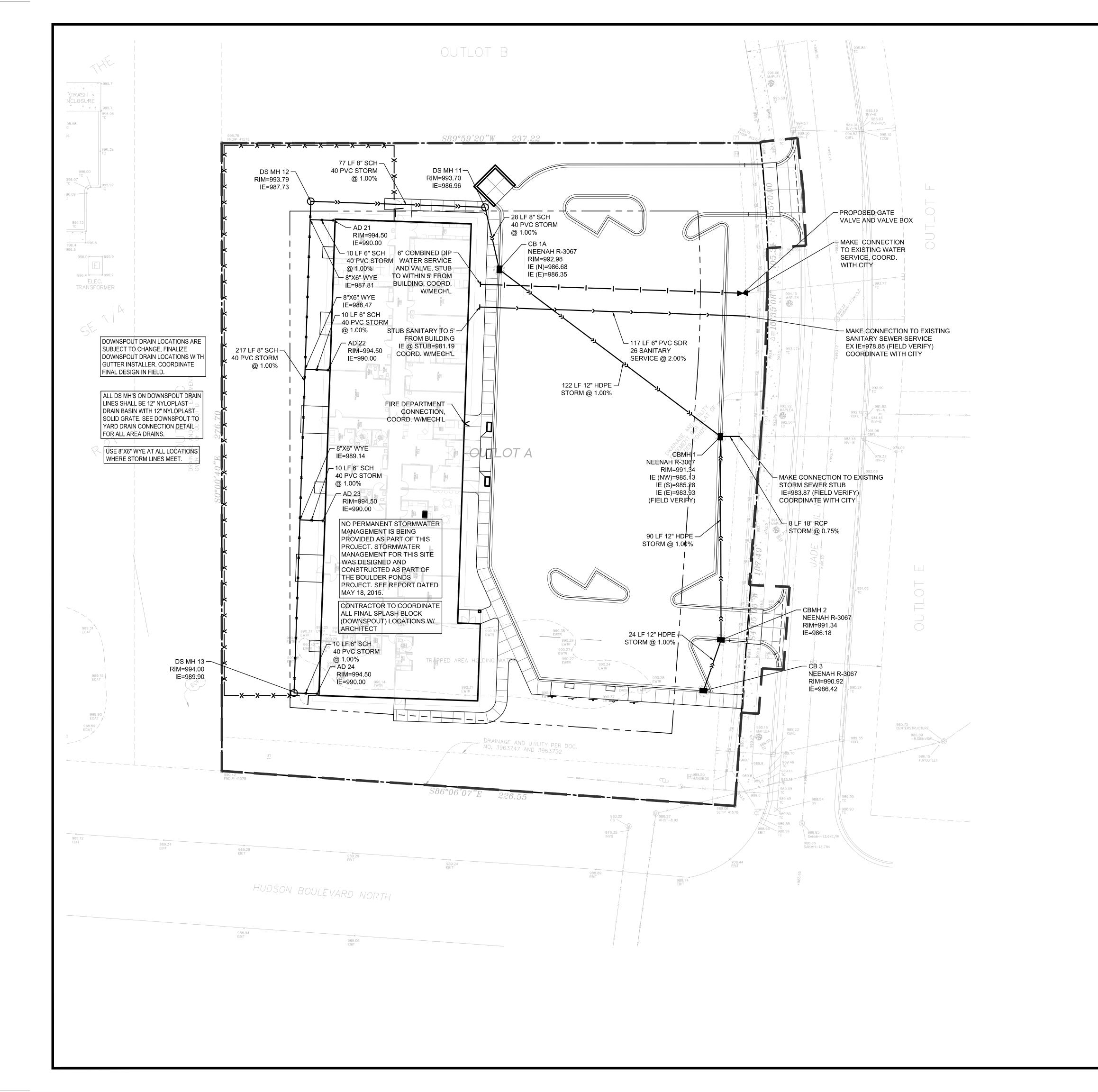
ISSUE/SUBMITTAL SUMMARY

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ROJECT NUMBER: XXXXX **GRADING PLAN**

CITY OF LAKE ELMO GRADING NOTES:

RESERVED FOR CITY SPECIFIC GRADING NOTES.



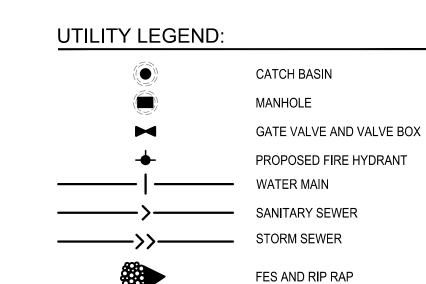
GENERAL UTILITY NOTES:

- 1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- 2. 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.
- 3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILTIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 4. 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.
- 5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- 6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- 7. 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.
- 8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- 9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- 10. UTILTIES 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.
- 11. 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.
- 12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- 13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- 14. 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
- 15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- 16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- 17. CONNECTIONS TO EXISTING STRUCUTRES SHALL BE CORE-DRILLED.
- 18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- 19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- 20. 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.
- 21. 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.
- 22. CONTRACTOR SHALL CORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- 23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES.

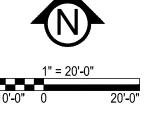
 COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- 24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- 25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- 26. 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.







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Matthew R. Pavek

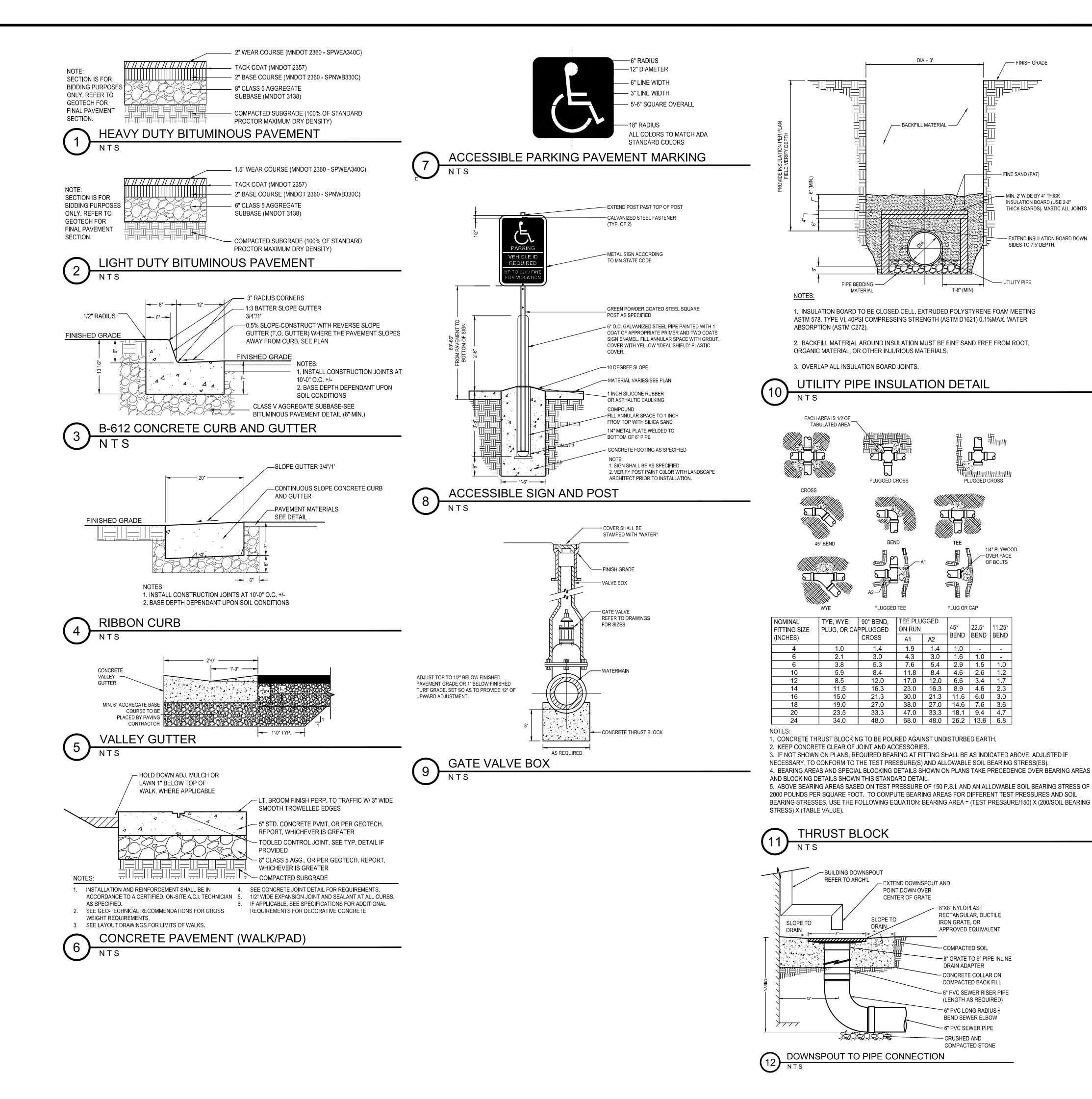
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ISSUE/SUBMITTAL SUMMARY

