

3800 Laverne Avenue North  
Lake Elmo, MN 55042

(651) 747-3900  
[www.lakeelmo.org](http://www.lakeelmo.org)

## **NOTICE OF MEETING**

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Wednesday August 15, 2018**  
**at 7:00 p.m.**  
**AGENDA**

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
  - a. July 23, 2018
4. Public Hearings
  - a. FINAL PLAT AND PLANNED UNIT DEVELOPMENT (PUD) PLANS AND CONDITIONAL USE PERMIT. A request by Shamsi, LLC, 9568 Hillingdon Road, Woodbury, MN 55125, for approval of final plat and PUD plans and a conditional use permit for the operation of a day care facility within the 1.54 acre Outlot A of Boulder Ponds 1<sup>st</sup> Addition. PID #34.029.21.33.0022.
5. Business Items
  - a. DRONE ORDINANCE. The Planning Commission is asked to discuss a possible drone ordinance and give feedback to Planning Staff.
6. Communications
  - a. City Council Updates – August 7, 2018
    - a. Legacy at Northstar 1<sup>st</sup> Addition Final Plat
    - b. Legacy at Northstar Developer Agreement
    - c. Home Occupation Ordinance
    - d. Tree Preservation Ordinance
  - b. Staff Updates
    - a. Upcoming Meetings:
      - August 15, 2018
      - August 27, 2018
7. Adjourn

\*\*\*Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of July 23, 2018**

Chairman Dodson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Emerson, Dodson, Pearce, Dorschner, Weeks, Kreimer, Lundquist & Hartley

**COMMISSIONERS ABSENT:** Johnson

**STAFF PRESENT:** Planning Director Becker

**Approve Agenda:**

M/S/P: Hartley/Dodson, move to approve the agenda as presented, ***Vote: 7-0, motion carried unanimously.***

**Approve Minutes:** July 9, 2018

M/S/P: Hartley/Lundquist, move to approve the July 9, 2018 Minutes as amended, ***Vote: 7-0, motion carried unanimously.***

**Public Hearing – Final Plat and Planned Unit Development and Zoning Map Amendment**

Becker started her presentation regarding final plat and planned unit development plans and zoning map amendment for the application from GWSA for a 59 single family home development on 23.26 acres. This is the first addition of a 266 single family home development on 98.83 acres. This development requires a PUD as it is in a shoreland district and the developer is requesting flexibility. There are a number of changes from the Preliminary Plat that the Commission had previously reviewed. The number of lots has decreased from 279 units at concept to 266 units (down three from Council approval of 269 due to engineering comments) and a density of 2.72 units per acre. The street layout is different, and the lot sizes and widths have changed. The developer is requesting a reduction of lot size from the approved preliminary plat of 7900 square feet to 6600 square feet for the villa lots; 6900 square feet to 6840 square feet for the interior single family lots; and 8500 square feet to 8090 square feet for the exterior single family lots. Flexibility for the maximum impervious surface for the interior single family lots is being requested to increase from 40% to 45%.

Landscaping plans have not been approved by the City yet, but that is a recommended condition of approval. The preliminary landscape plans indicated that there were no trees on the site and therefore no removal. However, trees were removed on the western edge of the property during grading and the trees will need to be replaced per the tree preservation ordinance requirements.

There are a number of outlots being created. Outlots A & C will be owned by the City for infiltration purposes. Outlot B, D & E will be owned by the Developer for a tot lot, pool, pool house and private trails. Outlots G, F & H will be developed in the future.

Partial parkland dedication was provided with Outlot D of the Northport plat. The balance will be cash in lieu of land. The developer provided theming and landscape renderings. Becker went through the preliminary plat conditions and how they have been met. There is a zoning map amendment that is necessary in order to final plat. This zoning map amendment is consistent with the comprehensive plan. Becker went through the recommended conditions of approval.

Lundquist is wondering why the level of the land was raised significantly and is wondering if that will affect the runoff and holding ponds. Becker stated that the VBWD and Engineer have approved the preliminary plans and determined that there is sufficient storm water management. Dodson is wondering about finding #12c which is amenity points for open space above 20%. Dodson is wondering where the additional open space is. Becker believed that the overall open space for the development is 26% but would have to have the developer confirm. Lundquist stated that looking at the plan, it is hard to tell where the open space is. Becker stated that the park, buffers and stormwater ponds all count towards open space.

Emerson is wondering if more than the first phase is being graded. Becker stated that they are grading the whole development.

Kreimer asked why the trails in the development are private. Craig Allen, GWSA land development stated that there are public and private trails in the development. The pool and clubhouse will be built in the first phase.

Public Hearing opened at 7:26 pm

Josh Peltier, 4167 Kirkwood Lane, is concerned about the buffer setback. It started out at 20 feet and was reduced to 15 feet when the Planning Commission felt it should be 100 feet. Peltier is wondering if that has been resolved. Becker stated that it was a condition of preliminary plat that an average of 86 feet be provided at the Northern edge and an average of 170 feet be provided at the Western edge of the plat.

Bobbie Olson, 3834 Kindred Way, asked to speak for development and the traffic that this development will create. Getting onto Lake Elmo Avenue is getting more difficult

and will be worse with this development. Olson is wondering what type of lighting will be used in this development and if it will be down lighting. Becker stated that the down lighting was not available from Xcel when engineering standards were adopted by the City which required the acorn lighting that they provide. Lundquist stated that speeds on Lake Elmo Ave should be reported to Washington County Sheriff's Dept. Olson stated that the trees that were a buffer were taken out and it looks pretty bare and they are not happy with it. Olson is concerned that the open field in the new development is very close to the trail that goes down to Sunfish Lake. Olson is concerned about kid's safety if they wander down to the Lake.

Matthew Cooper, 3806 Kindred Way, stated that Hamlet on Sunfish owns land that is protected with a conservation easement. Cooper stated that one could suggest that the scenic and conservation value of the land has already been impacted by the development. The lighting is of concern and they would hope it is down lighting. Hamlet residents are concerned with the traffic on Lake Elmo Ave as well as the parking at the grade school. Cooper talked about the encroachment onto Hamlet on Sunfish property with the removal of the trees. Cooper stated that the connection of the Hamlet on Sunfish property with this development is their choice to keep them private. The proposed connection of trails does not address the safety concern.

Joe Chavez, 3505 Kelvin Ave, came to the City over a year ago regarding this development and talked about access to a land locked parcel that he owns. The planned access in the plat does not provide a viable access to his parcel, only to the Schiltgen parcel to the South. Chavez submitted sketch drawings to both the City and the developer which seemed to be ignored and deference is being given to developers and large land owners.

Tim Narum, 3690 Kindred Way, wants to emphasize how important the sewer connection for Hamlet on Sunfish is. The requirement by the MPCA is that the residents in the development be connected to City Sewer by 2020. The plan before the Planning Commission is a good plan to get the sewer lines close to the development.

Public Hearing closed at 7:46 pm

Pearce is wondering about the average buffering and what the smallest buffer is. Becker stated that it is by lot 93 and there is no buffer, though there will be screening in the rear lot, and the minimum rear yard setback is 20 feet. Pearce asked what the City ordinance is in regards to buffer setbacks. Becker stated that it is not actually measured in the comprehensive plan. Dodson asked where the lots were lost from the approved preliminary plat. Becker stated that the lots were lost because of engineering comments.

Dodson asked where the street lights are located. Becker stated that they are at all intersections per engineering requirements. Dodson stated that he was under the



impression that the City could ask for fewer or no street lights. Becker stated that the street lights must adhere to the engineering standards as they are referenced in the code. The engineering standards would need to be changed if the City wants something different. Dodson would propose that there be lights at Lake Elmo Ave and nowhere else in the development. Becker stated that the Planning Commission could recommend that the engineering standards be reviewed and make it a condition of approval. Weeks and Hartley argued against Dodson's proposal for safety reasons. Dorschner asked if they could request shorter lighting. Becker stated that there are only 2 options available with Xcel. Craig Allen stated that he believes the street lights are only at the intersections.

Pearce is wondering if the tress that were removed were on Hamlet on Sunfish property or if they were on the development property. Becker stated that per the developer and the surveyor they were on the development property.

M/S/P: Dodson/Dorschner, move to add a condition #13 that the City require the use of the traditional lighting from Xcel energy for the street lights, **Vote: 7-0, motion carried unanimously.**

Dorschner thinks that they need to be more specific and say that the lighting needs to be downward directional. Dorschner would also like the lowest height possible on the light poles.

Dodson is wondering if the declaration for the CIC community is covered. Becker stated that it is in the developer's agreement. Dodson asked about the capital reserve for operating the capital equipment. Becker stated that has not been required with other developments.

M/S/P: Dodson/Dorschner, move to recommend condition of approval #14 that the developer setting up the common interest community demonstrate that the capital reserve required by law for the capital equipment of the pool and clubhouse be established, **Vote: 7-0, motion carried unanimously.**

Dorschner is wondering how the average 86 feet on the North is being calculated. Is the outlot included in that? Becker stated that it is included based on the information that was provided by a certified engineer. Lundquist asked about the southern property line. All of the lots go right to the property line. Becker stated that a buffer is not required on the southern property line. Becker stated that the preliminary plat was approved with the current configuration and that significant changes cannot be made at this point.

Dorschner recalls that at preliminary plat the Chavez land locked parcel was considered. Becker stated that even the original preliminary plat that came forward had the stormwater pond in the southwest corner. Where Chavez was looking to gain access

always had a proposed stormwater pond. Becker stated that if Chavez obtained an easement from Schiltgen, he would be able to have access from the road stubs. Kreimer asked if the parcel was south of this plat. Becker stated it is southwest of this development and is not adjacent to it.

M/S/P: Kreimer/Dodson, move to recommend approval of the request for a zoning map amendment to rezone PID's 11.029.21.43.0001 and 11.029.21.44.0001 as shown on the lot line adjustment exhibit dated April 20, 2018, ***Vote: 7-0, motion carried unanimously.***

Dorschner stated that it is unfortunate that the preliminary plat was approved with the reduced buffers, but the development is needed for the Hamlet on Sunfish sewer connection. Lundquist is also concerned with the buffers as well as the traffic on Lake Elmo Avenue.

M/S/P: Kreimer/Dodson, move to approve the Legacy at North Star 1<sup>st</sup> addition Final Plat and PUD Plans with recommended findings and conditions of approval as amended, ***Vote: 7-0, motion carried unanimously.***

#### **Public Hearing – Zoning Text Amendment – Planned Unit Development**

Becker started her presentation regarding the Planned Unit Development Ordinance update. In the fall of 2016, the City approved a change to the open space development ordinance changing it to a PUD process. At that time, the Planning Commission gave direction to update the existing PUD ordinance to make the 2 ordinances consistent. The Planning Commission reviewed the draft changes at the February 27, 2017 meeting and provided feedback. This is the public hearing and the Planning Commission is being asked to make recommendation to the City Council on the proposed amendments.

Dodson asked why the process for the PUD ordinance is repeated if it is already outlined in the subdivision ordinance. Becker stated that the PUD process is a little bit different and it makes it easier for staff to follow. Hartley stated that the staff likes to have each one listed out. Weeks stated that ultimately staff is responsible to keep the code. The PUD is complicated and extensive and it makes it easier to go through if the requirements are right there.

Dodson is wondering if there are any areas of the City that a PUD would not apply. Becker stated that if the development meets one or more of the objectives outlined in the PUD ordinance, it would be eligible for a PUD.

Public Hearing opened at 8:24 pm

No one spoke and there was no written correspondence

Public Hearing closed at 8:24 pm

Dodson is wondering if the flexibility in the density in the MUSA can ever be below the 3 units per acre. Hartley stated that it isn't a good idea, but it could happen. Emerson stated that it does not always work based on the land, for instance in shoreland.

Dodson would propose in the other exception section to require building design guidelines. Hartley is wondering if that is covered under theming. Becker stated the "other exceptions" is intended to outline the flexibility.

