

3800 Laverne Avenue North Lake Elmo, MN 55042

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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 1st 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 1st 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 traditionaire 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 signficant 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 1st 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

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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 2nd Addition PUD approved
- 5. Northport 2nd 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 #: 4 1/2 MOTION

TO: Planning Commission

FROM: Emily Becker, Planning Director

AGENDA ITEM: Final Plat and Planned Unit Development (PUD) Plans and Conditional Use

Permit for Day Care Facility to be called Growing Explorers Learning Center

REVIEWED BY: Ben Prchal, City Planner

Jack Griffin, City Engineer

BACKGROUND:

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

ISSUE BEFORE 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

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

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

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

Density Residential)

Comprehensive C - Commercial

Plan Guidance:

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

Action: 60 Day Deadline – 9/17/2018

Extension Letter Mailed - No

120 Day Deadline - N/A

Applicable Chapter 153 – Subdivision Regulations

Regulations: §154,210 – Off-Street Parking

Article XIV: Commercial Districts

§154.258: Landscape Requirements

FINAL PLAT AND PUD PLANS

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

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

City Engineer Review.

Stormwater Management

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

Site Plan

The proposed access locations appear acceptable.

Storm Sewer

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

Sanitary Sewer and Water Main Plans

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

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

Recommended Findings.

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

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

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

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

during only part of a 24-hour day. The application indicates that the hours of operation will be from 6:30 am to 6:00 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.
 - o Frontage Strip. A well-over five-foot wide frontage strip is provided between the parking area and street. Screening has been provided along Jade Trail in the form of shrubs and along Hudson Boulevard, berming is provided as screening. The requirement that one deciduous tree be planted every 50 linear feet has been met along Jade Trail with the existing trees that were planted with the development of Boulder Ponds, but this requirement has not been met along Hudson Bouevard. At least one more tree will be required to be planted along Hudson in front of the parking lot.
- Screening. Screening is required to provide visual and noise separation of intensive uses from less intensive uses. The property to the north is guided for High Density residential. It is recommended that the screening be provided to screen the property to the north that consists of either a masonry wall or fence in combination with landscape material that forms a screen at least six feet in height and at least 90% opaque on a year-round basis and include at least one deciduous or coniferous tree per 40 linear feet along the property line. Currently, there is no screening provided except for three Black Hills Spruces. Screening will need to be provided, meeting standards, and at least three more coniferous or deciduous trees will be required in the northern area of the property.

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

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

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

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

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

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

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

Recommendation Findings. Staff recommends the following findings:

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

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

Recommended Conditions of Approval. If the Council wishes to 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



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.)
☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
PUD Concept Plan Pub Preliminary Plan Pub Final Plan
Applicant: SHAMST, CLC Address: 9568 HILLTNGDON RD, WOODBURY, MN 55125 Phone # (715) 559-9575 Email Address: ashams: 34@gmail.com
Fee Owner: Same as above
Address:Phone #
Email Address:
LOT A SUBDIVISION 2911 SUB DIVISION NAME BOUDER PONDS Detailed Reason for Request: The development of this property into a childrene
facility will service the surrounding developments as many new nome owners will be searching for a high quality child care provider.
Growing Explorers Learning Conter will complement the City of Lake Flowers the community.
Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows: Not Applicable - no Variances 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: Date: 07/02/2018
Signature of fee owner: Date: 67/02/2018

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:
 - Owner of Growing Explorers, LLC Ahmad Shamsi
 9568 Hillingdon Road Woodbury, MN 55125
 - Owner of Shamsi, LLC Abdul R. Shamsi
 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 126th Street, Suite 500 Savage, MN 55378
 - vii. General Contractor

 Obtain contractor bids as project plans are finalized and approved.

 Preliminary list of licensed contractors has been identified.

b. Site Data:

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

Current Zoning: C - PUD

Size: 1.540 Acres (67,082 square foot) Parcel Number: 34.029.21.33.0022

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

c. Historic Narrative of Property:

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

d. Description of Proposed Use:

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

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

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

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

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

ii. Details about the business.

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

Hours of Operations: 6:30 am to 6:00 pm Monday through Friday. Proposed Development Schedule: Open business by spring of 2019.

e. Justification of Proposed Use:

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

- iii. The development of this property into a child care facility will service the surrounding growing developments as many new home owners will be searching for a high quality child care provider in the area.
- iv. Growing Explorers Learning Center will meet and abide by all local, state, and federal regulations and laws including the Zoning Code identified in Article 7 of the City of Lake Elmo.
- v. The current site does not fall within an identified wetland or flood plain.
- vi. Growing Explorers Learning Center will blend into the vicinity and be compatible in appearance to the neighborhood. The building will be a traditional wood frame building with appealing accents and finishes to serve Lake Elmo residents.
- vii. The proposed use will not create a nuisance or hazard to the neighborhood and city.
- viii. The proposed use will be accessible from Jade Trail North and should not pose any additional stress or pressure on local public facilities and services.
- ix. The proposed use will not create additional requirements at the public's cost but rather improve the economic welfare of the surrounding community by providing the neighborhood with a child care facility and employment opportunities.
- x. The proposed use will not generate or operate in a manner that will be detrimental to any persons, property or welfare of the local community. The normal operations will include family members dropping off their children in the morning and picking them up in the afternoon. These activities will happen within the first couple hours of the morning (6:30 am 8:30 am) and the last couple hours of the day (4:00 pm 6:00 pm) and should not create excess traffic or noise.
- xi. As stated in the previous bullet, the traffic should be staggered in the morning and afternoon as to not create interference with local traffic. For the safety of the community and Growing Explorers' customers, the entry and exit points will be from Jade Trail North to minimize and eliminate any interference with the moderate speeds of Hudson Boulevard North.
- xii. The proposed use will not interfere or impact any natural or scenic features of major importance.
- 3. Verification of Ownership: Exhibit GE.0200 Outlot A Deed
- 4. Address Labels: Exhibit GE.0900: Address labels and list of parcel IDs within 350' ft
- 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:
 - Owner of Growing Explorers LLC Ahmad Shamsi
 9568 Hillingdon Road Woodbury, MN 55125
 - 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 126th Street, Suite 500 Savage, MN 55378
 - vii. General Contractor

 Obtain contractor bids as project plans are finalized and approved.

b. Site Data:

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

Current Zoning: C - PUD

Size: 1.540 Acres (67,082 square feet) Parcel Number: 34.029.21.33.0022

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

c. Final Subdivision and Lot Information:

- i. Name of Final Plat: Growing Explorers Learning Center
- ii. Listing of Lot Information:

Size of Lot: 1.54 acres (67.082 square feet)

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

- iii. Exact area calculations or parks/trails: not applicable. Outlot A will be developed as a child care facility and not have any public parks, trails or open space.
- iv. Exact area of Wetland and Buffers: not applicable.
- v. **Proposed area for Right-of-ways:** defined in Exhibit GE.0900 Growing Explorers Plat (7-3-18).
- vi. Proposed Legal Descriptions: Lot A Growing Explorers
- d. The lot was developed as part of the Boulder Pond's development and has been pad ready for approximately 3 years and will be developed as a child care facility.
- e. The property will serve as a child care center and not as residential units. The child care center will serve 180 children and approximately 30 employees.
- f. Proposed Infrastructure: Review exhibit GE.1000 Plans Packet
- g. Not applicable. Property is zoned C for commercial in the Lake Elmo zoning map.
- h. The development of this property into a child care facility will service the surrounding growing developments as many new home owners will be searching for a high quality child care provider in the area. Growing Explorers Learning center will complement the City of Lake Elmo and the neighborhood.
- i. The proposed use will not create additional requirements at the public's cost but rather improve the economic welfare of the community by providing the neighborhood with a child care facility and jobs. The proposed use will not generate or operate in a manner that will be detrimental to any persons, property or welfare of the local community. The normal operations will include family members dropping off their children in the morning and picking them up in the afternoon. These activities will happen within the first couple hours of the morning (6:30 am 8:30 am) and the last couple hours of the day (4:00 pm 6:00 pm) and should not create excess traffic or noise.
- j. Not applicable. The property will not have any lakeshore access.
- k. **Not applicable.** The property will be developed as a child care facility and not have any public parks, trails or open space.
- I. Timeline: Based upon the approval of the Planning Commission and City Council, Growing Explorers Learning will begin construction in the fall of 2018 with foundation and general site grading to happen prior to ground freeze. Construction will resume throughout the winter and finalize and open the child care facility by spring of 2019.