ROJECT NUMBER: XXXXX

UTILITY PLAN

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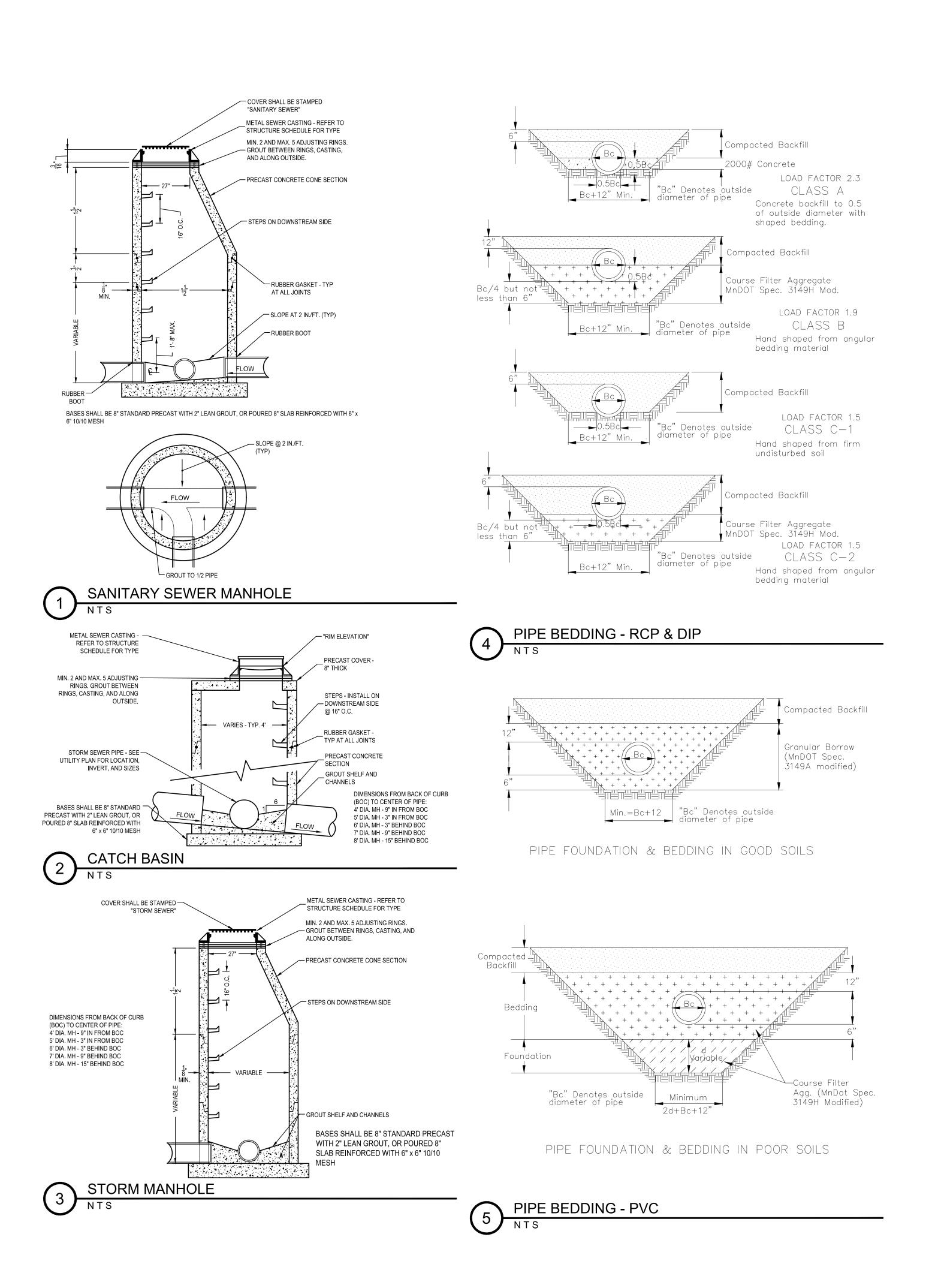
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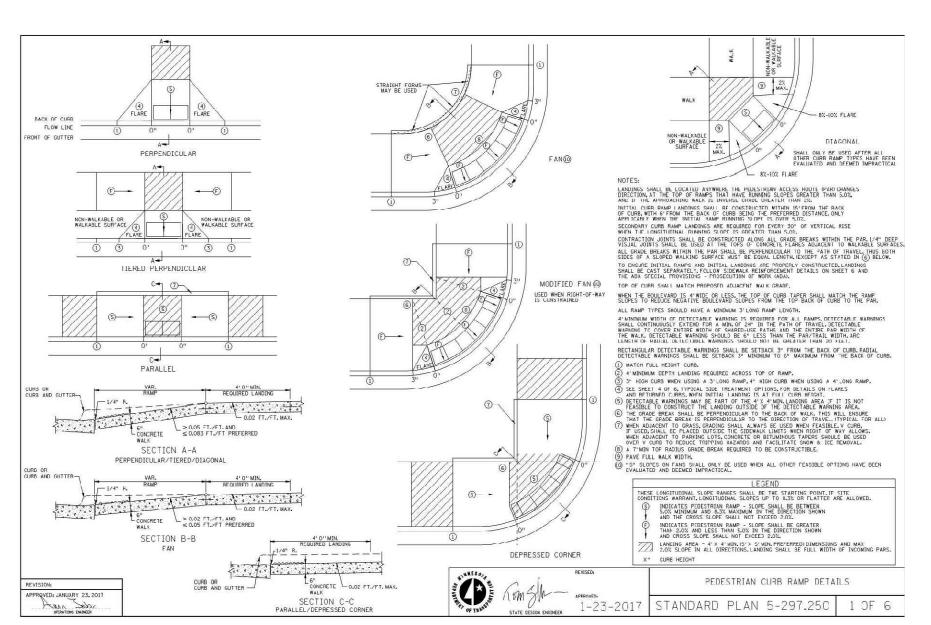
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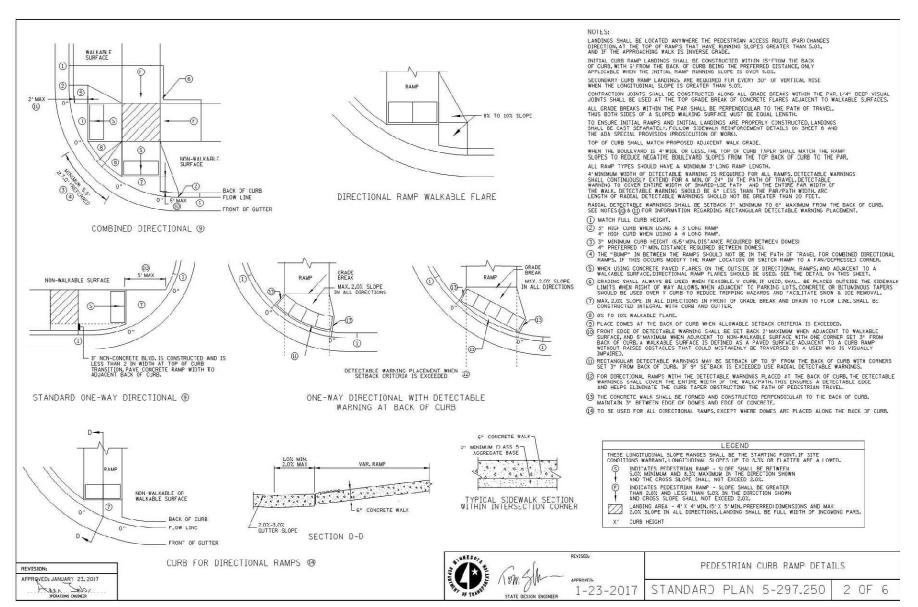
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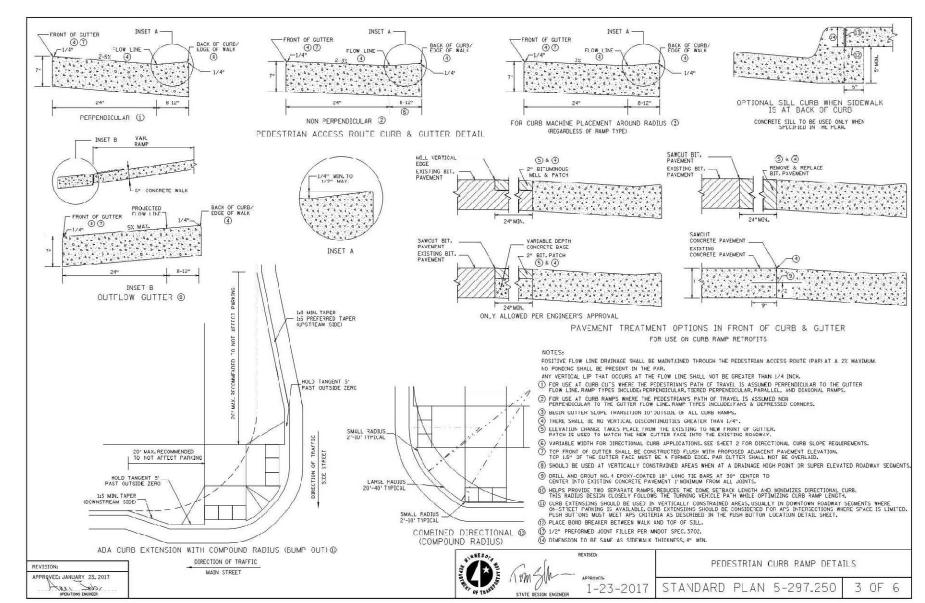