Hartley is wondering if there is already a definition of an amenity in the code. Becker stated that there isn't currently a definition. Hartley would propose defining an amenity as a feature that has some benefit to Lake Elmo and the residents as a whole. That will prevent developers from getting amenity points for features that are put into a development that are made private only for the residents of the development. Emerson stated that the City is having a hard time meeting the density as it is. Hartley stated that the Comprehensive Plan will have enough density to meet the requirements. Weeks does not have a problem with the developer getting amenity points for private amenities.

Dodson asked about the additional open space having a minimum of 50% not occupied for 10 points. Dodson is wondering if this section would make more sense as a ratio. Becker stated that the City can award some amenity points based on how much additional space is allowed.

Kreimer asked about the affordable housing points. In the redline version in one spot it is 10 points and in another it is 5 points. Becker stated that in the final version it is 5 Points. Dorschner would like it to be 10 points to give greater incentive to affordable housing.

Dodson asked why contained parking was deleted. Becker stated that this is already a requirement under Lake Elmo guidelines and design standards, and so amenity points should not be granted for something that is already required.

Dodson would like to require a detailed list of the changes from the preliminary plan to the final plan.

M/S/P: Dodson/Lundquist, move to recommend approval of proposed amendments to the City's Planned Unit Development Ordinance as amended, ***Vote: 7-0, motion carried unanimously.***

#### **City Council Updates – July 17, 2018**

1. Wyndam Village Preliminary Plat and ZMA - approved
2. Wildflower PUD Amendment - approved

3. School Bus Terminal ZTA, Preliminary & Final Plat, ZMA & CUP - approved
4. Four Corners 2<sup>nd</sup> Addition PUD - approved
5. Northport 2<sup>nd</sup> Addition Final Plat and Developers Agreement - approved
6. Verizon Monopole CUP - approved

**Staff Updates**

7. Upcoming Meetings
  - a. August 15, 2018
  - b. August 27, 2018

Meeting adjourned at 9:14 pm

Respectfully submitted,

Joan Ziertman  
Planning Program Assistant



## STAFF REPORT

DATE: 8/15/2018

**REGULAR**

ITEM #: 4A

**MOTION**

**TO:** Planning Commission

**FROM:** Emily Becker, Planning Director

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

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

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### BACKGROUND:

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

### ISSUE BEFORE COMMISSION:

The Planning Commission is being asked to hold a public hearing and make recommendation on 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.

### PROPOSAL DETAILS/ANALYSIS:

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

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

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

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

*Existing Land Use:* Vacant property

*Existing Zoning:* C - Commercial

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

## FINAL PLAT AND PUD PLANS

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

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

### City Engineer Review.

#### *Stormwater Management*

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

#### *Site Plan*

- The proposed access locations appear acceptable.

#### *Storm Sewer*

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

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

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

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

#### **Recommended Findings.**

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

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

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

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

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

## CONDITIONAL USE PERMIT

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

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



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

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

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

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

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

during only part of a 24-hour day. The application indicates that the hours of operation will be from 6:30 am to 6:00 pm, and so this requirement is met.

### **Parking Lot Requirements**

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

### **Parking Lot Screening Standards**

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

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

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

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

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

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

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

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

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

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

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

**Recommended Conditions of Approval.** If the Council wishes to recommend approval, 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.

### **FISCAL IMPACT:**

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

### **OPTIONS:**

The Commission may:

- Recommend approval of the Final Plat and PUD Plans and Conditional Use Permit with recommended findings and conditions of approval.
- Recommend approval of the Final Plat and PUD Plans and Conditional Use Permit with amended findings and conditions of approval.
- Recommend approval of 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.
- Recommend denial of both the Final Plat and PUD Plans, citing findings for denial.

### **RECOMMENDATION:**

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

***“Move to recommend approval of the Growing Explorers Final Plat and PUD Plans with recommended findings and conditions of approval as drafted by Staff.”***

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

***“Move to recommend approval of 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

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



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

## LAND USE APPLICATION

☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance\*(see below) ☐ Zoning Appeal

☒ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading

☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan

☐ PUD Concept Plan ☐ PUD Preliminary Plan ☒ PUD Final Plan

Applicant: SHAMSI, LLC

Address: 9568 HILLINGDON RD, WOODBURY, MN 55125

Phone # (715) 559-9575

Email Address: ashamsi34@gmail.com

Fee Owner: Same as above

Address: \_\_\_\_\_

Phone # \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Location (Address and Complete (long) Legal Description: Outlot A - BOULDER PONDS

PARCEL NUMBER: 34.029.21.33.0022

LOT A SUBDIVISION 2911 SUB DIVISION NAME BOULDER PONDS

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

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

Not Applicable - no Variances requested for this project.

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

Signature of applicant: [Signature]

Date: 07/02/2018

Signature of fee owner: [Signature]

Date: 07/02/2018

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

**Name of applicant:**

SHAMSI, LLC

Attn: Ahmad Shamsi

(715) 559 – 9575

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

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

**2. Written Statements:**

**a. Applicants and Representatives:**

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



**b. Site Data:**

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

Current Zoning: C – PUD

Size: 1.540 Acres (67,082 square foot)

Parcel Number: 34.029.21.33.0022

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

**c. Historic Narrative of Property:**

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

**d. Description of Proposed Use:**

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

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

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

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

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

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

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

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

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

**e. Justification of Proposed Use:**

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

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

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

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

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

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

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

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

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

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

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

**Exhibit List**

GE.0100: Land use application

GE.0200: Verification of Ownership – Property Deed

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

GE.0400: ITCO Soil Testing Results – Outlot A

GE.0500: Signed Escrow Agreement for Municipal Review Services

GE.0600: Signed Acknowledge of Responsibility

GE.0700: Signed Affirmation of Sufficient Interest

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

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

GE.1000: Plans Packet

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

**Name of applicant:**

SHAMSI LLC

Attn: Ahmad Shamsi

(715) 559 – 9575

**FINAL PLAT APPLICATION**

- 1. Completed Land Use Application Form:** Exhibit GE.0100 – Land Use Application.  
- Exhibit GE.0500 – Signed Escrow Agreement for Municipal Review Services.

**2. Written Statements:**

**a. Applicants and Representatives:**

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

**b. Site Data:**

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

Current Zoning: C – PUD

Size: 1.540 Acres (67,082 square feet)

Parcel Number: 34.029.21.33.0022

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

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

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

ii. **Listing of Lot Information:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**3. Plat and Associated Plans:**

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

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

Review exhibit GE.1000 – Plans Packet

- **Final Utility Plan:**

Review exhibit GE.1000 – Plans Packet

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

Review exhibit GE.1000 – Plans Packet

- **Final Tree Preservation Plan:**  
**Not applicable.** The property only has a few small trees along the south east corner that will not be disturbed.
- **Final Landscaping Plan:**  
Review exhibit GE.1000 – Plans Packet
- **Ghost Plat:**  
**Not applicable.** Not required for this project.
- **Electronic Files.** Google drive link emailed to Emily Becker.

#### 4. Supplemental Information

**Not applicable.** Not required for this project.

#### 5. Variances

**Not applicable.** None requested for this project.

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

#### Exhibit List

GE.0100: Land use application

GE.0200: Verification of Ownership – Property Deed

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

GE.0400: ITCO Soil Testing Results – Outlot A

GE.0500: Signed Escrow Agreement for Municipal Review Services

GE.0600: Signed Acknowledge of Responsibility

GE.0700: Signed Affirmation of Sufficient Interest

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

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

GE.1000: Plans Packet



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

**Name of applicant:**

SHAMSI LLC

Attn: Ahmad Shamsi

(715) 559 – 9575

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

**Submission Requirements:**

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

**Exhibit List**

GE.0100: Land use application

GE.0200: Verification of Ownership – Property Deed

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

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

GE.1000: Plans Packet



# GROWING EXPLORERS

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

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

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

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

SHAMSI, LLC

\_\_\_\_\_  
as \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

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

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

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

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

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

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

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

LAKE ELMO PLANNING COMMISSION

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

PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA

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

CITY OF LAKE ELMO, MINNESOTA

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

CITY OF LAKE ELMO, MINNESOTA

By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY SURVEYOR

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

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

COUNTY AUDITOR/TREASURER

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

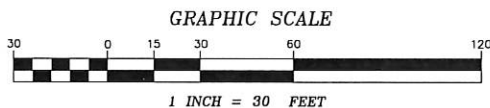
By \_\_\_\_\_ Washington County Auditor/Treasurer By \_\_\_\_\_ Deputy

COUNTY RECORDER

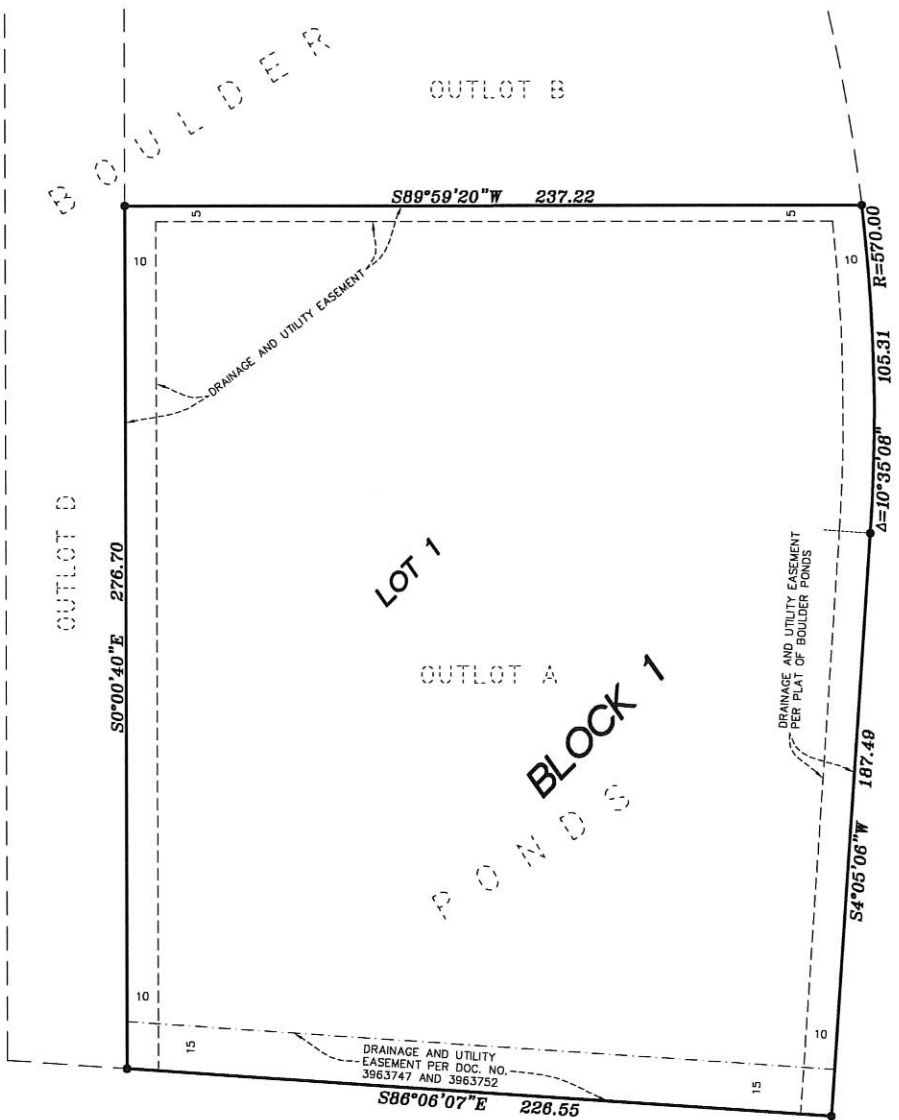
Document Number \_\_\_\_\_

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

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



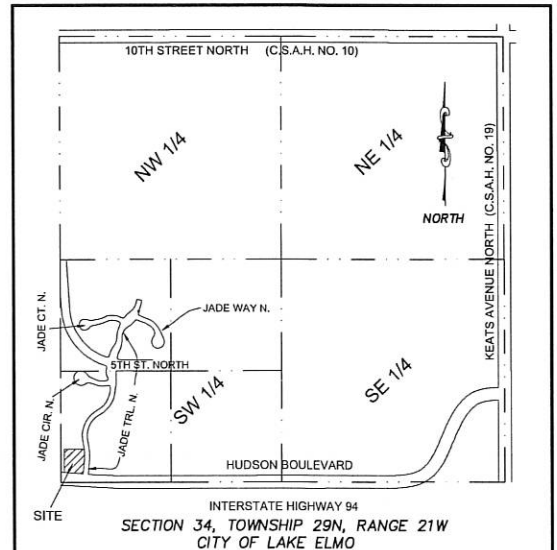
E 1/2 OF THE  
OF THE SE 1/4  
SEC. 33, T.29, R.21



● DENOTES FOUND IRON MONUMENT MARKED BY  
RLS NO. 41578.