3. Plat and Associated Plans:

- Exhibit GE.1000 Plans Packet (ten copies 11"x17" & three 24"x36").
- Provide electronic format of all documentation
 - 1. Administrative Information: Exhibit GE.0900 Growing Explorers Plat (7-3-18).
 - 2. General Property Information
 - PID: Parcel Number: 34.029.21.33.0022
 - Legal Description: Lot A Subdivision 2911 Sub division name Boulder Ponds
 - Parcel Boundaries: Exhibit GE.0900 Growing Explorers Plat (7-3-18).
 - Date of Survey: July 3, 2018
 - Name and Address of Owner:

Shamsi LLC

9568 Hillingdon Rd, Woodbury, MN 55125

715-559-9575

Name and Address of Representatives:
 Detailed in section 2.a (Written Statements) above.

- 3. Not applicable. The lot will not be subdivided.
- 4. Platted Site plan: Exhibit GE.0900 Growing Explorers Plat (7-3-18).
- 5. **Zoning District of Land:** Property is zoned as C PUD and suitable for use of child care center.
- 6. Not applicable. The lot will not be subdivided.
- 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).
- Location of Existing Buildings within 150' ft: Exhibit GE.0300 Certified Land Survey – Growing Explorers Survey (6-18-18).
- 16. Not applicable. The property does not have any historic or natural features.
- Final Grading, Drainage and Erosion Control Plan:

Review exhibit GE. 1000 – Plans Packet

Final Utility Plan:

Review exhibit GE. 1000 - Plans Packet

· Final Street and Storm Sewer Plan:

Review exhibit GE.1000 - Plans Packet

• Final Tree Preservation Plan:

Not applicable. The property only has a few small trees along the south east corner that will not be disturbed.

· Final Landscaping Plan:

Review exhibit GE.1000 - Plans Packet

· Ghost Plat:

Not applicable. Not required for this project.

Electronic Files. Google drive link emailed to Emily Becker.

4. Supplemental Information

Not applicable. Not required for this project.

5. Variances

Not applicable. None requested for this project.

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

Exhibit List

GE.0100: Land use application

GE.0200: Verification of Ownership - Property Deed

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

GE.0400: ITCO Soil Testing Results - Outlot A

GE.0500: Signed Escrow Agreement for Municipal Review Services

GE.0600: Signed Acknowledge of Responsibility GE.0700: Signed Affirmation of Sufficient Interest

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

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

GE.1000: Plans Packet

Name of Project: Growing Explorers Learning Center

Name of applicant:

SHAMSI LLC

Attn: Ahmad Shamsi (715) 559 – 9575

PLANNED UNIT DEVELOPMENT (PUD) FINAL PLAT APPLICATION

Submission Requirements:

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

Exhibit List

GE.0100: Land use application

GE.0200: Verification of Ownership - Property Deed

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

GE.0400: ITCO Soil Testing Results - Outlot A

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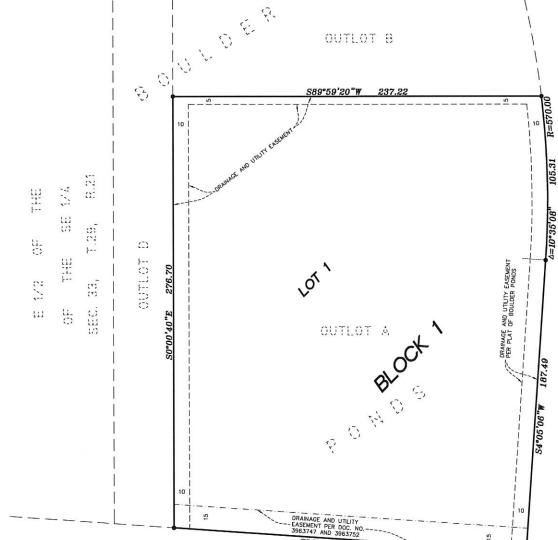
GE.0800: Address labels and list of parcel IDs within 350' ft