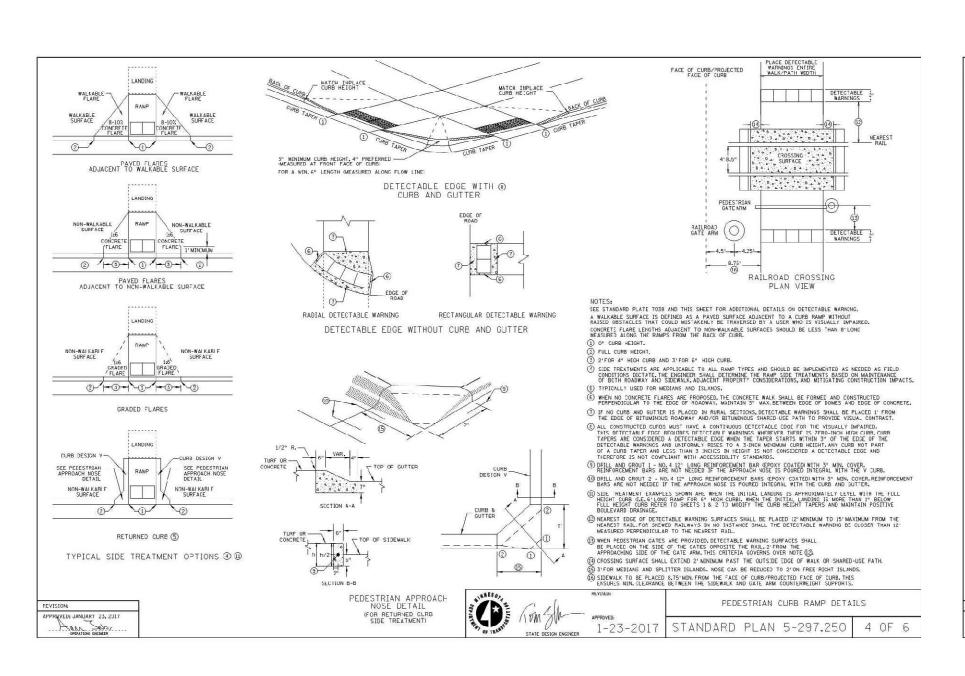
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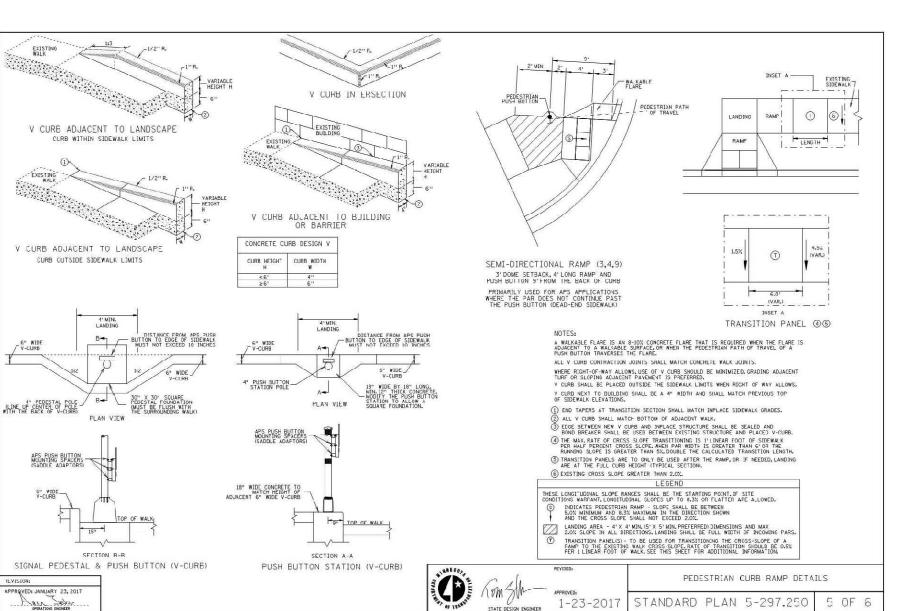
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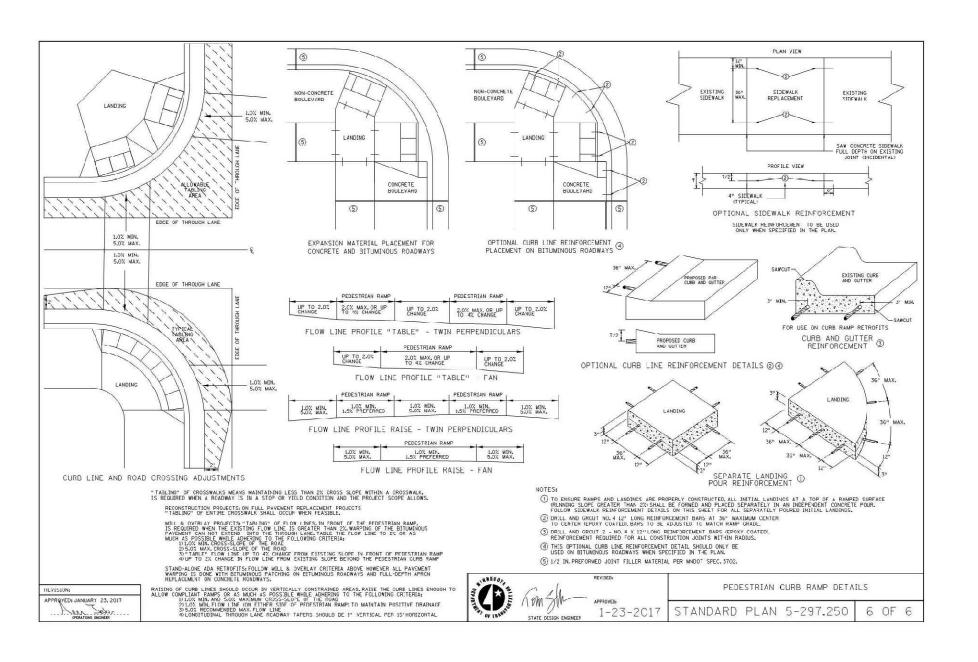