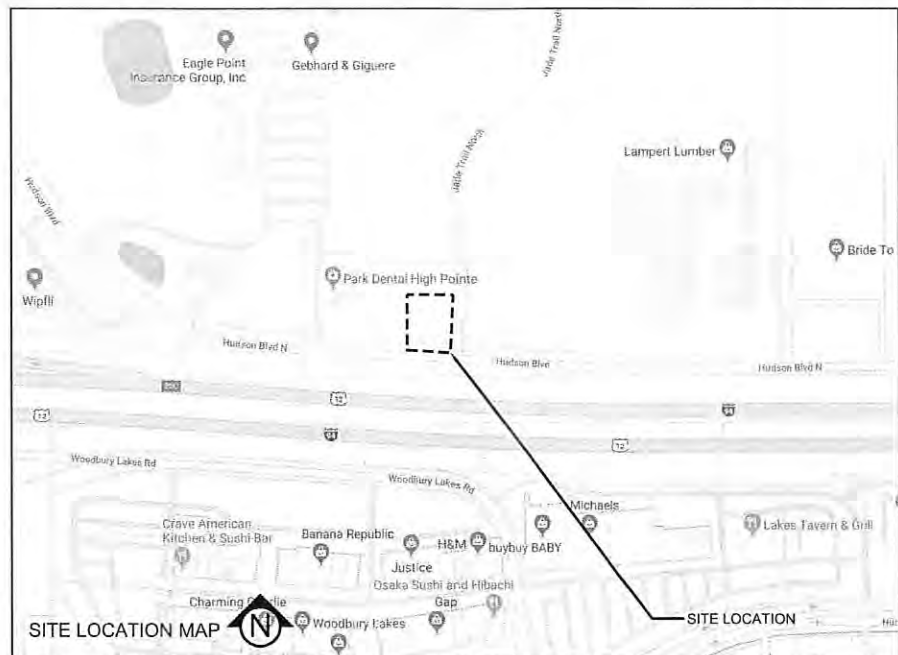
ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE WASHINGTON COUNTY  
COORDINATE SYSTEM. (NAD 83)

VICINITY MAP  
NOT TO SCALE



# GROWING EXPLORERS LEARNING CENTER

LAKE ELMO, MINNESOTA  
ISSUED FOR: CITY SUBMITTAL



ARCHITECT:  
HPA, LLC  
5930 KIRKWOOD LANE N.  
PLYMOUTH, MN 55442

DEVELOPER / PROPERTY OWNER:  
SHAMSI, LLC  
9568 HILLINGDON ROAD  
WOODBURY, MN 55125

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:	
	EX. 1' CONTOUR ELEVATION INTERVAL
	EXISTING SPOT GRADE ELEVATION
	1.0' CONTOUR ELEVATION INTERVAL
	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)
	SPOT GRADE ELEVATION TOP OF WALL
	SPOT GRADE ELEVATION BOTTOM OF WALL
	DRAINAGE ARROW
	EMERGENCY OVERFLOW
	EOF=1135.52
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	SOIL BORING LOCATION
	CURB AND GUTTER (T.O. = TIP OUT)
	PROPOSED MANHOLE STORM
	PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE SANITARY
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND CABLE
	EXISTING MANHOLE
	EXISTING CATCH BASIN
	EXISTING HYDRANT
	EXISTING STOPBOX
	EXISTING GATE VALVE
	EXISTING ELECTRIC BOX
	EXISTING LIGHT
	EXISTING GAS METER
	EXISTING GAS VALVE

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

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE

**CivilSite**  
GROUP  
Civil Engineering • Surveying • Landscape Architecture  
4931 W. 35th Street, Suite 200  
St. Louis Park, MN 55416  
civilsitegroup.com 612-615-0060

PROJECT  
**GROWING EXPLORERS  
LEARNING CENTER**  
HUDSON BOULEVARD AND JADE TRAIL NORTH, LAKE ELMO, MN 55042  
**SHAMSI, LLC**  
9568 HILLINGDON ROAD, WOODBURY, MN 55125

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

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

ISSUE/SUBMITTAL SUMMARY  
DATE DESCRIPTION  
7-19-18 CITY SUBMITTAL

REVISION SUMMARY  
DATE DESCRIPTION

PROJECT NUMBER: XXXXX

TITLE SHEET

**C0.0**

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CERTIFICATE OF SURVEY

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

PROPERTY DESCRIPTION:

Outlot A, BOULDER PONDS, Washington County, Minnesota.

NOTES

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

LEGEND

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

TREE DETAIL

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

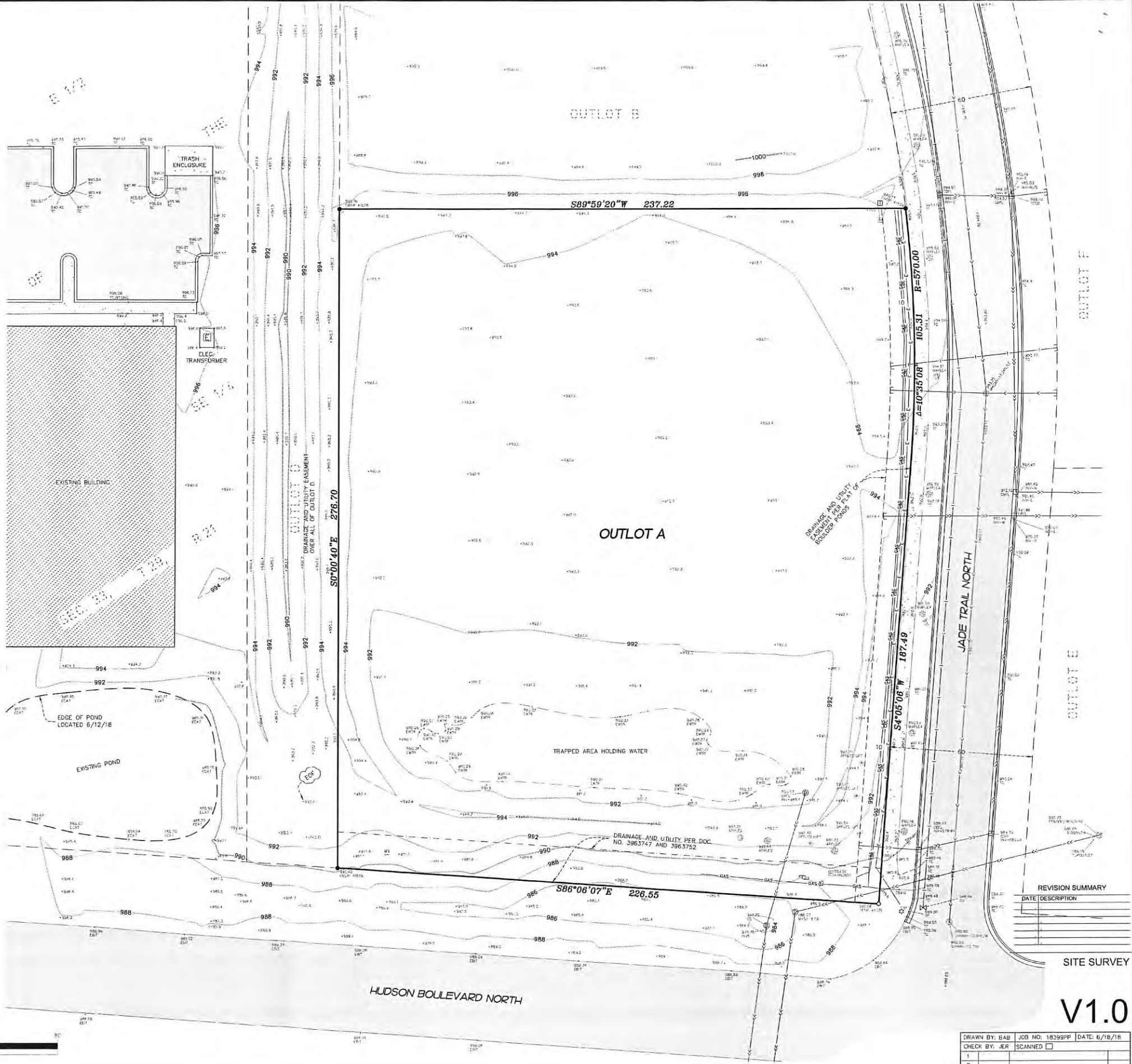
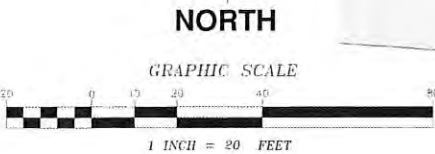
BENCHMARK