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

GE.1000: Plans Packet

GROWING EXPLORERS

Has caused the same to be surveyed and platted a	
by this plat.	s GROMING EXPLORERS and does hereby dedicate to the public for public use the drainage and utility easements created
n witness whereof said Shamsi, LLC, a Florida limite day of, 20,	ad liability company, has caused these presents to be signed by, asthis
SHAMSI, LLC	
os	
71.T 05	
STATE OF	
his instrument was acknowledged before me on this imited liability company, on behalf of the company.	sday of of Shamai, LLC, a Flori
Notary Public, County,	
dy Commission Expires	_
Joson E. Rud do hereby certify that I have survey XPLORERS; that I am a duly Licensed Land Survey ind labels are correctly designated on the plat; the order boundaries and wet lands as defined in MS So rays are shown and labeled on the plat.	ed and platted or directly supervised the survey and platting of the property described on this plat as GROWING or in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical do it all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that a section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public
Dated this day of	20
lason E. Rud, Licensed Land Surveyor Ainnesota License No. 41578	
STATE OF MINNESOTA	
COUNTY OF	
he foregoing Surveyor's Certificate was acknowledge	d before me on thisday of, 20 License No. 41578.
The foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, by Commission Expires AKE ELMO PLANNING COMMISSION	d before me on thisday of, 20 License No. 41578. f Lake Elmo, Minnesota, thisday of, 20
the foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, AV Commission Expires AKE ELMO PLANNING COMMISSION pproved by the Planning Commission of the City of	License No. 41578. I Lake Elmo, Minnesota, thisday of, 20
The foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, My Commission Expires AKE ELMO PLANNING COMMISSION	License No. 41578. I Lake Elmo, Minnesota, thisday of, 20
The foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, NOTAR	Lake Elmo, Minnesota, thisday of, 20 DTA
the foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, Ty Commission Expires AKE ELMO PLANNING COMMISSION Ipproved by the Planning Commission of the City of PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESO TY Chairman TY OF LAKE ELMO, MINNESOTA The foregoing plot of GROWING EXPLORERS was appring and hereby certifies compliance with all re-	License No. 41578. If Lake Elmo, Minnesota, thisday of, 20 DTA By Secretary oved by the City Council of Lake Elmo, Minnesota, thisday of
The foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, NOTAR	License No. 41578. If Lake Elmo, Minnesota, thisday of, 20, DTA By Secretary oved by the City Council of Lake Elmo, Minnesota, thisday of,
The foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, County, Minnesota My Commission Expires County, Minnesota AKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City of PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESO Chairman PLATY OF LAKE ELMO, MINNESOTA The foregoing plat of GROMING EXPLORERS was appring and hereby certifies compliance with all receives of the City of County of LAKE ELMO, MINNESOTA BY	I Lake Elmo, Minnesota, thisday of, 20 OTA BySecretary oved by the City Council of Lake Elmo, Minnesota, thisday of, and reviewed section 505.03, Subdivision 2. By
The foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota Notary Public, County, Minnesota AKE ELMO PLANNING COMMISSION hyproved by the Planning Commission of the City of PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESO PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESO TO Chairman CITY OF LAKE ELMO, MINNESOTA The Organia plat of GROWING EXPLORERS was appreciately CITY OF LAKE ELMO, MINNESOTA THE STATE OF LAKE ELMO, MINNESOTA BY Mayor COUNTY SURVEYOR TUTSUANT TO Chapter 820, Laws of Minnesota, 1971,	I Lake Elmo, Minnesota, thisday of, 20 OTA By
the foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota by Jason E. Rud, Licensed Land Surveyor, Minnesota control of the City of the Commission Expires AKE ELMO PLANNING COMMISSION pproved by the Planning Commission of the City of Chairman LANNING COMMISSION, CITY OF LAKE ELMO, MINNESO LANNING COMMISSION, CITY OF LAKE ELMO, MINNESO TO Chairman TY OF LAKE ELMO, MINNESOTA THE OF LAKE ELMO, MINNESO	Itake Elmo, Minnesota, thisday of, 20 TA BySecretary oved by the City Council of Lake Elmo, Minnesota, thisday of, and the land hereighefore described have been poid. Also pursuant to Minnesota to Minnesota.
the foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota lictary Public,	I Loke Elmo, Minnesota, this
the foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota by Jason E. Rud, Licensed Land Surveyor, Minnesota live of the County of County, Minnesota by Commission Expires AKE ELMO PLANNING COMMISSION proved by the Planning Commission of the City of PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESO PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESO BY Chairman BY OF LAKE ELMO, MINNESOTA The foregoing plat of GROWING EXPLORERS was appr COUNTY OF LAKE ELMO, MINNESOTA BY Mayor COUNTY SURVEYOR PUTSURVEYOR PUTSURVE	Itake Elmo, Minnesota, thisday of
the foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota by Jason E. Rud, Licensed Land Surveyor, Minnesota dictary Public, County, Minnesota dy Commission Expires AKE ELMO PLANNING COMMISSION pproved by the Planning Commission of the City of the Commission of the City of the Commission, CITY OF LAKE ELMO, MINNESOTA the foregoing plat of GROWING EXPLORERS was approful, and hereby certifies compliance with all re tity OF LAKE ELMO, MINNESOTA by	I Loke Elmo, Minnesota, thisday of, 20, DTA By
he foregoing Surveyor's Certificate was acknowledge by Jason E. Rud, Licensed Land Surveyor, Minnesota by Jason E. Rud, Licensed Land Surveyor, Minnesota lictary Public,	I Loke Elmo, Minnesota, thisday of, 20 DTA BySecretary oved by the City Council of Loke Elmo, Minnesota, thisday of quirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2. ByClerk and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved By



MORTH

CO

DENOTES FOUND IRON MONUMENT MARKED BY
RIS NO. 41578.

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

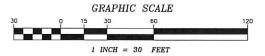
VICINITY MAP
NOT TO SCALE

HUDSON BOULEVARD

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT NO. 82-43

NORTH

JADE WAY N.





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 5125

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

1125	EX. 1' CONTOUR ELEVATION INTERVAL		PROPOSED MANHOLE STORM		
X1137.12	EXISTING SPOT GRADE ELEVATION		PROPOSED CATCH BASIN OR CATCH BASIN MAN	HOLE STORM	
1137	1.0' CONTOUR ELEVATION INTERVAL	H	PROPOSED GATE VALVE		
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)	4	PROPOSED FIRE HYDRANT		
891.00 G	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)		PROPOSED MANHOLE SANITARY		
891.00 TC	SPOT GRADE ELEVATION TOP OF WALL		PROPOSED SIGN		
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF WALL	*	PROPOSED LIGHT		
	DRAINAGE ARROW	>	PROPOSED SANITARY SEWER		
-	EMERGENCY OVERFLOW	>>	PROPOSED STORM SEWER		
EOF=1135.52	ENERGENOT OVER EOV		PROPOSED WATER MAIN		
	SILT FENCE / BIOROLL - GRADING LIMIT		EXISTING SANITARY SEWER		
	INLET PROTECTION		EXISTING STORM SEWER		
		manus manus must remented	EXISTING WATER MAIN		
19888888888	STABILIZED CONSTRUCTION ENTRANCE		EXISTING GAS MAIN		
			EXISTING UNDERGROUND ELECTRIC		
◆ SB-1	SOIL BORING LOCATION	C.	EXISTING UNDERGROUND CABLE		
	CURB AND GUTTER (T.O = TIP OUT)	EXISTING MANHOLE	EXISTING STOPBOX	# EXISTING LIGHT	
		EXISTING CATCH BASIN	EXISTING GATE VALVE	M EXISTING GAS ME	
		EXISTING HYDRANT	III EXISTING ELECTRIC BOX	⊕ EXISTING GAS VAI	.VE