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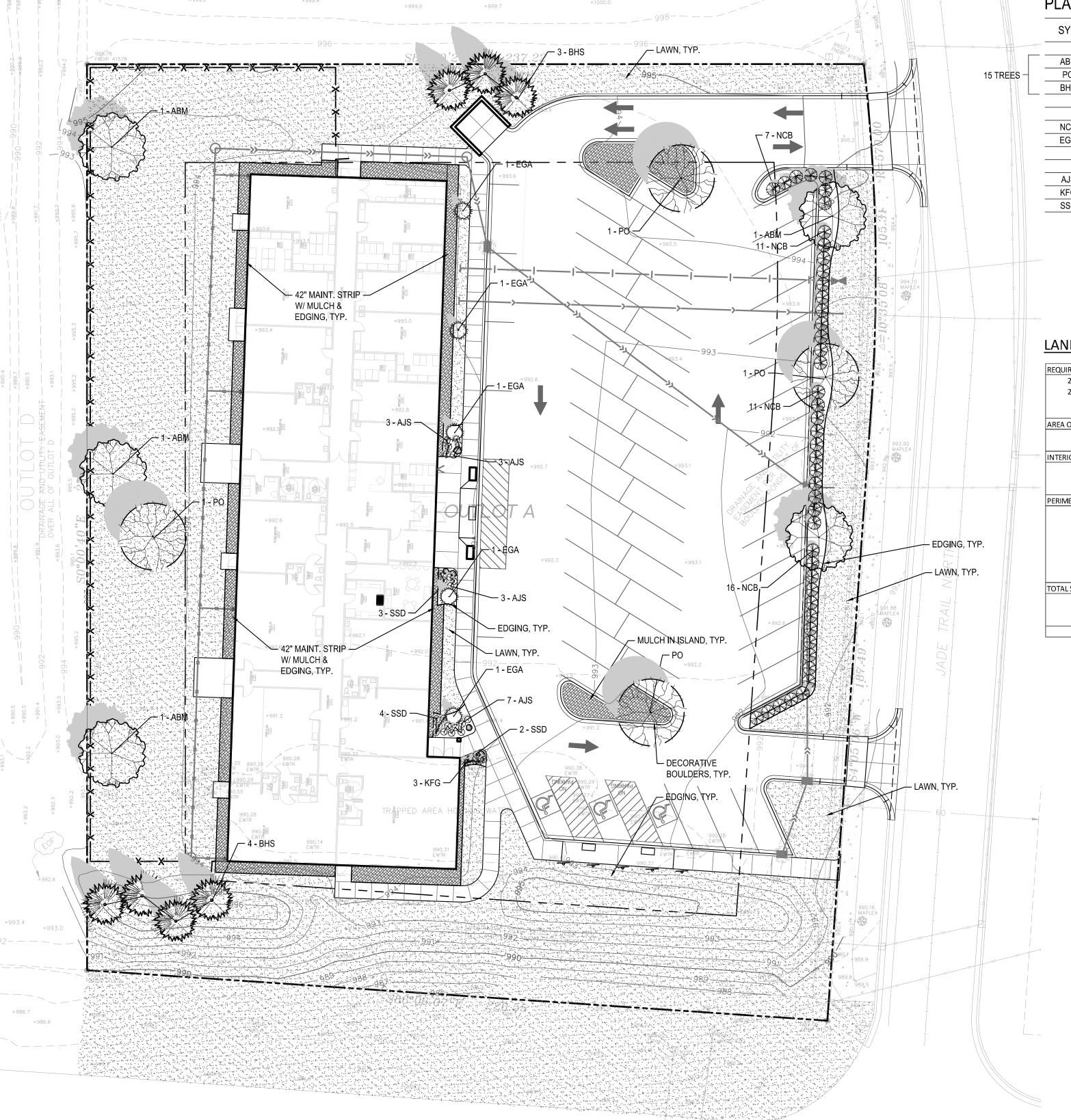
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LANDSCAPE NOTES:

WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.

UDSON BOULEVARD NORTH

- ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- . PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE,

 12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE. 10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE
- CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- LANDSCAPE CONSTRUCTION ACTIVITIES. 13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM
- SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF
- 14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

FACE OF BUILDING, WALL, OR STRUCTURE 42" - VERIFY W/ PLAN SLOPE - MIN. 2%, MAX. 5:1 VERIFY W/ GRADING PLAN MIN. 3" LAYER OF SHREDDED CYPRESS MULCH AS SPECIFIED PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR INSTRUCTIONS AND SPECS. FOR INSTALLATION AND PLACEMENT WATER PERMEABLE GEOTEXTILE FABRIC AS SPECIFIED 42" SHREDDED MULCH MAINTENANCE STRIP

PLANT SCHEDULE - ENTIRE SITE

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

LANDSCAPE CALCULATIONS:

	REQUIRED LANDSCAPE			
	292 LF @ JADE TRAIL NORTH	/	50 =	6 TREES
	226 LF @ HUDSON BLVD. NORTH	/	50 =	5 TREES
	TOTAL			10 TREES
	ADEA OF DEVELOPATIVE			67004.05.65
	AREA OF DEVELOPMENT			67001.95 SF
	REQUIRED TREES			8 TREES
-	INTERIOR PARKING LOT TREES			
	NUMBER OF STALLS			58 STALLS
	REQUIRED TREES			6 TREES
	PERIMETER PARKING LOT LANDSCAPE			
	LF OF PARKING LOT - STREET F	RON	ITAGE	
	JADE TRAIL NORTH			156 LF
	HUDSON BLVD. NO	RTH		78 LF
	TOTAL			234 LF
	REQUIRED TREES			3 TREES
	TOTAL FOR D & E			9 TREES
	TOTAL SITE TREES REQUIRED			
	REQUIRED LANDSCAPE			10 TREES
	AREA OF DEVELOPMENT *			8 TREES