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

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

JASON E. RUD  
Date: 6/18/2018 License No. 41578

**E.G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701



REVISION SUMMARY

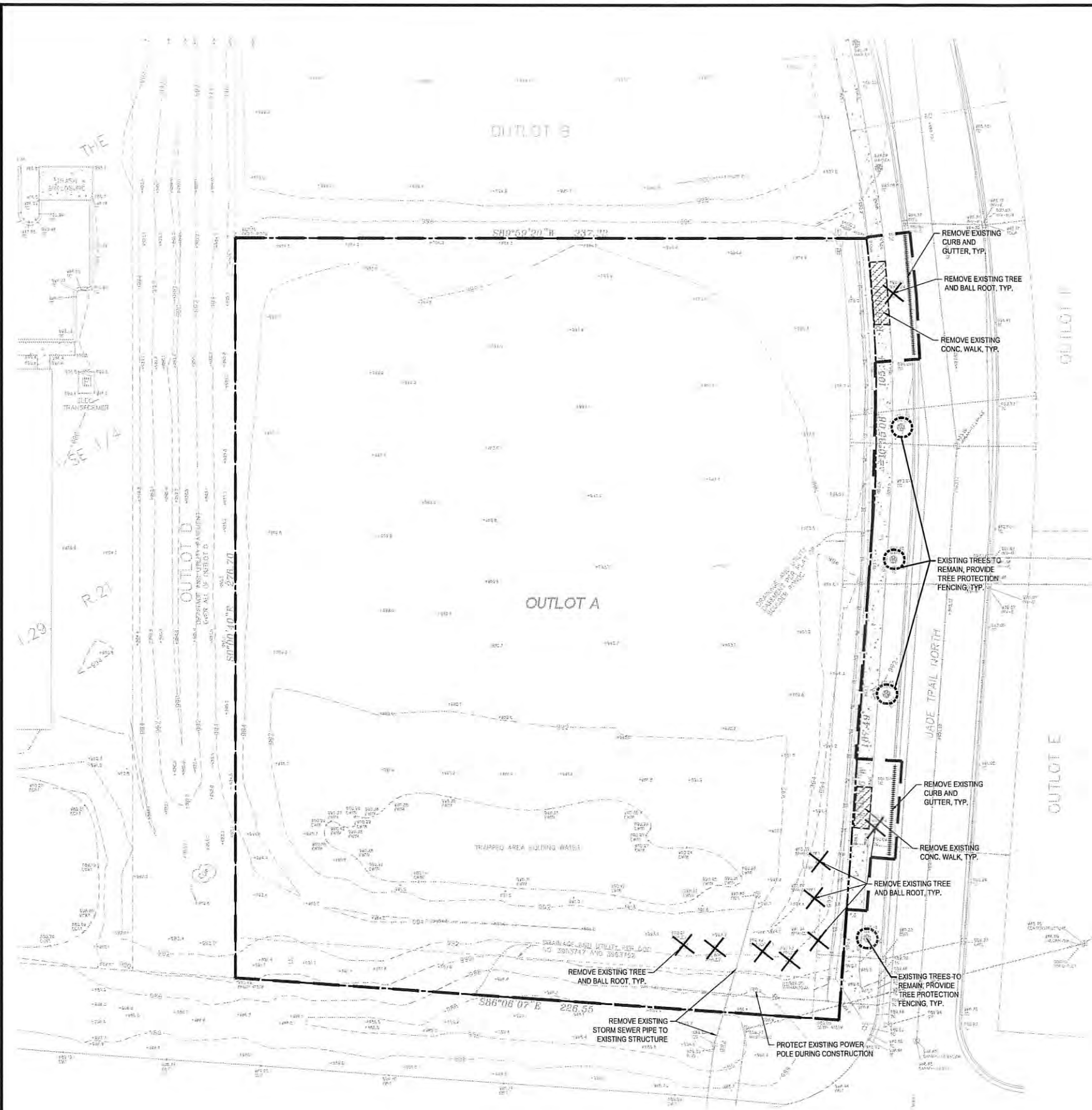
DATE	DESCRIPTION

SITE SURVEY

V1.0

DRAWN BY: BAB	JOB NO: 18399PP	DATE: 6/18/18
CHECK BY: JER	SCANNED	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY





#### 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 ACTIVITIES.
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 (MMUCD) 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:

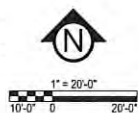
1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

#### EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

#### REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER, IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS



## GROWING EXPLORERS LEARNING CENTER

PROJECT

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

SHAMSI, LLC

9568 HILLINGDON ROAD, WOODBURY, MN 55125

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*Matthew R. Pavet*  
DATE: 07/19/18 LICENSE NO. 44263

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REMOVALS PLAN

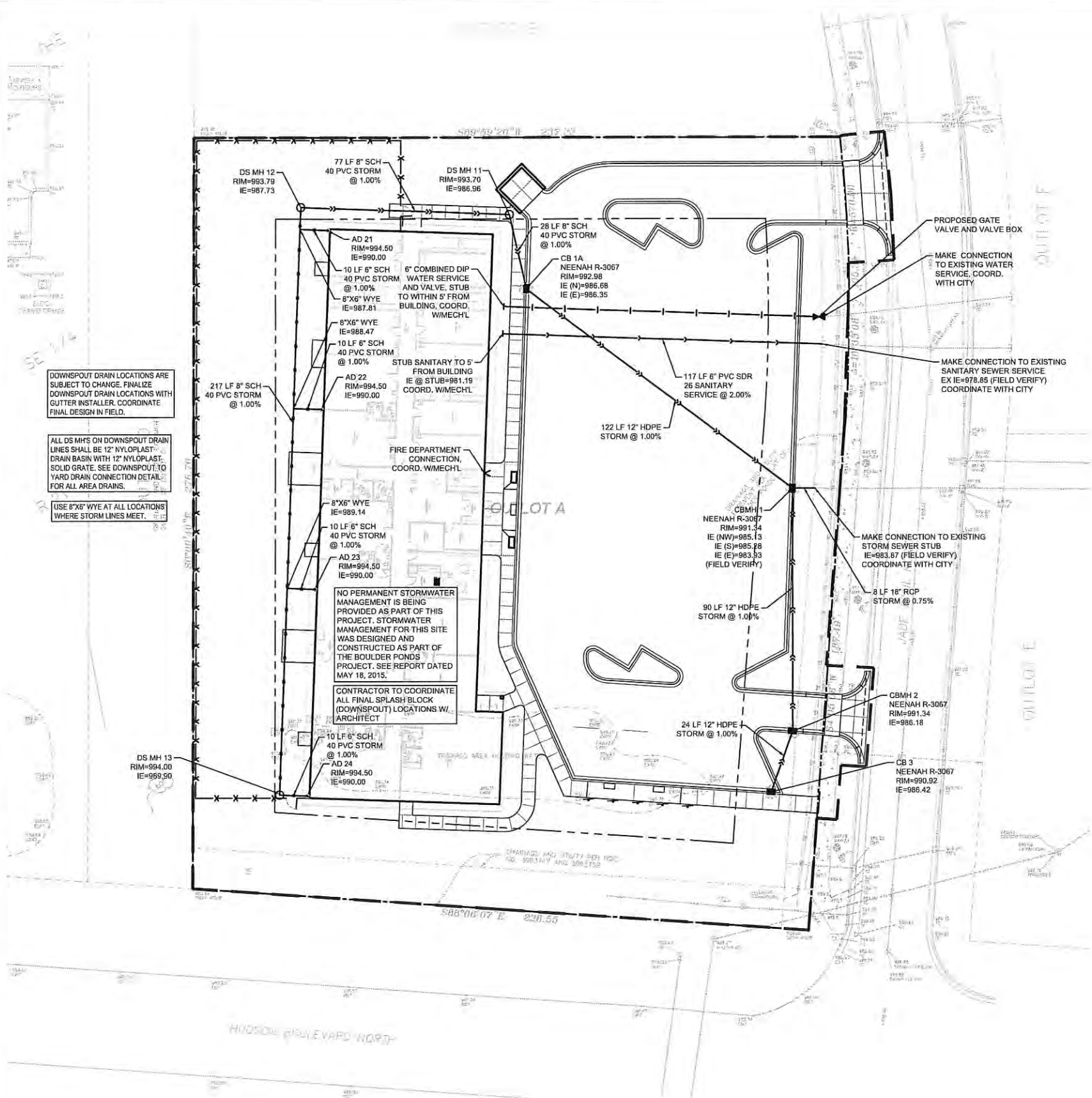
C1.0

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DOWNSPOUT DRAIN LOCATIONS ARE SUBJECT TO CHANGE. FINALIZE DOWNSPOUT DRAIN LOCATIONS WITH GUTTER INSTALLER, COORDINATE FINAL DESIGN IN FIELD.

ALL DS MHS ON DOWNSPOUT DRAIN LINES SHALL BE 12" NYLOPLAST DRAIN BASIN WITH 12" NYLOPLAST SOLID GRATE. SEE DOWNSPOUT TO YARD DRAIN CONNECTION DETAIL FOR ALL AREA DRAINS.

USE 8"X6" WYE AT ALL LOCATIONS WHERE STORM LINES MEET.

NO PERMANENT STORMWATER MANAGEMENT IS BEING PROVIDED AS PART OF THIS PROJECT. STORMWATER MANAGEMENT FOR THIS SITE WAS DESIGNED AND CONSTRUCTED AS PART OF THE BOULDER PONDS PROJECT. SEE REPORT DATED MAY 18, 2015.

CONTRACTOR TO COORDINATE ALL FINAL SPLASH BLOCK (DOWNSPOUT) LOCATIONS W/ ARCHITECT

GENERAL UTILITY NOTES:

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MIN RULES, CHAPTER 4714, SECTION 1109.0.

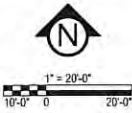
CITY OF LAKE ELMO UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

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

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GROWING EXPLORERS  
LEARNING CENTER