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

CivilSite

GROWING EXPLORERS LEARNING CENTER

LLC

SHAMSI,

DATE 07/19/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

SHEET INDEX

SHEET NUMBER | SHEET TITLE

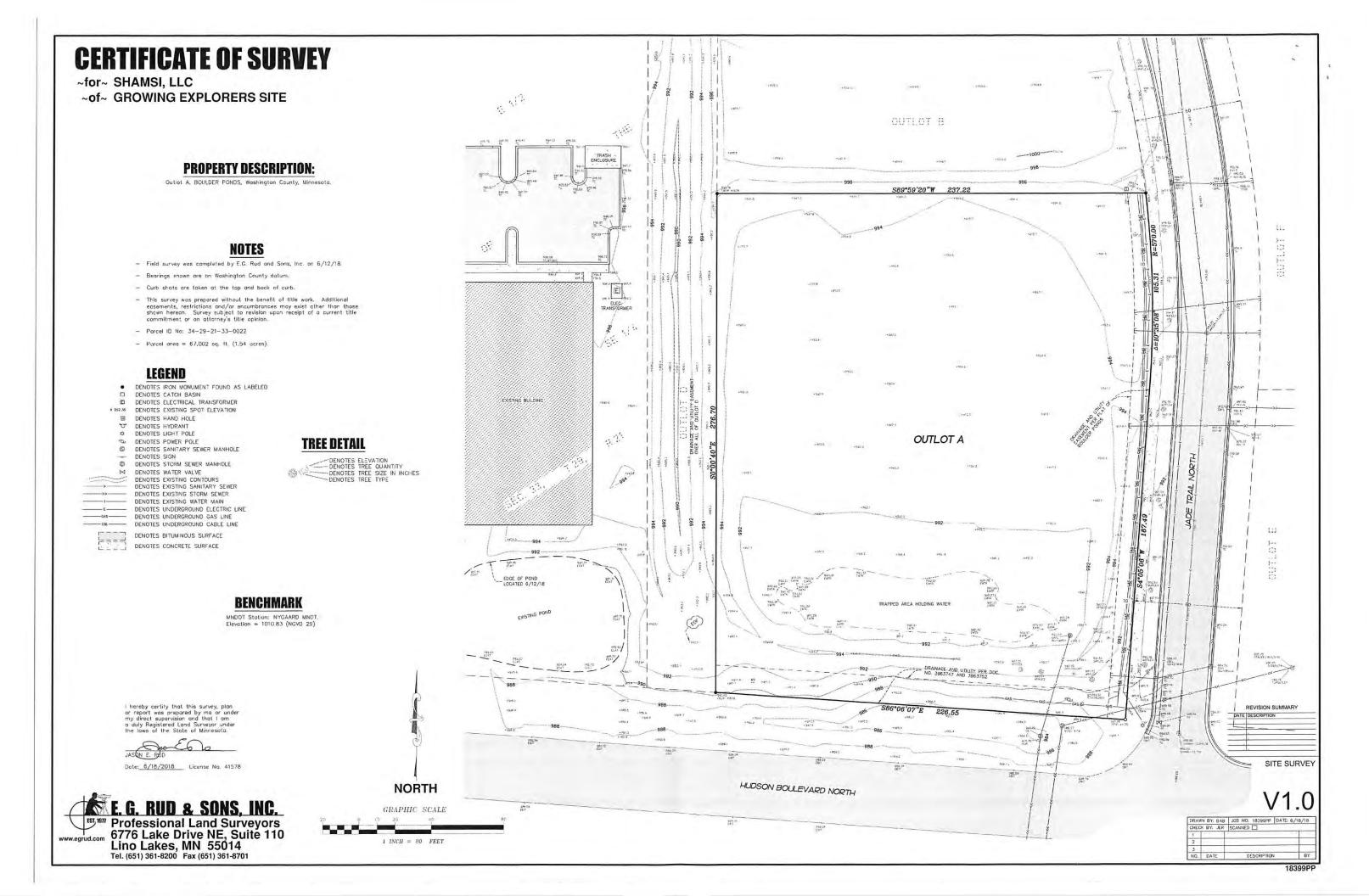
C0.0 TITLE SHEET V1.0 SITE SURVEY

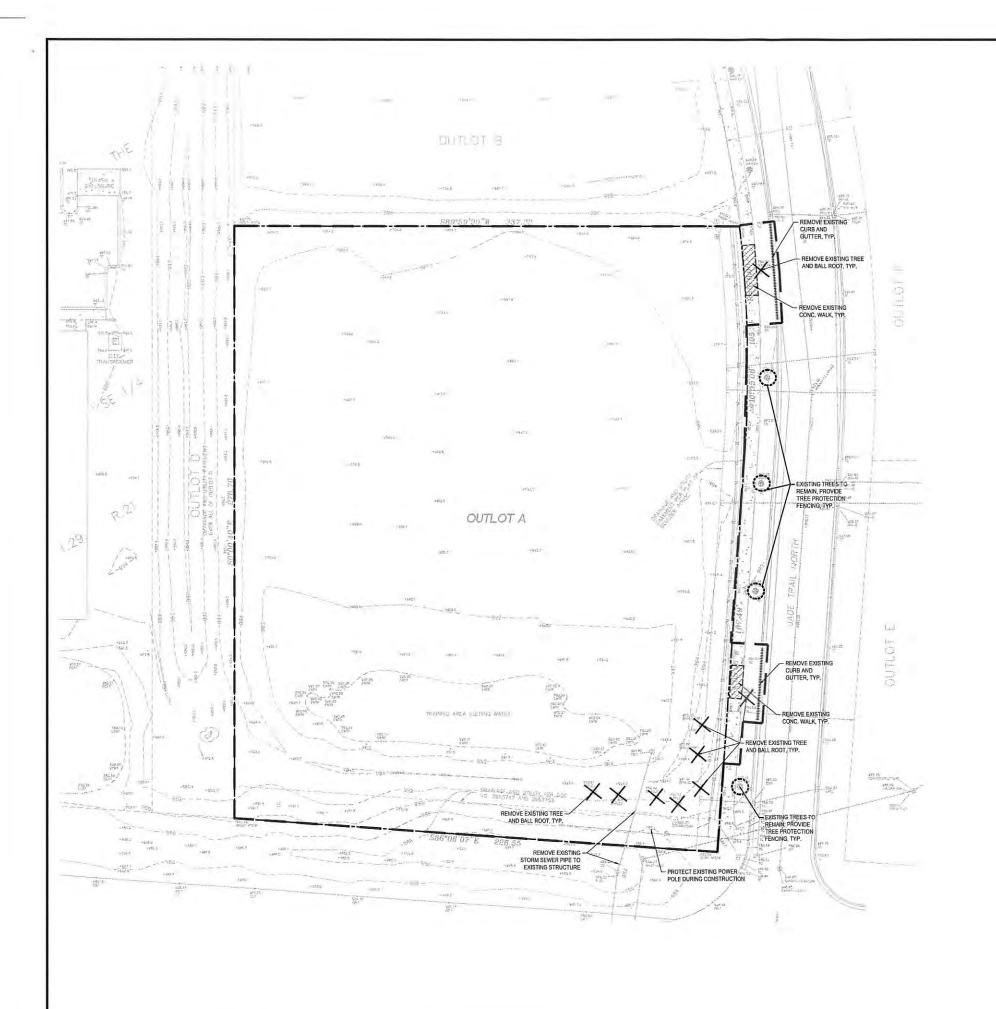
C1.0 REMOVALS PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 UTILITY PLAN L1.0 LANDSCAPE PLAN

SW1.2 SWPPP - DETAILS

SW1.0 SWPPP - EXISTING CONDITIONS SW1.1 SWPPP - PROPOSED CONDITIONS

REVISION SUMMARY





REMOVAL NOTES:

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- 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.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- 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.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- 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.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- 12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT. DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT, SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- 13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- 14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED, ALL PUBLIC STREETS SHALL BEAMIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- 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

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

DATE 07/19/18 LICENSE NO. 44263

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

REVISION SUMMARY

DATE DESCRIPTION

ROJECT NUMBER: XXXXX REMOVALS PLAN

GOPHER STATE ONE CALL

REMOVALS LEGEND:



EX. 1' CONTOUR ELEVATION INTERVAL

TREE PROTECTION

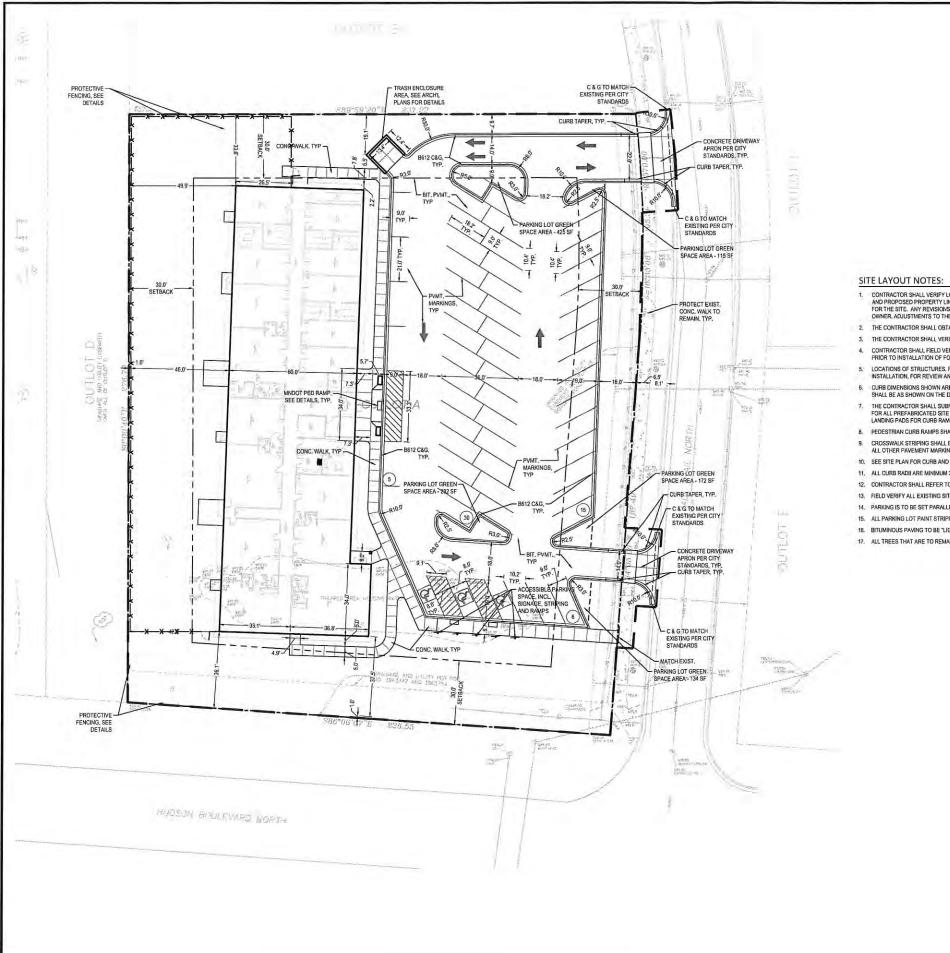
REMOVAL OF PAVEMENT AND ALL BASE MATERIAL INCLUDING BIT., CONC., AND GRAVEL PVMTS.

REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.

TREE REMOVAL - INCLUDING ROOTS AND STUMPS

1" = 20'-0"

REMOVAL OF STRUCTURE INCLUDING ALL



CITY OF LAKE ELMO SITE SPECIFIC NOTES:

SITE AREA TABLE:

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

612-615-0

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

SITE PLAN LEGEND:

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



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

CONSTRUCTION LIMITS

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



TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS

SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.



HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY





HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. Matthew R. Pavek DATE 07/19/18 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY REVISION SUMMARY

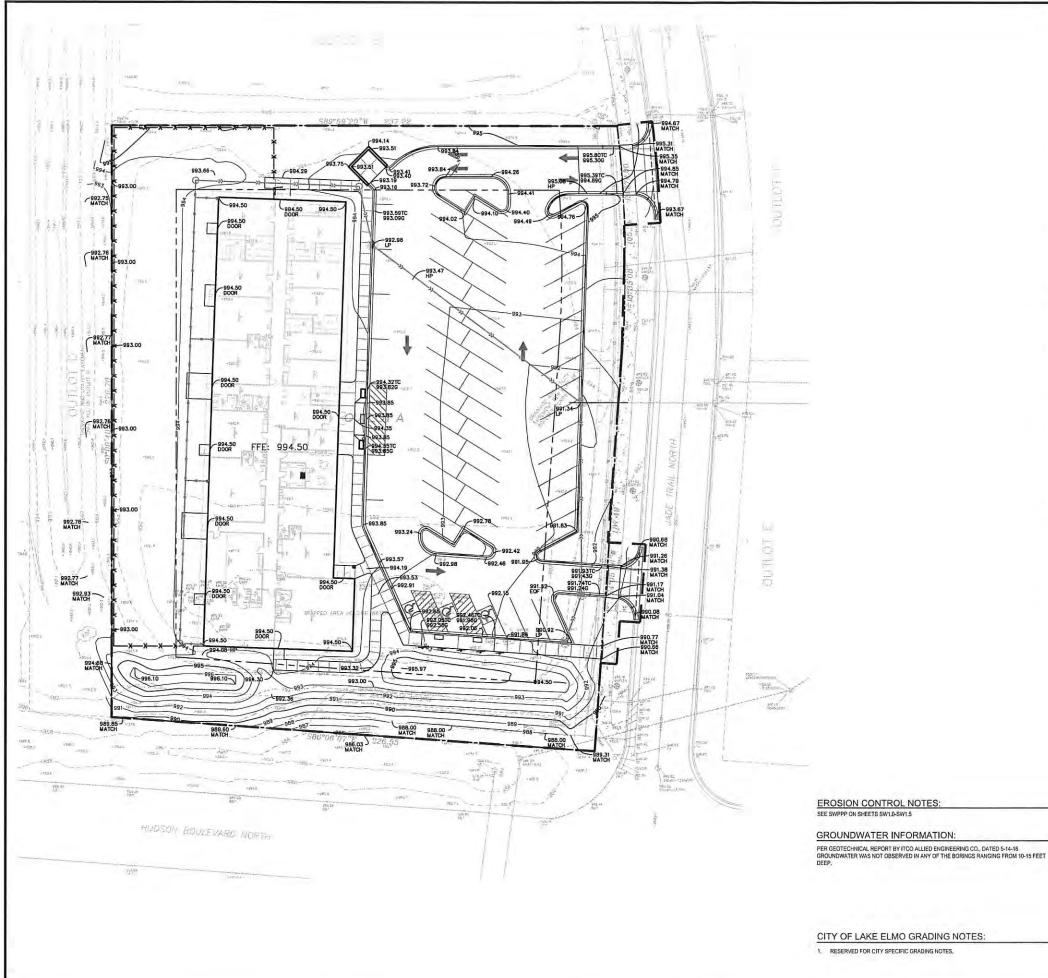
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SHAMSI, LLC

SITE PLAN

DATE DESCRIPTION

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GENERAL GRADING NOTES:

- 1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- 2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER, ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- 3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- 4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE
- 5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX, CROSS SLOPE, UNLESS OTHERWISE NOTED.
- 6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- 7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4'IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- 9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- 10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE, THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED, EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS. WHERE TURF IS TO BE ESTABLISHED. TO A DEPTH OF 6 INCHES, RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- 11. FINISHED GRADING SHALL BE COMPLETED, THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS, PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES, AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE, ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- 12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE, CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER, NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- 13. TOLERANCES
- 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- 14. MAINTENANCE
- 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
- 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE
- 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GRADING PLAN LEGEND:

EX. 1' CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) 41.26 891.00 G

891.00 TC 891.00 BS/TS

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



EMERGENCY OVERFLOW

CITY OF LAKE ELMO GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.