TOTAL REQUIRED

INTERIOR AND PERIMETER

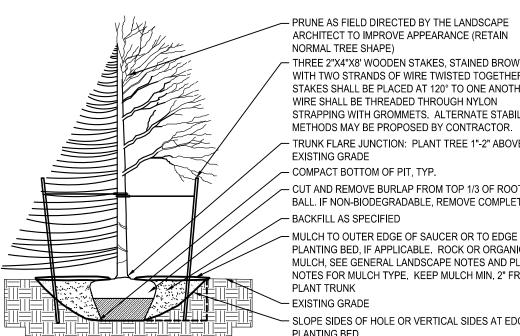
Lake Elmo Code of Ord. Chap. 154.258 LANDSCAPE REQIREMENTS, C, 1. A minimum of one (1) tree shall be planted for every fifty (50) feet of street

Lake Elmo Code of Ord. Chap. 154.258 LANDSCAPE REQIREMENTS, C, 2. In addition to the requirements of C.1 above, a minimum of five (5) trees shall be planted for every one (1) acre of land that is developed or disturbed by development activity. Such trees may be used for parking lot landscaping or screening as specified in subsections D and E below Lake Elmo Code of Ord. Chap. 154.258 LANDSCAPE REQIREMENTS, D, 2. 2. Shade trees shall be provided within the interior of parking lots (in islands or

corner planting beds) in accordance with the following table: Table 6-2. Minimum Required Tree Planting for Parking Lots Number of Parking Spaces Minimum Required Tree Planting None required 1 tree per 10 spaces or fraction thereof 1 tree per 15 spaces or fraction thereof

Lake Elmo Code of Ord. Chap. 154.258 LANDSCAPE REQIREMENTS, E, 1, b. b. Trees shall be planted at a minimum of one deciduous tree per fifty (50) linear feet within the frontage strip.

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



9 TREES

19 TREES

- PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL TREE SHAPE) - THREE 2"X4"X8' WOODEN STAKES, STAINED BROWN

STAKES SHALL BE PLACED AT 120° TO ONE ANOTHER. WIRE SHALL BE THREADED THROUGH NYLON STRAPPING WITH GROMMETS. ALTERNATE STABILIZING METHODS MAY BE PROPOSED BY CONTRACTOR. - TRUNK FLARE JUNCTION: PLANT TREE 1"-2" ABOVE EXISTING GRADE

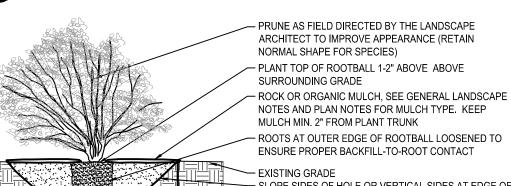
 COMPACT BOTTOM OF PIT, TYP. — CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT

BALL. IF NON-BIODEGRADABLE, REMOVE COMPLETELY → BACKFILL AS SPECIFIED — MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM

 EXISTING GRADE SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED - RULE OF THUMB - MODIFY EXCAVATION BASED ON

LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS

OR OVERALL PLANT PLACEMENT OF ROOTBALL **DECIDUOUS & CONIFEROUS TREE PLANTING**

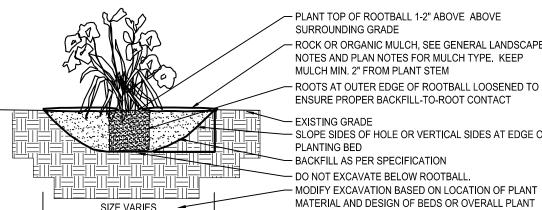


- PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL SHAPE FOR SPECIES) - PLANT TOP OF ROOTBALL 1-2" ABOVE ABOVE SURROUNDING GRADE

MULCH MIN. 2" FROM PLANT TRUNK - ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO ENSURE PROPER BACKFILL-TO-ROOT CONTACT

— SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED BACKFILL AS PER SPECIFICATION DO NOT EXCAVATE BELOW ROOTBALL - RULE OF THUMB - MODIFY EXCAVATION BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS

OR OVERALL PLANT PLACEMENT **DECIDUOUS & CONIFEROUS SHRUB PLANTING**



- PLANT TOP OF ROOTBALL 1-2" ABOVE ABOVE SURROUNDING GRADE - ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE

NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT STEM - ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO ENSURE PROPER BACKFILL-TO-ROOT CONTACT

- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED — BACKFILL AS PER SPECIFICATION - DO NOT EXCAVATE BELOW ROOTBALL

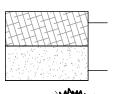
SEE LANDSCAPE PLAN PERENNIAL BED PLANTING

IRRIGATION NOTES:

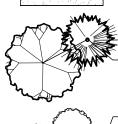
CONTRACTOR SHALL P<u>ROVIDE ALTERNATE BID FOR FULLY AUTOMATED IRRIGATION SYSTEM,</u> INCLUDING DESIGN.

- 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.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR T 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.
- 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.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- 6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
- 7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- 8. ALL LATERAL LINES SHALL BE 12" BELLOW 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 TH 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 "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- 12. FABRICATE ALL PIPE TO MANUFACTURE'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 ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY
- ADJUSTING RADIUS OR 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
- 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 EXTENT 3" BEYOND PERIMETER OF
- 24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE

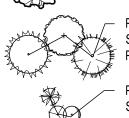




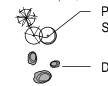
ALL PLANTING BEDS & WHERE SHOWN ON PLAN - SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN



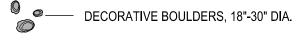
ROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



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





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SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