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

SHAMSI, LLC

9568 HILLINGDON ROAD, WOODBURY, MN 55125

PROJECT

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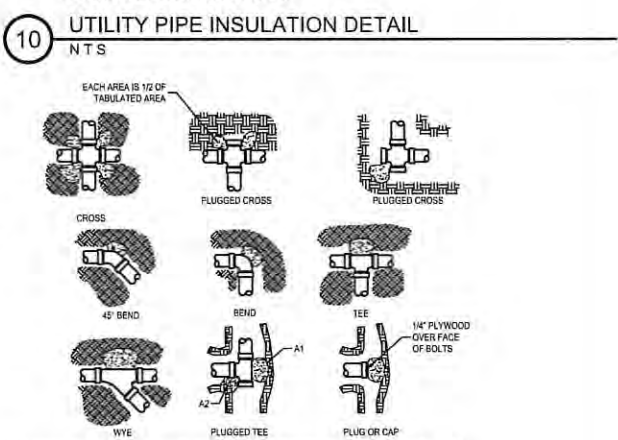
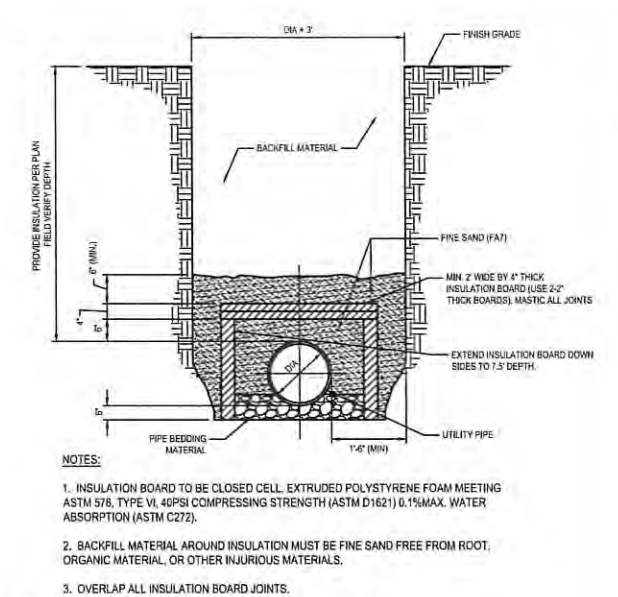
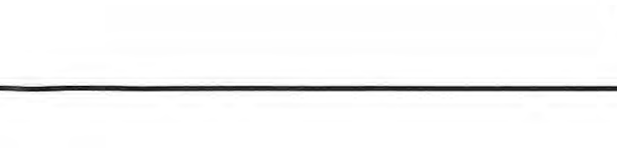
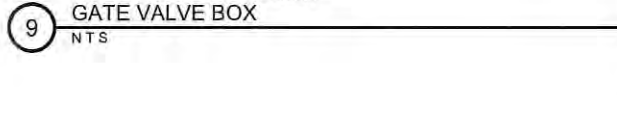
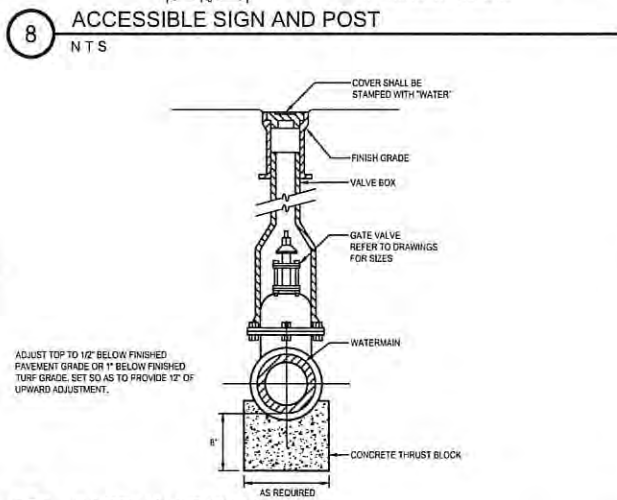
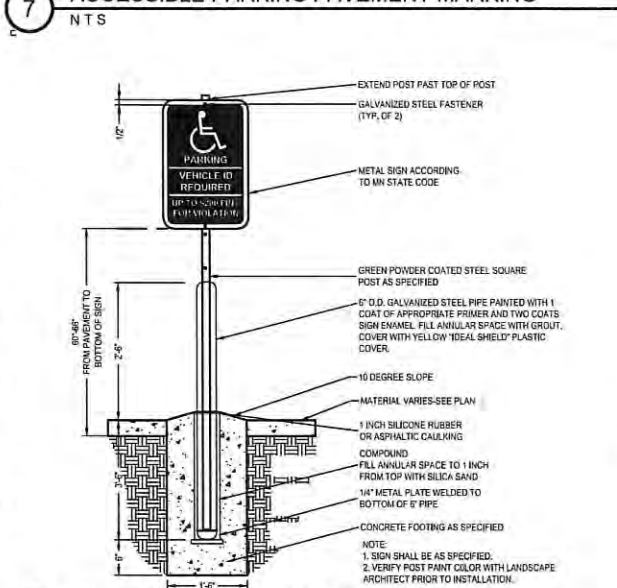
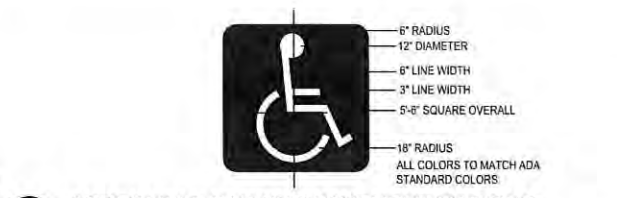
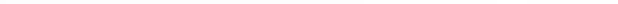
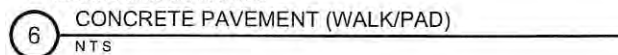
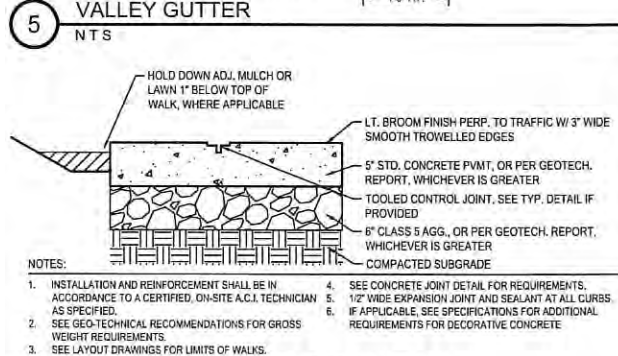
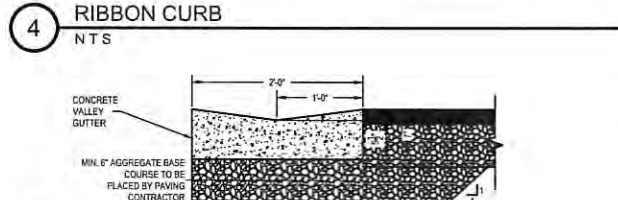
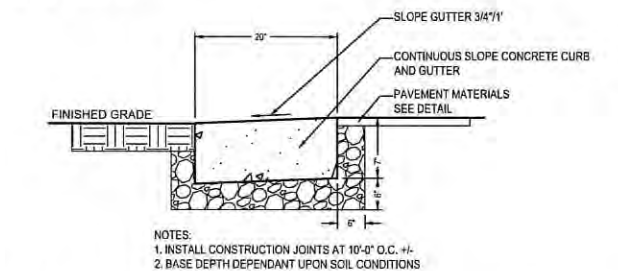
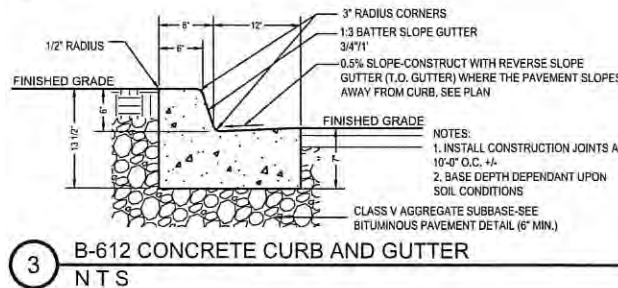
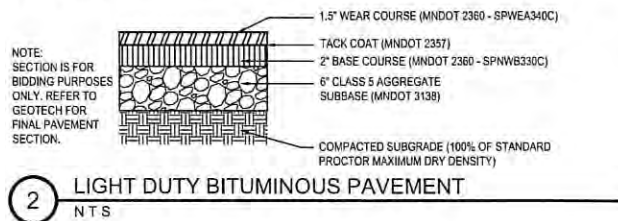
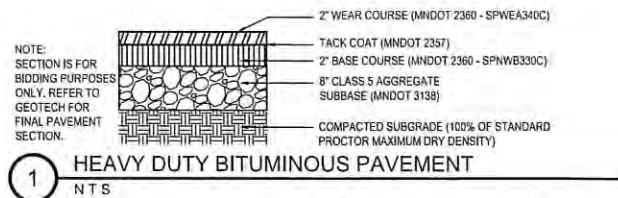
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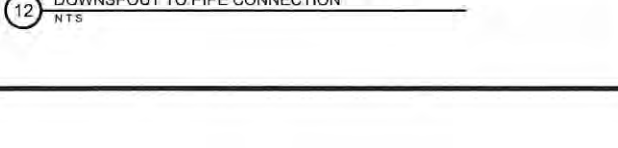
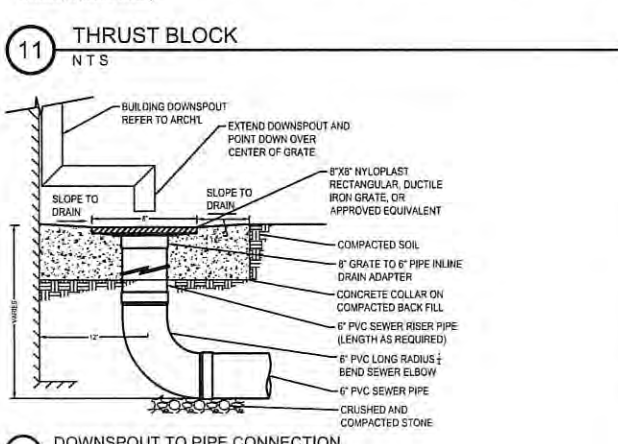
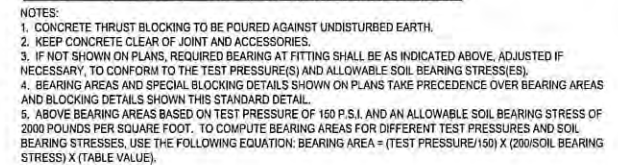
UTILITY PLAN

C4.0

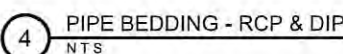
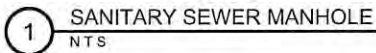




NOMINAL FITTING SIZE (INCHES)	TYE, WYE, PLUG, OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22.5° BEND	11.25° BEND
4	1.0	1.4	1.9	1.4	-	-
6	2.1	3.0	4.3	3.0	1.6	1.0
8	3.8	5.3	7.6	5.4	2.9	1.5
10	5.9	8.4	11.8	8.4	4.6	2.6
12	8.5	12.0	17.0	12.0	6.6	3.4
14	11.5	16.3	23.0	16.3	8.9	4.6
16	15.0	21.3	30.0	21.3	11.6	6.0
18	19.0	27.0	38.0	27.0	14.6	7.6
20	23.5	33.3	47.0	33.3	18.1	9.4
24	34.0	48.0	68.0	48.0	26.2	13.6







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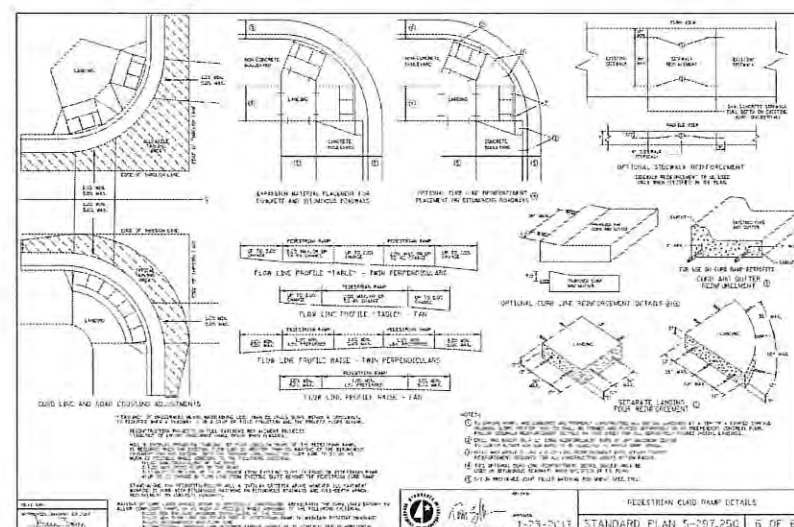
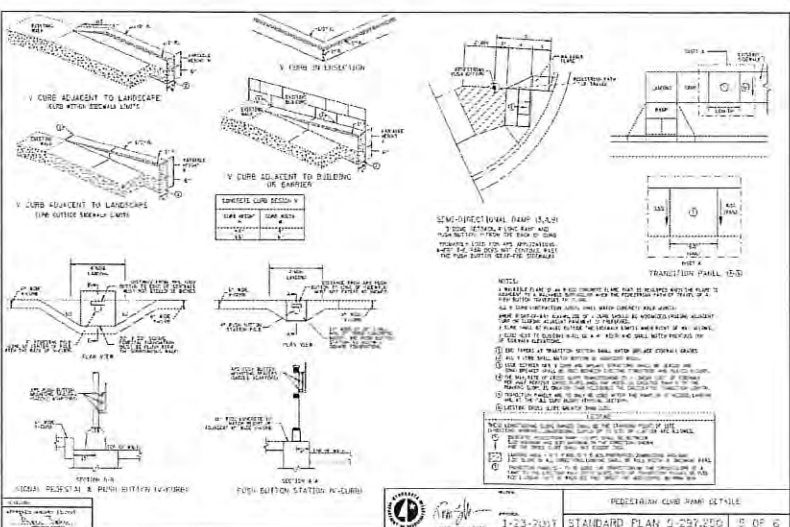
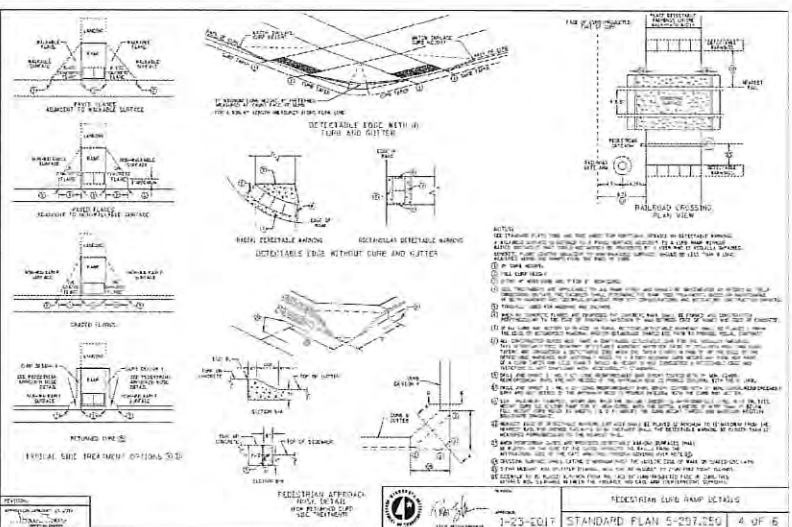
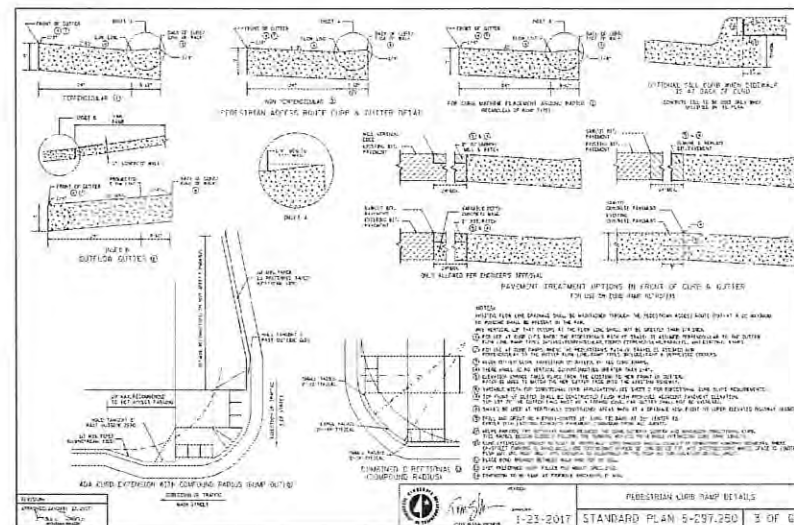
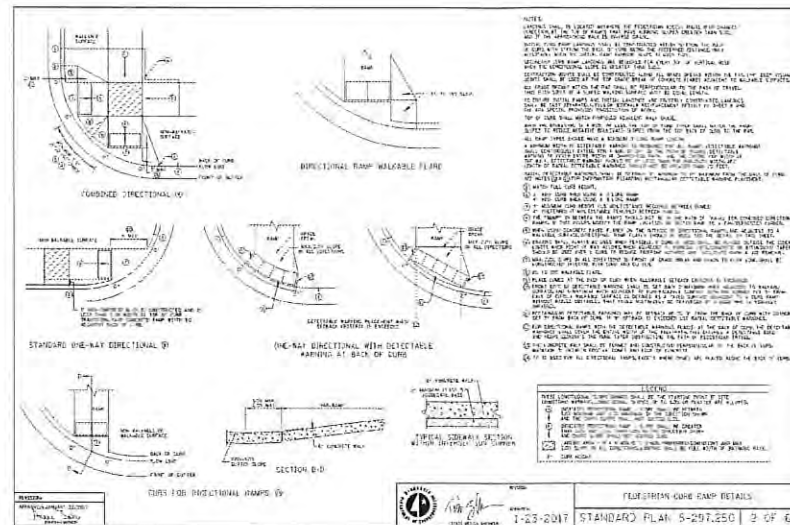
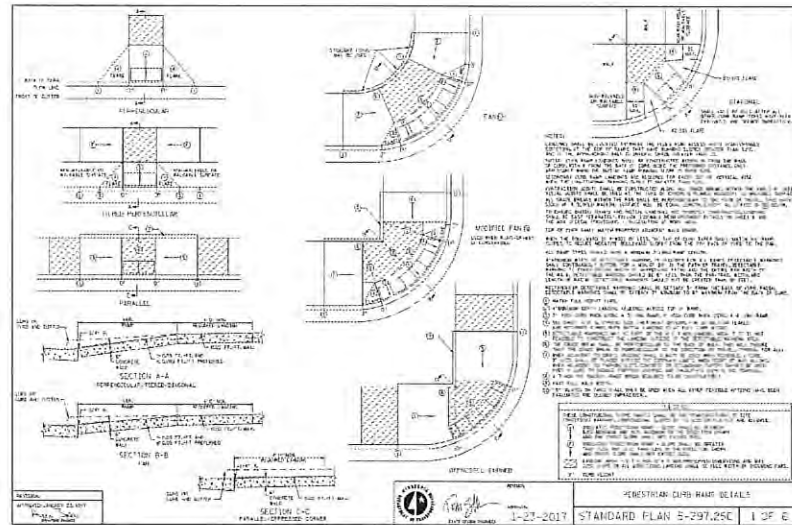
*Mallory R. Pavak*  
DATE: 07/19/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY  
DATE DESCRIPTION  
7-19-18 CITY SUBMITTAL