612-615-0

ROWING EXPLORER LEARNING CENTER

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SHAMSI,

HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS

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

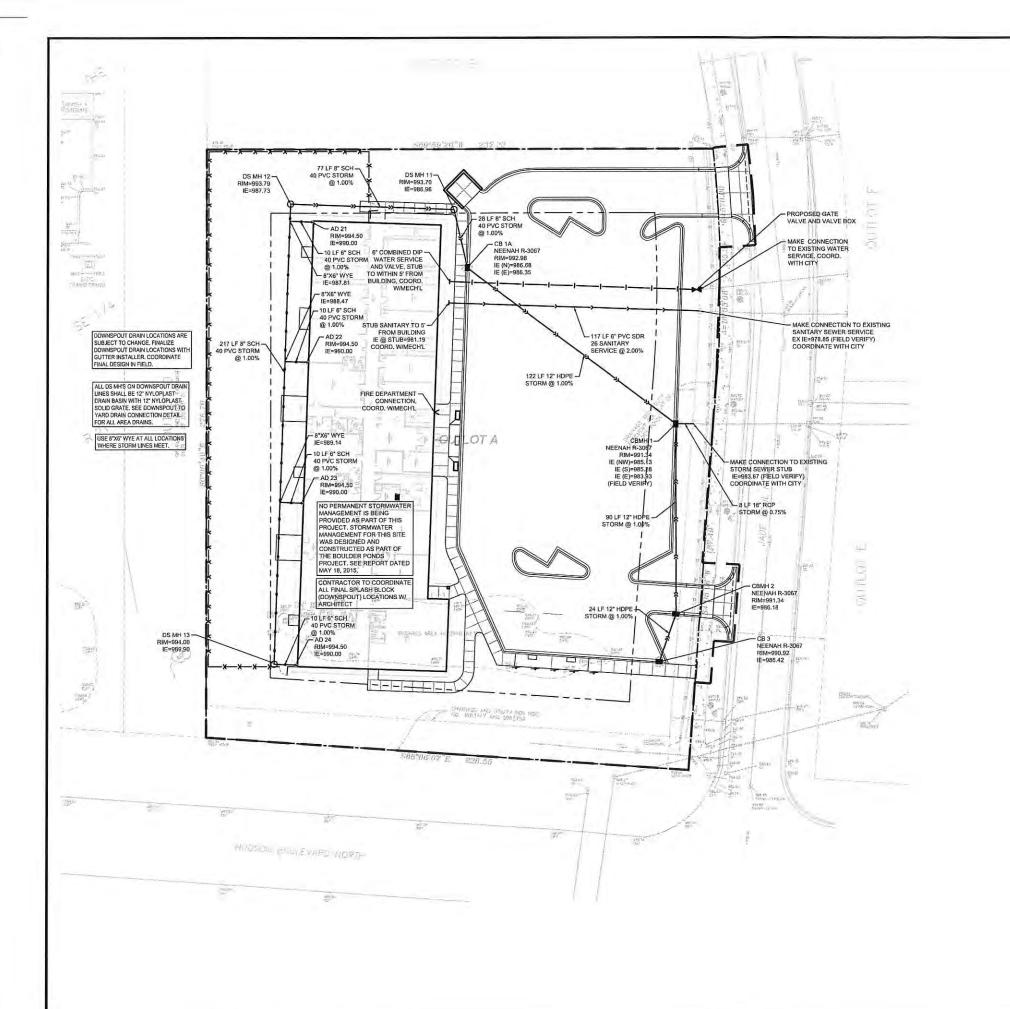
ISSUE/SUBMITTAL SUMMARY

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	REVISION SUMMARY	
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GRADING PLAN

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GENERAL UTILITY NOTES:

- 1. 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 ENDINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 600-222-1166) 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.
- 4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (SEAM), 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 GUITERS SHALL BE. SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS
 PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- 12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS HYDRANT EXTENSIONS ARE INCIDENTAL.
- 14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES, EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- 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.
- 17. CONNECTIONS TO EXISTING STRUCUTRES 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.
- 20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY, ALL PAVEMENT CONNECTIONS SHALL BE SAWGUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- 21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TR
- 22. CONTRACTOR SHALL CORDINATE 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.
- 24. 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, CATCHASHIS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 11930.

CITY OF LAKE ELMO UTILITY NOTES:

1. 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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paning Surveying Lindscape Archaect 931 W. 35th Street, Suite 200 St. Louis Park, MN 55418 pup.com 612-615-00

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS REPARAGED BY ME OR UNDER MY DIREC REPARAGED AND THAT TAM A DULY LICENSED PROFESSIONAL ENGINE UNDER THE LAWS OF THE STATE OF

SHAMSI, LLC

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

DATE DESCRIPTION
7-19-16 GITY SUBMITTAL

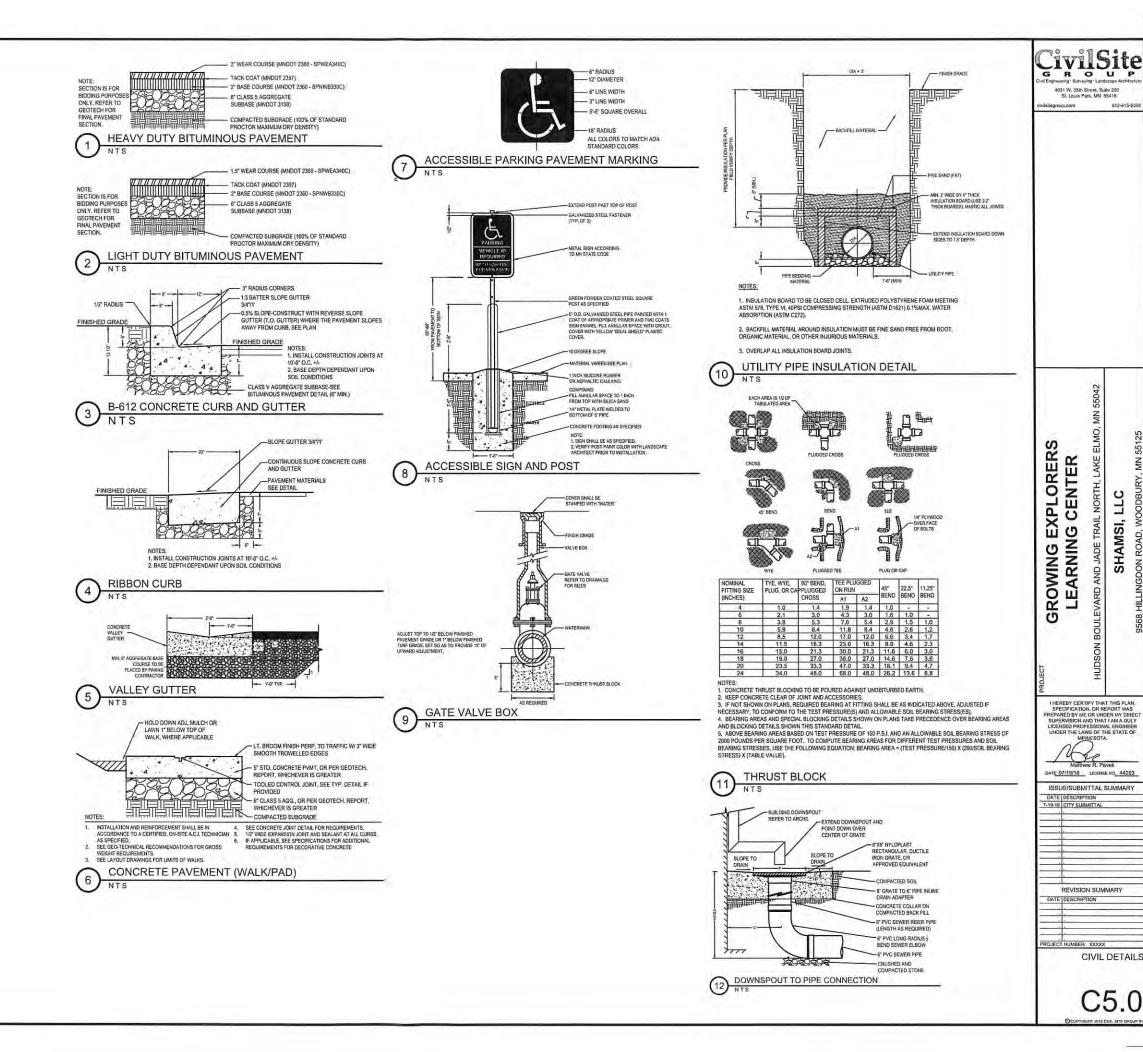
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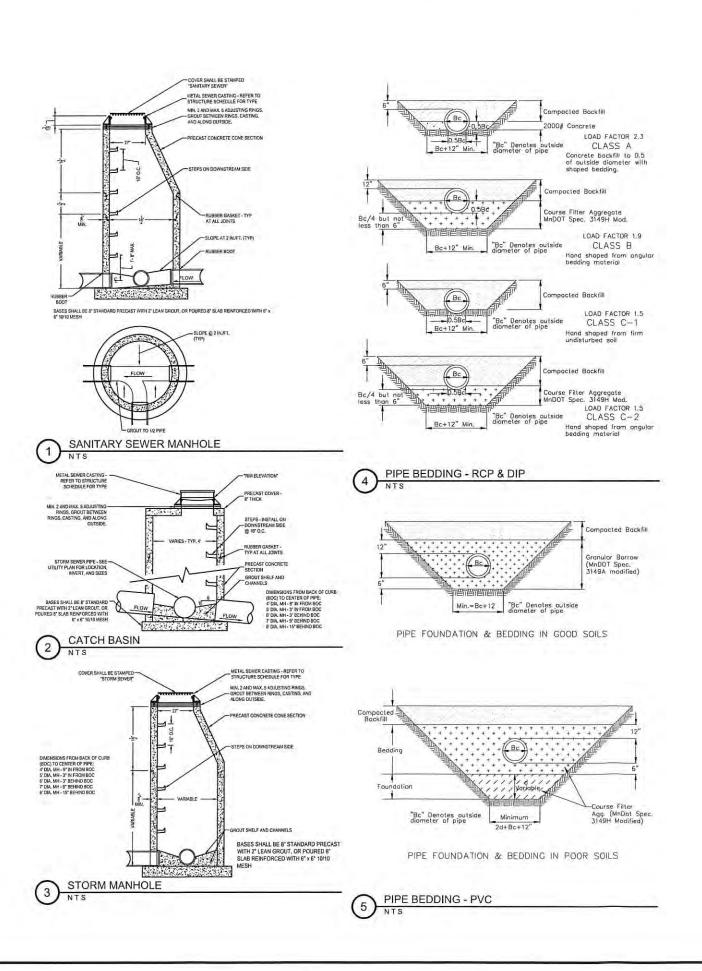
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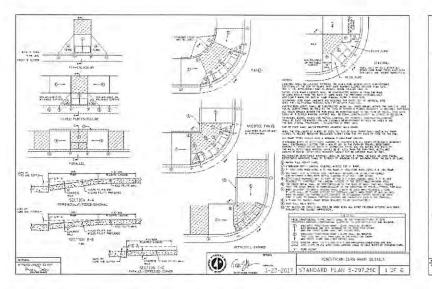
UTILITY PLAN