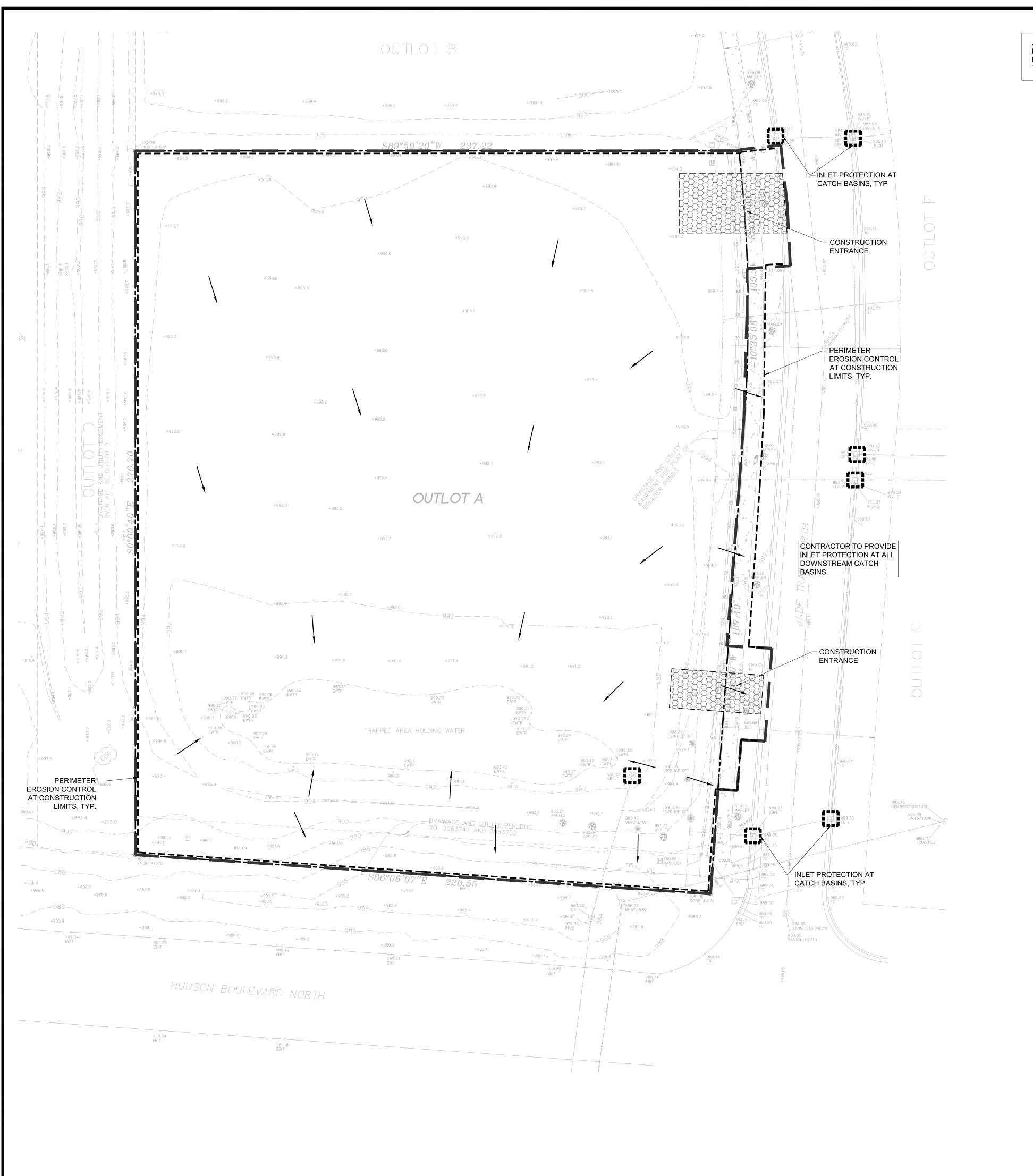
DATE 07/19/18 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION

7-19-18 CITY SUBMITTAL **REVISION SUMMARY** DATE DESCRIPTION

ROJECT NUMBER: XXXXX

LANDSCAPE PLAN



ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF LAKE ELMO EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

G R O U P

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GROWING

DATE 07/19/18 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION

7-19-18 CITY SUBMITTAL

REVISION SUMMARY

DATE DESCRIPTION

ROJECT NUMBER: XXXXX

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

EX. 1' CONTOUR ELEVATION INTERVAL

SILT FENCE / BIOROLL - GRADING LIMIT

1.0' CONTOUR ELEVATION INTERVAL

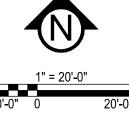
INLET PROTECTION

STABILIZED CONSTRUCTION ENTRANCE

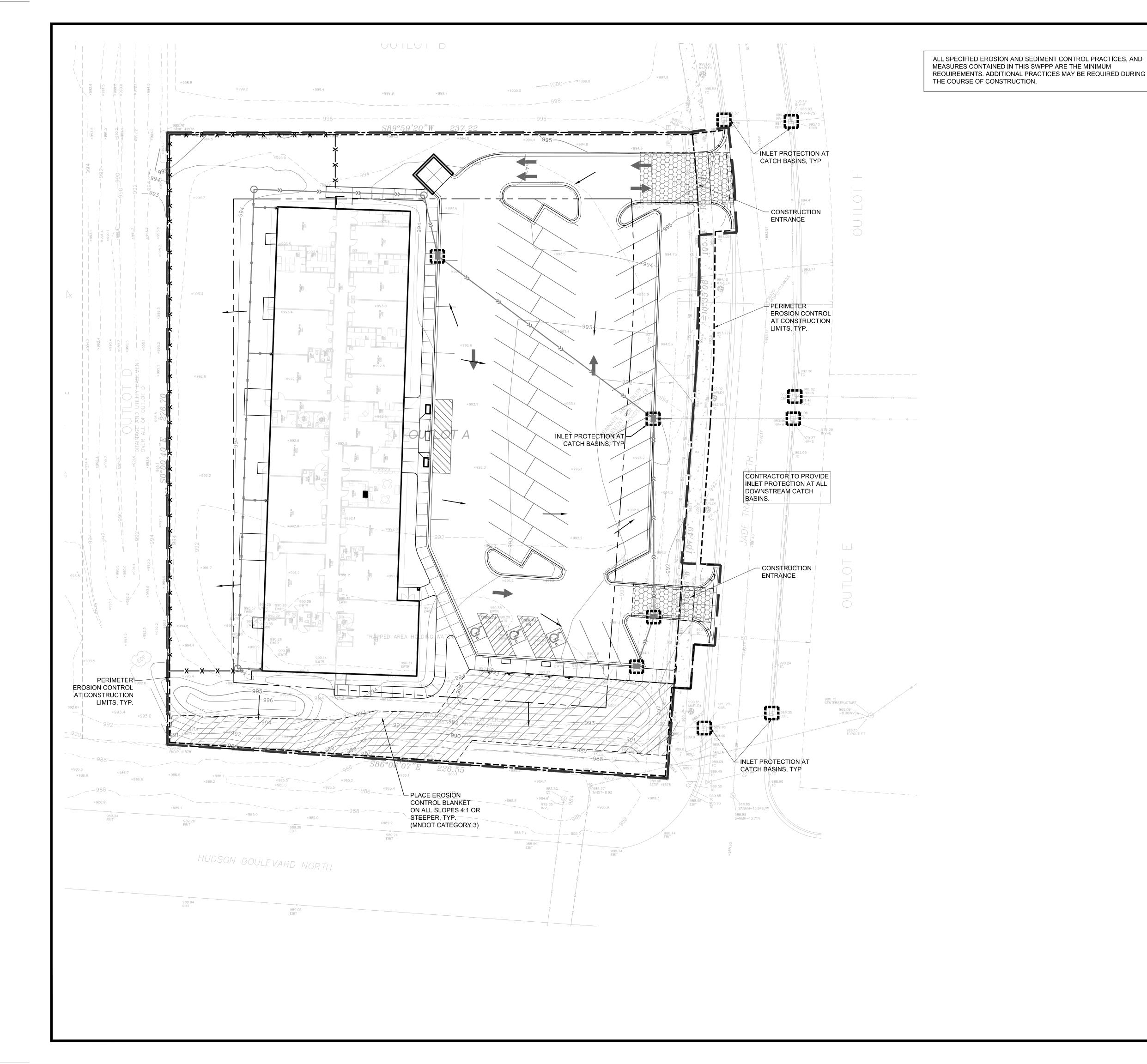
EROSION CONTROL BLANKET



LEGEND:



SWPPP - EXISTING CONDITIONS



SWPPP NOTES:

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CITY OF LAKE ELMO EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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GROWING

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DATE 07/19/18 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION

7-19-18 CITY SUBMITTAL

REVISION SUMMARY DATE DESCRIPTION

ROJECT NUMBER: XXXXX

SWPPP - PROPOSED CONDITIONS

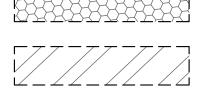
LEGEND:

EX. 1' CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL DRAINAGE ARROW

SILT FENCE / BIOROLL - GRADING LIMIT



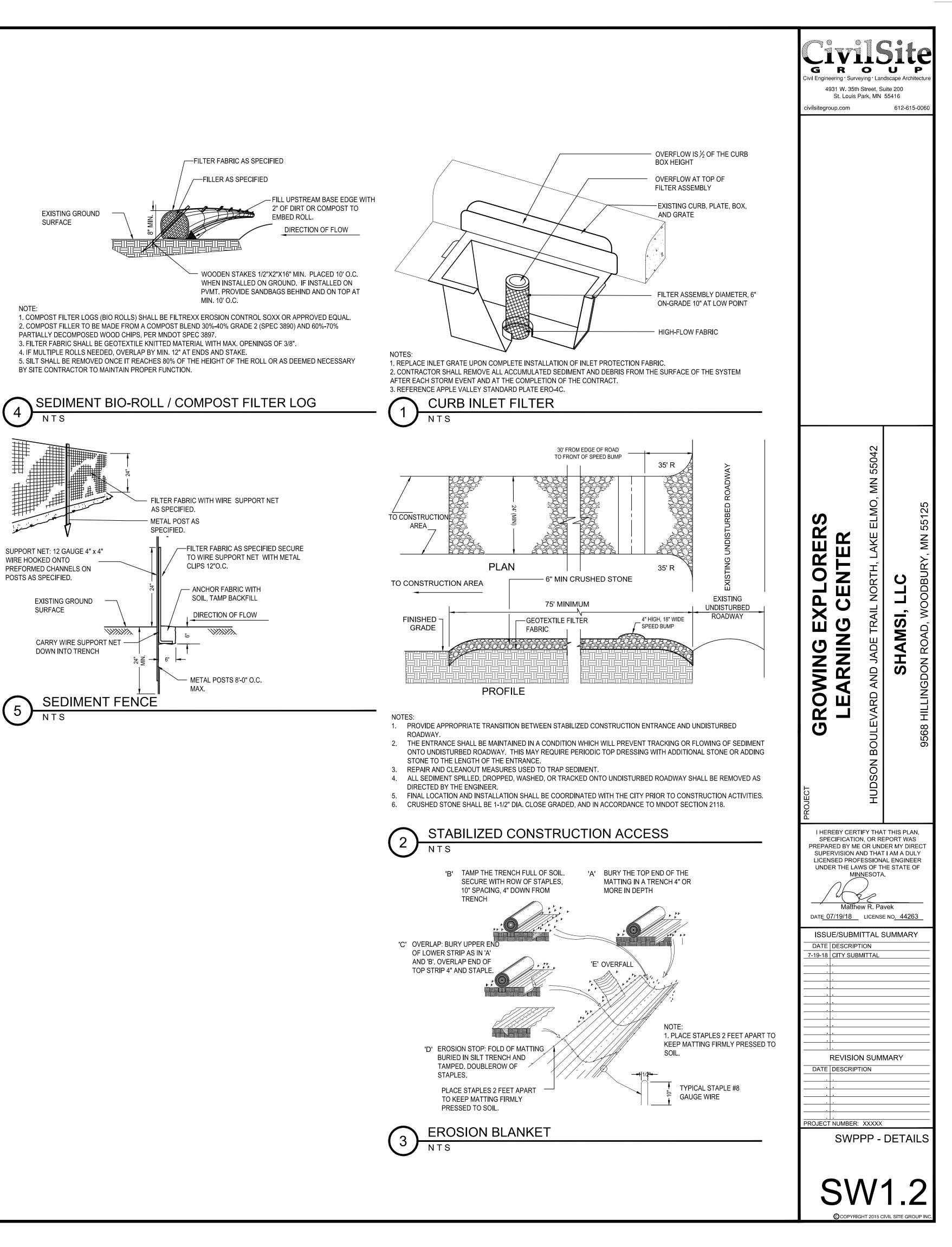
INLET PROTECTION



EROSION CONTROL BLANKET

STABILIZED CONSTRUCTION ENTRANCE





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 # MNR100001 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 CB'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 BMPS TO OVERSEE ALL INSTALLATION AND

MAINTENANCE OF BMPS 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 BMPS 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 BMPS 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 PLANING 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

• 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.

• 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)

3:1 (HORIZ/VERT.) 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 BMPS 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

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS 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.

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

CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

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

THE PERMITEE 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

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

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 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)

DESIGN ENGINEER: MATTHEW R. PAVEK P.E. 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: SHAMSI, LLC 9568 HILLINGDON ROAD WOODBURY, MN 55125 CONTACT:

OWNER INFORMATION

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

	EXISTING CONDITION		PROPOSED COND	NOITION
BUILDING COVERAGE	0 SF	0.0%	12,940 SF	19.3%
ALL PAVEMENTS	0 SF	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 SF	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 SF			
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.

CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION. PROJECT NARRATIVE:

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE

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

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, BMPS AS DEFINED IN THE NPDES PERMIT C.1 AND C.2 IN APPENDIX A APPLY. THESE ARE AS

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 B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III.C. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT

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:

- 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 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER
- •• 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.

SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

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St. Louis Park, MN 55416 /ilsitegroup.com 612-615-006

> WIN ОШ

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT

SUPERVISION AND THAT I AM A DUI Y LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

Matthew R. Pavek DATE 07/19/18 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION

7-19-18 CITY SUBMITTA REVISION SUMMARY DATE DESCRIPTION

> ROJECT NUMBER: XXXXX SWPPP - NARRATIVE

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT NAME: GROWING EXPLORERS LEARNING CENTER PROJECT LOCATION (BRIEFLY DESCRIBE WHERE CONSTRUCTION ACTIVITY OCCURS. INCLUDE ADDRESS IF AVAILABLE.) ADDRESS: NW CORNER OF HUDSON BLVD. AND JADE TRAIL NORTH

CITY OR TOWNSHIP: LAKE ELMO

STATE: MN

ZIP CODE: 55042 LATITUDE/LOGITUDE OF APPROXIMATE CENTROID OF PROJECT: 44.9496 N, 92.9231 E

METHOD OF LAT/LONG COLLECTION (CIRCLE ONE): GPS ONLINE TOOL JUSGS TOPOGRAPHIC

ALL CITIES WHERE CONSTRUCTION WILL OCCUR: LAKE ELMO ALL COUNTIES WHERE CONSTRUCTION WILL OCCUR: WASHINGTON

PROJECT SIZE (NUMBER OF ACRES TO BE DISTURBED): 1.6

ALL TOWNSHIPS WHERE CONSTRUCTION WILL OCCUR:

PROJECT TYPE (CIRCLE ONE): RESIDENTIAL COMMERCIAL/INDUSTRIAL ROAD CONSTRUCTION

RESIDENTIAL & RD CONSTRUCTION OTHER (DESCRIBE):