REVISION SUMMARY  
DATE DESCRIPTION

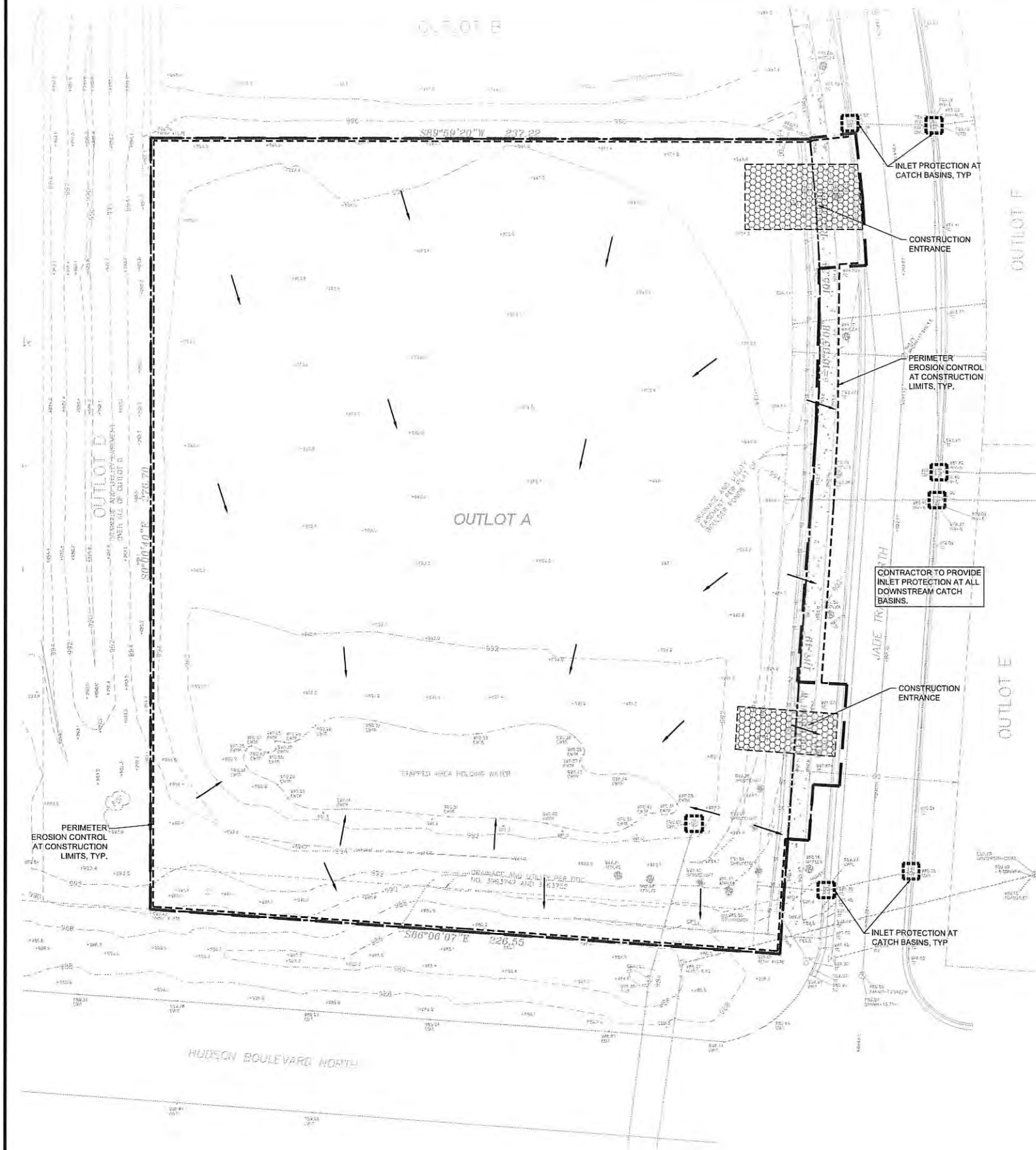
PROJECT NUMBER: XXXXX  
CIVIL DETAILS

C5.2









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.

**GROWING EXPLORERS  
LEARNING CENTER**

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

**SHAMSI, LLC**

9568 HILLINGDON ROAD, WOODBURY, MN 55125

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

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

DATE	DESCRIPTION
7-19-18	CITY SUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION

PROJECT NUMBER: XXXXX

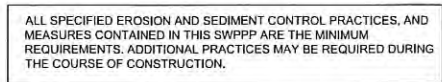
SWPPP - EXISTING  
CONDITIONS

**SW1.0**

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- LEGEND:**
- 1125 EX. 1' CONTOUR ELEVATION INTERVAL
  - 1137 1.0' CONTOUR ELEVATION INTERVAL
  - DRAINAGE ARROW
  - SILT FENCE / BIOROLL - GRADING LIMIT
  - INLET PROTECTION
  - ▨ STABILIZED CONSTRUCTION ENTRANCE
  - ▨ EROSION CONTROL BLANKET





SWPPP NOTES:

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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.


**GROWING EXPLORERS  
LEARNING CENTER**

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

**SHAMSI, LLC**

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UNDER THE LAWS OF THE STATE OF  
MINNESOTA.

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

ISSUE/SUBMITTAL SUMMARY
-------------------------

DATE	DESCRIPTION
7-19-16	CITY SUBMITTAL

## REVISION SUMMARY

DATE	DESCRIPTION

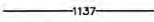



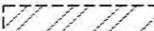
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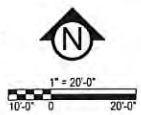
SWPPP - PROPOSED  
CONDITIONS

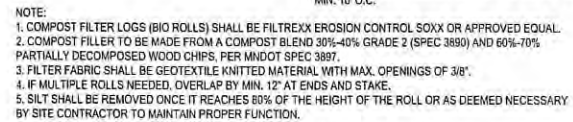
SW1.1

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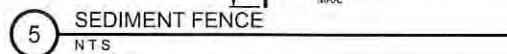
LEGEND:

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

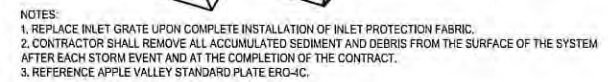




4 SEDIMENT BIO-ROLL / COMPOST FILTER LOG  
NTS



5 SEDIMENT FENCE  
NTS



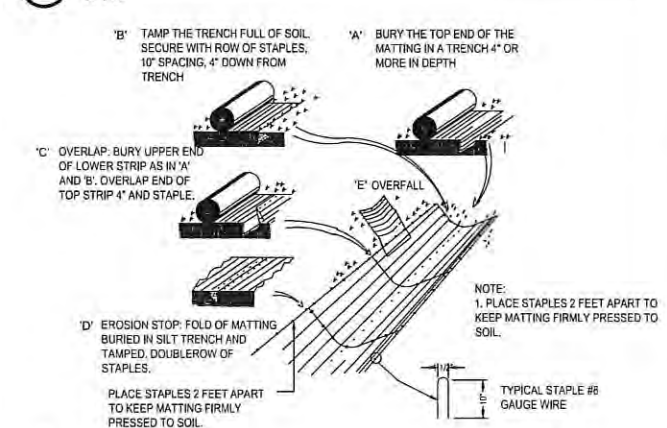
1 CURB INLET FILTER  
NTS



NOTES:

1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH A STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROAD DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SPECIFICATIONS.

**2 STABILIZED CONSTRUCTION ACCESS**  
N T S




3 EROSION BLANKET  
NTS

**GROWING EXPLORERS  
LEARNING CENTER**

**SHAMSI, LLC**

9568 HILLINGDON ROAD, WOODBURY, MN 55125

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UNDER THE LAWS OF THE STATE OF  
MINNESOTA.

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

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
7-19-18	CITY SUBMITTAL

1	2
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99	2

REVISION SUMMARY	
DATE	DESCRIPTION
1 - 3	
4 - 5	
6 - 7	
8 - 9	
10 - 11	

PROJECT NUMBER: XXXXX

SWPPP - DETAILS

SW1.2







## 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/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 44.9496 N, 92.9231 E  
METHOD OF LAT/LONG COLLECTION (CIRCLE ONE): GPS ONLINE TOOL USGS TOPOGRAPHIC  
ALL CITIES WHERE CONSTRUCTION WILL OCCUR: LAKE ELMO  
ALL COUNTIES WHERE CONSTRUCTION WILL OCCUR: WASHINGTON  
ALL TOWNSHIPS WHERE CONSTRUCTION WILL OCCUR:

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

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)	IMPAIRED WATER (Y/N)
92-0090-00	WILMES LAKE	LAKE	N	Y

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.



## GENERAL SITE INFORMATION (III.A)

1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (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 DEVICES 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 CONTROL BLANKET MAY BE UTILIZED.  
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES 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 STORMWATER 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 DISTURBED.
- 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)

N/A

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)

N/A

6. DOES THE SITE DISCHARGE TO A CALCAREOUS FEN LISTED IN MINN. R. 7050.0190, 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 IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BODIC IMPAIRMENT? USE THE SPECIAL AND

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

N/A

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

IF YES:

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 BMP'S FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMP'S IN APPENDIX A (C.1, C.2, C.3 &amp; (C.4-TROUT STREAM)) MUST BE ADDED TO THE SWPPP AND IMPLEMENTED. (III.A.7). THE ADDITIONAL BMP'S ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.

N/A

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

N/A

## 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 IMPERVIOUS.

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 METHOD

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.

N/A

## EROSION PREVENTION PRACTICES (IV.B)

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

- 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.
- 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.
- 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.
- 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
- DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)  
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
- 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
- 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 WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
- N/A, NO DITCHES ON SITE
- 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.
- IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMP'S FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
- N/A
- IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMP'S TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED INFILTRATION AREAS

MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREAS.

## SEDIMENT CONTROL PRACTICES (IV.C)

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

- DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:  
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
- DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:  
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
- DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:  
SEE INLET PROTECTION DETAILS
- DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:  
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
- 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.
- 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
- 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.
- DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART IV.C.10 OF THE PERMIT.
- N/A
- 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?  
NO  
IF YES, DESCRIBE (OR ATTACH PLANS ) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART III.C OF THE PERMIT.
- N/A

## 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):

N/A

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):

N/A

## 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.

N/A

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 DISTURBED AT ONE TIME.

N/A

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

N/A

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 SAME.

N/A

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 EVENTS.

N/A

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.

N/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 bulked 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 WASTE 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 depressing on the site:

ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE

8. Describe storage and disposal of concrete and other nonhazardous 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 CONTRACTOR 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)

PROJECT

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

*Matthew R. Pavelk*  
Matthew R. Pavelk  
DATE: 07/19/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY  
DATE DESCRIPTION  
7-19-18 CITY SUBMITTAL

REVISION SUMMARY  
DATE DESCRIPTION

PROJECT NUMBER: XXXXX

SWPPP -  
ATTACHMENTS

SW1.4

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

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

INSPECTOR NAME: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_  
DATE (MM/DD/YYYY): \_\_\_\_\_ TIME: \_\_\_\_\_ AM / PM

IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

RAINFALL AMOUNT (IF APPLICABLE): \_\_\_\_\_

IS THE SITE WITHIN ONE AERIAL MILE OF A SPECIAL OR IMPAIRED WATER?  
IF YES, FOLLOW APPENDIX A AND OTHER APPLICABLE PERMIT REQUIREMENTS

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

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

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

1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING 90% GROUND COVER?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. ANY DITCH EROSION OBSERVED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. PERIMETER CONTROL—HAS SEDIMENT REACHED ONE HALF THE HEIGHT OF THE DEVICE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ARE INLET PROTECTION DEVICES MAINTAINED AND FUNCTIONING PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

7. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION? SEDIMENT, WATER, OR OTHERWISE? ☐ NO ☐ YES

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

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

		Y	N	N/A
9. IS ANY DEWATERING OCCURRING ON SITE?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.1.	IF YES, WHERE? WHAT BMP IS BEING USED? HOW MUCH WATER IS BEING DEWATERED? IS THE WATER CLEAR? WHERE IS THE WATER BEING DISCHARGED TO?			

10. IS A COPY OF THE SWPPP LOCATED ON THE CONSTRUCTION SITE?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> N/A
11. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. IS A SEDIMENTATION BASIN REQUIRED FOR THIS PROJECT AS SPECIFIED IN THE PERMIT?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.1. IF YES, ARE THEY MAINTAINED AS SPECIFIED IN THE PERMIT?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. IS THE TOPSOIL ON THIS PROJECT BEING PRESERVED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13.1. IF YES, EXPLAIN HOW THE TOP SOIL IS BEING PRESERVED. IF NO, EXPLAIN WHY IT WAS INFEASIBLE.			Y	N	N/A
14. ARE ALL INFILTRATION SYSTEMS MARKED TO AVOID COMPACTION?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.1. DO ALL INFILTRATION AREAS HAVE PRETREATMENT DEVICES?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

#### 16. PROPOSED AMENDMENTS TO THE SWPPP:

17. POTENTIAL AREAS OF FUTURE CONCERN:

18. ADDITIONAL COMMENTS


• AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND IN THIS CHECKLIST BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.

• THIS INSPECTION CHECKLIST IS AN OPTION FOR SMALL CONSTRUCTION SITES. LARGE CONSTRUCTION SITES AND LINEAR PROJECTS REQUIRE MORE EXTENSIVE/MORE LOCATION SPECIFIC INSPECTION REQUIREMENTS.

• THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMP'S UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO PART II.5.5. OR THE PROJECT HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA.

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

  
Matthew R. Pavak

DATE 07/19/18 LICENSE NO. 44263

[illegible]

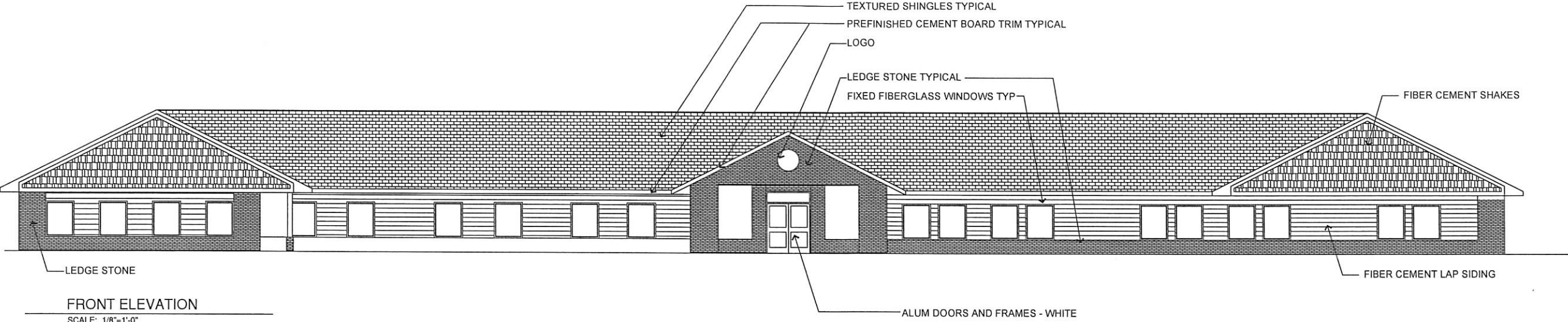
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PROJECT NUMBER: XXXXX

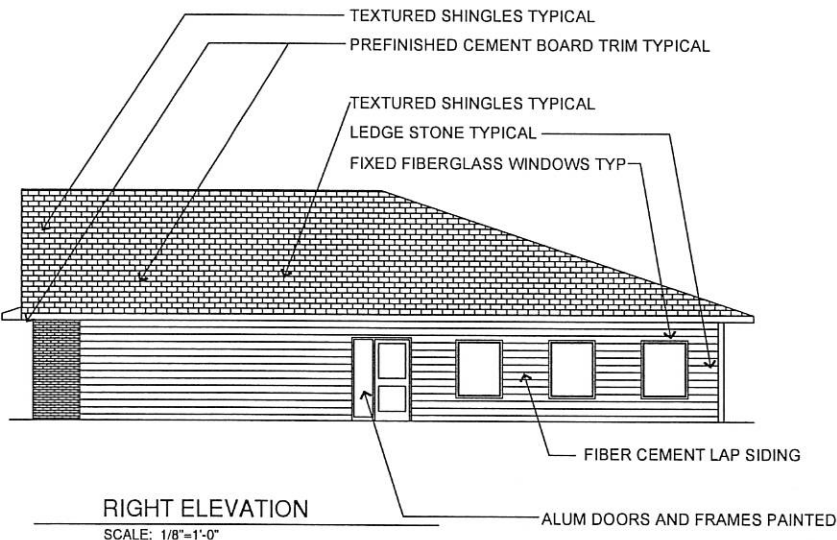
SWPPP -  
ATTACHMENTS

SW1.5

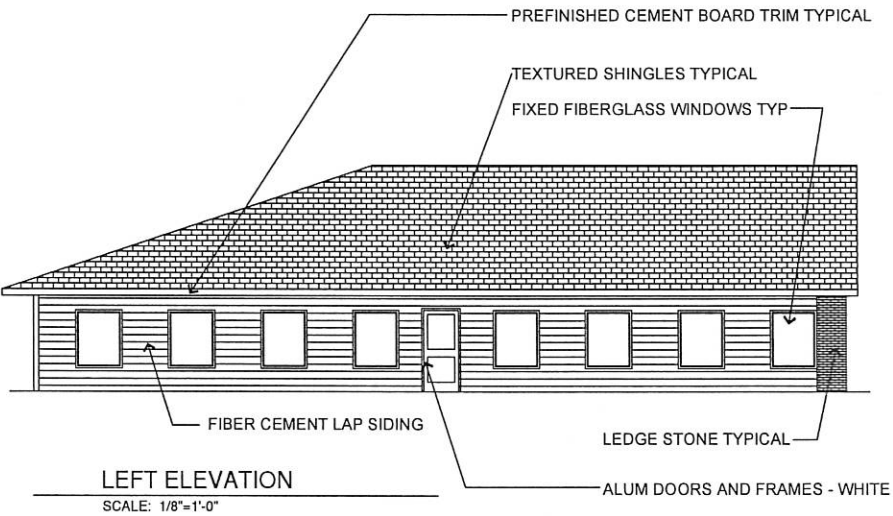




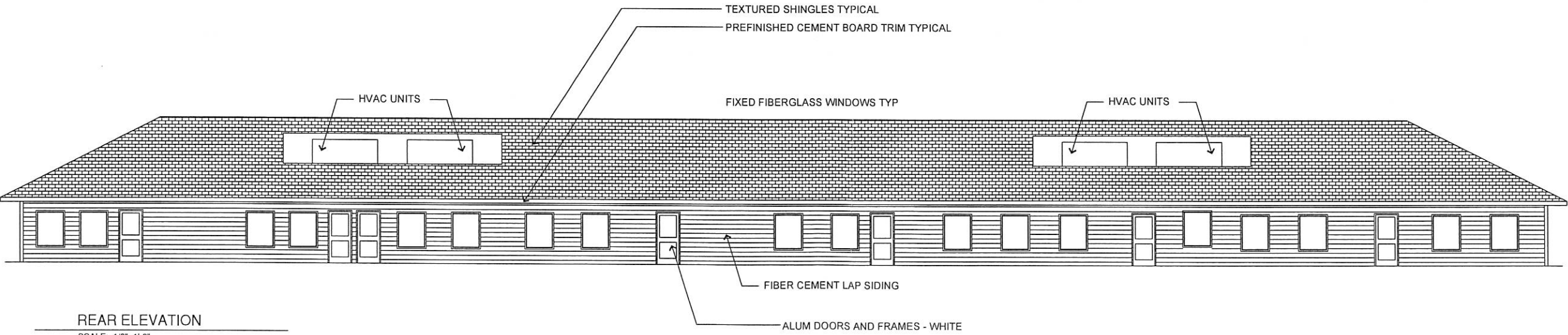
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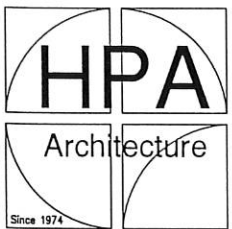
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LEFT ELEVATION  
SCALE: 1/8"=1'-0"