CUMULATIVE IMPERVIOUS SURFACE (TO THE NEAREST TENTH ACRE) EXISTING AREA OF IMPERVIOUS SURFACE: 0.0

POST CONSTRUCTION AREA OF IMPERVIOUS SURFACE: 0.9 TOTAL NEW AREA OF IMPERVIOUS SURFACE: 0.9

RECEIVING WATERS

WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER? (Y/N)	IMPARIED WATER (Y/N)
82-0090-00	WILMES LAKE	LAKE	N	Υ

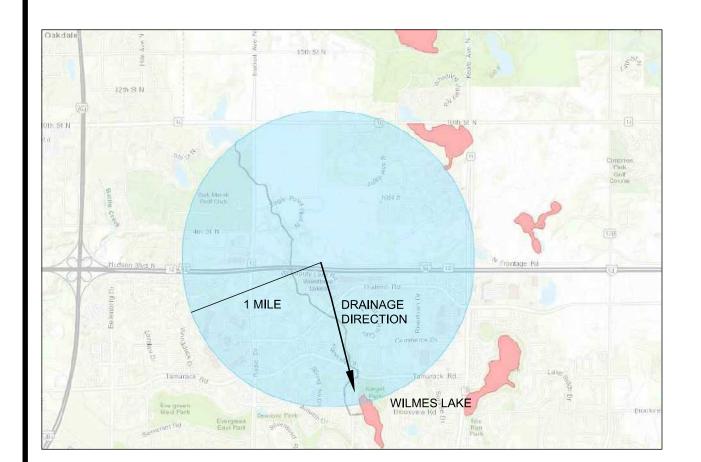
DATES OF CONSTRUCTION

CONSTRUCTION START DATE: 09/18 ESTIMATED COMPLETION DATE: 09/19

GENERAL CONSTRUCTION PROJECT INFORMATION

DESCRIBE THE CONSTRUCTION ACTIVITY (WHAT WILL BE BUILT, GENERAL TIMELINE, ETC): ONE-STORY COMMERCIAL BUILDING ON A CURRENTLY VACANT SITE. ASSUMED 12-MONTH CONSTRUCTION TIMELINE. DESCRIBE SOIL TYPES FOUND AT THE PROJECT: SOILS ON SITE ARE TYPICALLY SILTY SANDS.

SITE LOCATION MAP - ATTACH MAPS (U.S. GEOLOGIC SURVEY 7.5 MINUTE QUADRANGLE, NATIONAL WETLAND INVENTORY MAPS OR EQUIVALENT) SHOWING THE LOCATION AND TYPE OF ALL RECEIVING WATERS, INCLUDING WETLANDS, DRAINAGE DITCHES, STORMWATER PONDS, OR BASINS, ETC. THAT WILL RECEIVE RUNOFF FROM THE PROJECT, USE ARROWS SHOWING THE DIRECTION OF FLOW AND DISTANCE TO THE WATER BODY.



1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROTION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICIES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (III.A.4.A)

THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVIDES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION 2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANITITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (III.A.4.B) SEE PAGE SW1.3

3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (III.A.3.B-F): EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMRWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.

 EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS. LOCATIONS OF AREAS NOT TO BE DISTRUBED.

LOCATION OF AREAS OF PHASED CONSTRUCTION

 ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE). QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW,

INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.

METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT? NO IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (III.A.6)

5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY OT PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060? NO IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (III.A.7)

6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6 B? NO

IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT. (PART I B.6 AND PART III.A.8) 7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPARED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND

IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML

DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY? NO

A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.

B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL. IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN APPENDIX A (C.1, C.2, C.3 & (C.4-TROUT STREAM)) MUST BE ADDED TO THE SWPPP AND IMPLEMENTED. (III.A.7). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.

8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (III.D.)

1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE? NO, BUT IT IS PART OF A COMMON SCHEME OF DEVELOPMENT THAT CREATED MORE THAN 1 ACRE OF NEW

IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE PART III.D OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN PART III.D.1.J. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF OTHER VOLUME REDUCTION (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT

2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT (III.D)

- WET SEDIMENTATION BASIN
- INFILTRATION/FILTRATION REGIONAL PONDS
- COMBINATION OF PRACTICES

INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE PART III.D OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.

REGIONAL INFILTRATION/PONDING

THE PERMANENT STORMWATER MANAGEMENT SYSTEM WAS INSTALLED AS PART OF THE OVERALL BOULDER PONDS DEVELOPMENT. SEE THE STORMWATER REPORT DATED MAY 18, 2015.

3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASSES SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (III.C)

IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

EROSION PREVENTION PRACTICES (IV.B)

DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCITON:

1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.

SILT FENCE WILL BE INSTALLED AT ATHE DOWNHILL LOCATIONS OF THE SITE.

2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.): TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.

3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):

SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL. 4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)

FINAL STABILIZATION OF SWALES WILL BE SOD 5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)

WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

RIP RAP WILL BE UTILIZED AT PIPE OUTLETS 6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS): DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED

7. FOR DRAINAGE OR DIVERSION DITCHES. DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN 24 HOURS AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE

8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL

SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):

OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO; MINIMIZING SITE EXPOSURE WHEN POSSIBLE. 9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL

10, IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED INFILTRATION AREAS MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREAS.

SEDIMENT CONTROL PRACTICIES (IV.C)

DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS

1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:

SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE

2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES: SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY

3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:

SEE INLET PROTECTION DETAILS

4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:

THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE. 5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL

STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA: SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.

6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:

LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED 7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:

DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND. 8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART IV.C.10 OF THE PERMIT:

9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?

IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART III.C OF THE PERMIT.

DEWATERING AND BASIN DRAINING (IV.D)

1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING? NO

IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE PART IV. D OF THE PERMIT):

2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER? NO

IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (SEE PART III.D.3. OF THE PERMIT):

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (APPENDIX A, PARTS C AND D)

1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS? NO

2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS, DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.

3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES

4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).

5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE

6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION

7. WETLANDS. DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)? YES OR NO IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH PART D OF APPENDIX A.

INSPECTIONS AND MAINTENANCE (IV.E) DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:

 ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION, AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS. INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"

1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater: ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE

2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials: ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE

3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment:

ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:

ALL CONSTRUCTION DEBRIS AND SOLID WASTER WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS 5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:

SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.

6. Describe spill prevention and response for fueling and equipment or vehicle maintenance: EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.

7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site: ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE

8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground: ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (IV.G)

1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS: FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.

2. DESCRIBE PROCEDURES FOR COMPLETING FINAL STABILIZATION AND TERMINATING PERMIT COVERAGE (SEE PART IV.G.1-5):

UPON STABILIZATION DESCRIBED ABOVE, THE CONTRCTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

DOCUMENTATION OF INFEASIBILITY: (IF APPLICABLE)

4931 W. 35th Street, Suite 200

St. Louis Park, MN 55416

612-615-006

vilsitegroup.com

WIN

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SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

MINNESOTA.

DATE 07/19/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION 7-19-18 CITY SUBMITTA

REVISION SUMMARY

DATE DESCRIPTION

ROJECT NUMBER: XXXXX SWPPP

ATTACHMENTS

	Rering · Surve	Street, Su	ite 200
GROWING EXPLORERS	LEARNING CENTER	HUDSON BOULEVARD AND JADE TRAIL NORTH, LAKE ELMO, MN 55042	SHAMS
SPE PREPAF SUPE LICEN UNDE	Matthe 7/19/18	N, OR REI OR UNDI ND THAT ESSIONA VS OF TH NESOTA. W R. Pav LICENSE	PORT ER MY I AM A L ENG E STA vek NO. 4
		VIII IAL	

Architecture 12-615-0060

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

REVISION SUMMARY DATE DESCRIPTION

ROJECT NUMBER: XXXXX

SWPPP -ATTACHMENTS





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.
- 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.
- 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 run roof 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.
- SW1.1. Add plan not 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 1st 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 1st 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) 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^{th} day of September 2018 by the City Council of the City of Lake Elmo, Minnesota.

	Mike Pearson, Mayor	
ATTEST:		
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 Agrequired for the privately-owned system.	greement in the City's Standard form is
	l and duly adopted this 4 th day of September, 2 Minnesota.	.018 by the City Council of the City of Lake
ATTE	ST:	Mike Pearson, Mayor
Julie J	ohnson, City Clerk	