REAR ELEVATION  
SCALE: 1/8"=1'-0"



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

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

Harold M. Pierce  
Date \_\_\_\_\_ License No. 10662

CONSULTANTS:

PROJECT TITLE:

GROWING  
EXPLORERS  
LEARNING  
CENTER

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

ISSUE:

7/12/2018 City Submittal

REVISIONS:

PROJECT NO: 18.073

CAD DWG FILE:

DRAWN BY:

CHECKED BY:

SHEET TITLE:

EXTERIOR  
ELEVATIONS

SHEET NUMBER:

A-201



## MEMORANDUM

# FOCUS ENGINEERING, inc.

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

Date: August 2, 2018

To:	Emily Becker, Planning Director	Re:	Growing Explorers (Boulder Ponds Outlot A)
Cc:	Mike Bent, Building Official		Engineering Site Plan Review
	Rob Weldon, Public Works Director		
	Dave Knaeble, Civil Site Group		
	Chad Isakson, Assistant City Engineer		
From:	Jack Griffin, P.E., City Engineer		

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

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

Engineering review comments are as follows:

### General Comments:

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

### Stormwater Management:

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

#### Site Plan:

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

#### Grading Plan

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

#### Storm Sewer Plans

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

#### Sanitary Sewer and Watermain Plans

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

#### Civil Details

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

SWPPP/Erosion Control Plan

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





## STAFF REPORT

DATE: 8/15/2018

**BUSINESS**

ITEM #: #5a

**MOTION**

**TO:** Planning Commission  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Drone Policy  
**REVIEWED BY:** Emily Becker, Planning Director

---

### **BACKGROUND:**

As part of the Planning Department work plan the research and development of a drone policy or ordinance has been established as a priority 2 item (high priority). The City currently does not mention drones in any capacity and there is no established licensing or permitting process. Drones are referred to by many different names but generally they are all defined as an unmanned aircraft which is operated without the possibility of direct human intervention from within or on the aircraft. Being that drones are still relatively new, many municipalities do not have code related to them.

### **ISSUE BEFORE COMMISSION:**

After review does the Commission feel that there should be an ordinance or policy in place?

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

The Minnesota Department of transportation has classified the users of Unmanned Aircraft Systems (UAS) into three categories.

**Commercial Operators** - The Minnesota Rules define a commercial operation as any operation of an aircraft for compensation or hire, or any services performed incidental to the operation of any aircraft for which a fee is charged or compensation received. A photographer using a UAS to take wedding pictures for a client is a commercial operator even if they don't charge extra for the use of the UAS.

Minnesota law requires commercial operators to obtain a commercial operations license before they advertise, represent, or hold themselves out as giving or offering to provide this service. To get a commercial operations license the applicant must submit an application along with a certificate of insurance that meets the requirements of Minnesota Rule 8800.3200, Subp. 15.

**Government Operators** - If UAS are flown for government agencies, public schools or universities, they may qualify as a public aircraft. If the operator wishes to designate the UAS as a public aircraft they must work with the FAA to comply with the requirements for this type of operation. The operator may also choose to follow the requirements of 14 CFR, Part 107, Small Unmanned Aircraft Systems, and if doing so must comply with all parts of that rule.

**RECOMMENDATION:**

Staff does not believe it is necessary for Lake Elmo to develop an ordinance or licensing application for Drone operation within the City Limits. Instead it would be more appropriate to provide information on the City website which would direct operators towards the Minnesota Department of Transportation Aeronautics and Aviation or FAA webpage. The regulations put together by the FAA are fairly comprehensive and there does not seem to be any additional regulations that would be reasonable for Lake Elmo to apply. If there are certain sections of the City which the commission feels should be restricted, a “no drone zone” map could be created such as near/around the Lake Elmo airport.

If staff were directed to draft an ordinance they would be inclined to keep it simple or follow the guidelines established by the Academy of Model Aeronautics.

However, at this time staff feels it would be more appropriate to provide information for users on the City website instead of creating an ordinance.

**“Motion to recommend staff to gather and provide information for the City website which will appropriately direct users for drone operation”**

**ATTACHMENTS:**

- FAA News
- St. Bonifacius
- Commercial and Hobby Handout

# FAA News



**Federal Aviation Administration, Washington, DC 20591**

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June 21, 2016

## **SUMMARY OF SMALL UNMANNED AIRCRAFT RULE (PART 107)**

<b>Operational Limitations</b>	<ul style="list-style-type: none"><li>• Unmanned aircraft must weigh less than 55 lbs. (25 kg).</li><li>• Visual line-of-sight (VLOS) only; the unmanned aircraft must remain within VLOS of the remote pilot in command and the person manipulating the flight controls of the small UAS. Alternatively, the unmanned aircraft must remain within VLOS of the visual observer.</li><li>• At all times the small unmanned aircraft must remain close enough to the remote pilot in command and the person manipulating the flight controls of the small UAS for those people to be capable of seeing the aircraft with vision unaided by any device other than corrective lenses.</li><li>• Small unmanned aircraft may not operate over any persons not directly participating in the operation, not under a covered structure, and not inside a covered stationary vehicle.</li><li>• Daylight-only operations, or civil twilight (30 minutes before official sunrise to 30 minutes after official sunset, local time) with appropriate anti-collision lighting.</li><li>• Must yield right of way to other aircraft.</li><li>• May use visual observer (VO) but not required.</li><li>• First-person view camera cannot satisfy "see-and-avoid" requirement but can be used as long as requirement is satisfied in other ways.</li><li>• Maximum groundspeed of 100 mph (87 knots).</li><li>• Maximum altitude of 400 feet above ground level (AGL) or, if higher than 400 feet AGL, remain within 400 feet of a structure.</li><li>• Minimum weather visibility of 3 miles from control station.</li><li>• Operations in Class B, C, D and E airspace are allowed with the required ATC permission.</li><li>• Operations in Class G airspace are allowed without ATC permission.</li><li>• No person may act as a remote pilot in command or VO for more than one unmanned aircraft operation at one time.</li><li>• No operations from a moving aircraft.</li><li>• No operations from a moving vehicle unless the operation is over a sparsely populated area.</li><li>• No careless or reckless operations.</li><li>• No carriage of hazardous materials.</li></ul>
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	<p>certificated UAS pilots will be required to obtain an FAA-issued remote pilot certificate with a small UAS rating.</p> <p>A remote pilot in command must:</p> <ul style="list-style-type: none"> <li>• Make available to the FAA, upon request, the small UAS for inspection or testing, and any associated documents/records required to be kept under the rule.</li> <li>• Report to the FAA within 10 days of any operation that results in at least serious injury, loss of consciousness, or property damage of at least \$500.</li> <li>• Conduct a preflight inspection, to include specific aircraft and control station systems checks, to ensure the small UAS is in a condition for safe operation.</li> <li>• Ensure that the small unmanned aircraft complies with the existing registration requirements specified in § 91.203(a)(2).</li> </ul> <p>A remote pilot in command may deviate from the requirements of this rule in response to an in-flight emergency.</p>
<b>Aircraft Requirements</b>	<ul style="list-style-type: none"> <li>• FAA airworthiness certification is not required. However, the remote pilot in command must conduct a preflight check of the small UAS to ensure that it is in a condition for safe operation.</li> </ul>
<b>Model Aircraft</b>	<ul style="list-style-type: none"> <li>• Part 107 does not apply to model aircraft that satisfy all of the criteria specified in section 336 of Public Law 112-95.</li> <li>• The rule codifies the FAA's enforcement authority in part 101 by prohibiting model aircraft operators from endangering the safety of the NAS.</li> </ul>

## CHAPTER 91: DRONES

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### Section

- 91.01 Purpose
- 91.02 Definition
- 91.03 Prohibitions
- 91.04 Exceptions
  
- 91.99 Penalty

### § 91.01 PURPOSE.

(A) It is the purpose of this chapter to provide the residents of the city protection from invasions of privacy due to the rapid implementation of drone technology being put into use by individuals, entities and law enforcement agencies.

(B) Use of unmanned aerial vehicles also pose an unreasonable public safety concern to other aircraft or objects in the air and to city residents and their property on the ground in the event of drone malfunction, loss of control or other inability to sustain flight as intended.

(Ord. 115, passed 3-20-2013)

### § 91.02 DEFINITION.

**DRONE** means a powered, aerial vehicle that:

- (A) Does not carry a human;
- (B) Uses aerodynamic forces to provide vehicle lift;
- (C) Can fly autonomously or be piloted remotely; and
- (D) Can be expendable or recoverable.

(Ord. 115, passed 3-20-2013)

### § 91.03 PROHIBITION.

No person, entity, governmental unit or law enforcement agency may operate a drone within the air space of the city.

(Ord. 115, passed 3-20-2013) Penalty, see § 91.99

### § 91.04 EXCEPTIONS.

This chapter does not prohibit the use or operation of a drone in the city's airspace if:

- (A) A law enforcement agency first obtains a warrant authorizing its use;
- (B) A law enforcement agency determines, under particular circumstances, that there is immediate danger of death or serious



# **Small Unmanned Aircraft**

## **Systems: Part 107**

### **Commercial Operations, Civil or Non-Hobby**

*Each UAS must be individually registered  
( <https://registermyuas.faa.gov/> )*

### **Pt 107 Requirements and Restrictions:**

- Fly only in Daylight
- Weigh less than 55 lbs
- Operate Visual Line-of-Sight (VLOS)
- Must report accidents or face \$500 fine
- Do not operate directly over people or moving vehicles
- Max height of 400 feet AGL or within 400 feet of a structure
- ATC permission to operate in Class B, C, D, and within the lateral boundaries of Class E airspace designated for an airport
- Possess a Remote Pilot Certificate or operate directly under The supervision of someone who does

( [https://www.faa.gov/uas/media/Part\\_107\\_Summary.pdf](https://www.faa.gov/uas/media/Part_107_Summary.pdf) )

### **Operating under Pt 107 in Minnesota:**

- Aircraft must be insured
- Must register sUAS with MnDOT  
( <http://www.dot.state.mn.us/aero/aircraftregistration/index.html> )
- May be required to obtain a Commercial Operator's License  
( <http://www.dot.state.mn.us/aero/licensing/commercialoperations.html> )

# sUAS:

## Small Unmanned Aerial Vehicle

### Hobby and Recreational Use

- *Fly strictly for hobby or recreational use*

- The FAA defines recreational or hobby UAS use as "flying for enjoyment and not for work, business purposes, or for compensation or hire." ( <https://www.faa.gov/uas/faqs/> )

- *Follow community-based safety guidelines*

- As developed by organizations like the Academy of Model Aeronautics (AMA) ( [http://suas.modelaircraft.org/ama/images/sUAS\\_Safety\\_Program\\_web.pdf](http://suas.modelaircraft.org/ama/images/sUAS_Safety_Program_web.pdf) )

- *Weigh less than 55 pounds* ( <https://www.faa.gov/uas/faqs/> )

- *Don't interfere with manned aircraft ops*

- ( <http://knowbeforeyoufly.org/for-recreational-users/> )

- *Within 5 miles of an airport, contact the airport or Air Traffic Control (ATC)* ( <https://www.faa.gov/uas/faqs/> )

- *Fly within Visual Line Of Sight (VLOS) at all times*

- ( <http://knowbeforeyoufly.org/for-recreational-users/> )

**Remember - All Unmanned Aircraft (UA) over .55 pounds must be registered with the FAA:**

To learn more go to <https://registermyuas.faa.gov/>



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