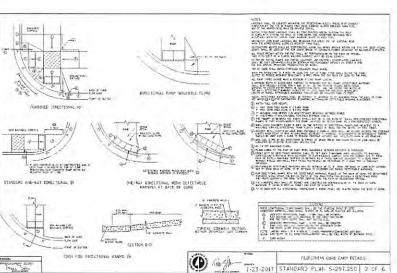
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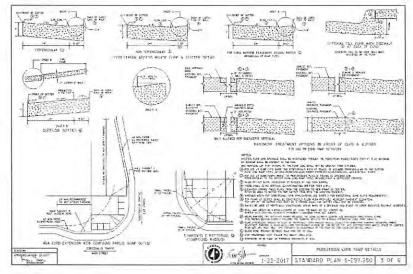


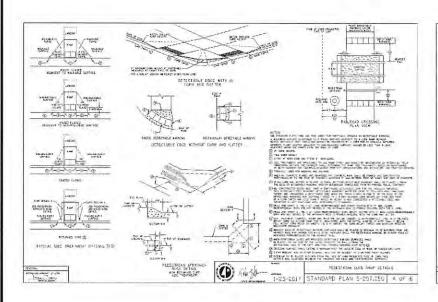


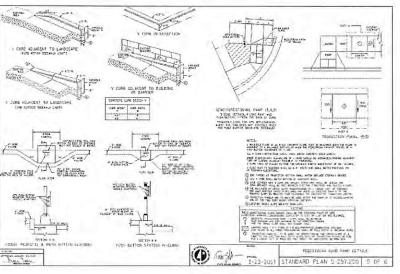
PROJECT GROWING EXPLORERS LEARNING CENTER	HUDSON BOULEVARD AND JADE TRAIL NORTH, LAKE ELMO, MN 55042	SHAMSI, LLC 9568 HILLINGDON ROAD, WOODBURY, MN 55125
HEREBY CERT SPECIFICATIO PREPARED BY ME SUPERVISION A LICENSED PROF UNDER THE LE MAILINE BATE 07/19/18 ISSUE/SUBM DATE 0ESCRIPT 7-19-16 CITY SUB REVISION DATE DESCRIPT DATE DESCRIPT PROJECT NUMBER	NO THAT PESSIONA SESSIONA SESSIONA SESSIONA SESSIONA W. R. Pava LICENSEE SESSIONA SE	LAMA DUER LE MINIMER E STATE OF rok NO. 44263

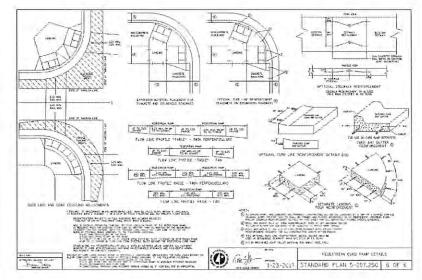












CIVIISite

ENGINEERING SARVENGE LANDICEPE AICHTECLIAN
4931 W. 35in Stevel, Suite 200
51. Loole Paik, NW 55416
civilsilegroup.com 612-615-0060

ROWING EXPLORERS LEARNING CENTER

G

NORTH, LAKE

LLC

SHAMSI,

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

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

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

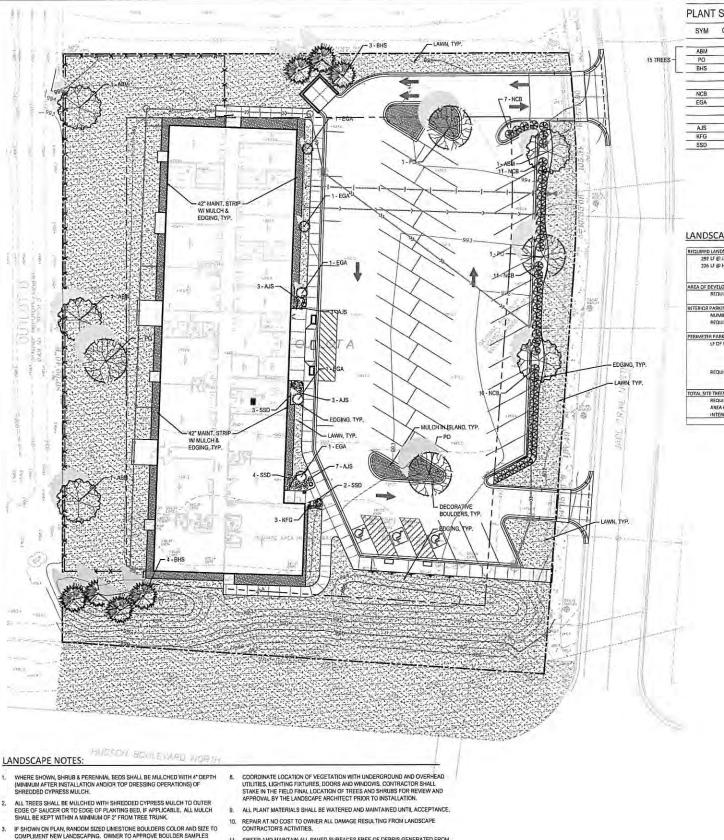
7-19-18 CITY SUBMITTAL

REVISION SUMMARY

ROJECT NUMBER: XXXXX

CIVIL DETAILS

C5.2



11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.

NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFAULATION CONTROL OF THE OWNER IRRIGATION SYSTEM DAMAGED FROM LINDINGS OF THE DAMAGED FROM ANNIAL BIOLOGICAL PROPERTY. THE OWNER IRRIGATION SYSTEM DAMAGED FROM LINDINGS OF THE DAMAGED FROM ANNIAL BIOLOGICAL PROPERTY.

PRIOR TO INSTALLATION.

PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF

PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.

CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT, LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.

ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4' LAYER TOPSOIL LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE

UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS YN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN

13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION, SYSTEM PROVIDE SHE WILE MIGRALIUM STEEL IN DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING, THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF BELIVERING ONE HICH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF

CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



42" SHREDDED MULCH MAINTENANCE STRIP

PLANT SCHEDULE - ENTIRE SITE

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

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPE		- 1-	
292 LF @ JADETRAIL NORTH	1	50 =	6 TREES
276 LF @ HUDSON BLVD. NORTH	1	50 =	5 TREES
TOTAL			10 THEES
AREA OF DEVELOPMENT			67001.95 SF
RECIVIRED TREES			8 TREES
INTERIOR PARKING LOT TREES			
NUMBER OF STALLS			58 STALLS
REQUIRED TREES			6 TREES
PERIMETER PARKING LOT LANDSCAPE			
LF OF PARKING LOT - STREET F		TAGE	
IADE TRAIL NORTH			156 LF
HUDSON BLVD. NO	HTH		78 LF
TOTAL			234 LF
REQUIRED TREES			3 TREES
TOTAL FOR D & E			9 TREES
TOTAL SITE TREES REQUIRED			
REQUIRED LANDSCAPE			10 TREES
AREA OF DEVELOPMENT *			8 TREES
INTERIOR AND PERIMETER			9 TREES
TOTAL RE	QU	RED	19 TREES

take time Code of Ord. Chap, 154,258 LANOSCAPE REQUIREMENTS. C. L. A minimum of one (1) tree shall be planted by every late (50) feet of street

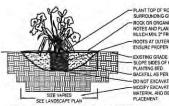
lake Elmo Code of Grd. Chap. 154-258 LANDSCAPE REGIREMENT: D. 2.
2. Shade trees shall be provided within the Interior of parking lob (in islaw

Loke Firm Code of Ont. Coop. 154.25R1ANDSCAPE REDIREMENTS. E. 1. b.
b. Trees, shall be objected at a minimum of one decidation tree per fifty (50) (

HREE 2"X4"X8" WOODEN STAKES, STAINED BROW RUNK FLARE JUNCTION: PLANT TREE 1'-2" ABOVE CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL IF NON-BIODEGRADABLE, REMOVE COMPLETELY - BACKFILL AS SPECIFIED MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF FLANTING BED, IF APPLICABLE. ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2' FROM PLANT TRUNK - RULE OF THUMB - MODIFY EXCAVATION BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT PLACEMENT DECIDUOUS & CONIFEROUS TREE PLANTING

SURRUUNUING GROUE
ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE
NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP
MULCH MIN. 2" FROM PLANT TRUNK
ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO
ENSURE PROPER BACKFILL-TO-ROOT CONTACT - EXISTING GRADE - SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF DO NOT EXCAVATE BELOW ROOTBAL

3 DECIDUOUS & CONIFEROUS SHRUB PLANTING



PLANT TOP OF ROOTBALL 1-2" ABOVE ABOVE SURROUNDING GRADE ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE ROCES AND PLAN ROTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT STEM - ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO

BACKFILL AS PER SPECIFICATION - DO NOT EXCAVATE BELOW ROOTBAL

PERENNIAL BED PLANTING

IRRIGATION NOTES:

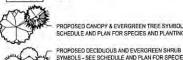
CONTRACTOR SHALL PROVIDE ALTERNATE BID FOR FULLY AUTOMATED IRRIGATION SYSTEM, INCLUDING DESIGN.

- 1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP
- DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUNDIABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATIONINSTALLATION. ANY DAMAGE TO UNDERGROUNDIABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- 4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AN SHALL BE PER NATIONAL AND LOCAL CODES, EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL LITH ITY COMPANY FOR THE PROPOSED. ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
- 7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- 8 ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
- 9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2-0° BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2°-0° BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2-0" ABOVE FINISHED GRADE AND CAPPED.
- 12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION
- 13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- 14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- 15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- 16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S
- 17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPILICES AND SPILICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND DUE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- 18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- 19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- 20. LISE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- 22. ALL PIPE 3° AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- 23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX
- 24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LEGEND



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



PROPOSED CANODY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED DECIDIOUS AND EVERGINEER SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

DECORATIVE BOULDERS, 18"-30" DIA.

GOPHER STATE ONE CALL



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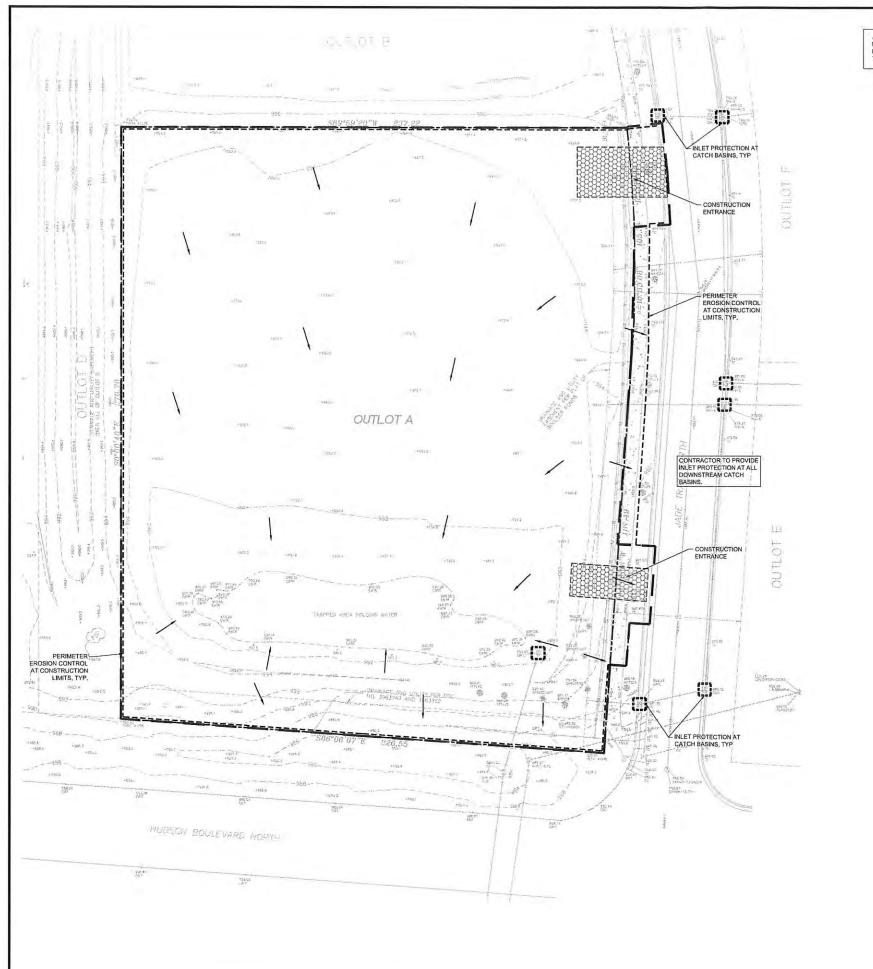
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ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7-19-18	CITY SUBMITTAL
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	REVISION SUMMARY
DATE	DESCRIPTION
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DJECT NUMBER: XXXXX LANDSCAPE PLAN



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

SWPPP NOTES:

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.

ÇîvîlSite

4931 W. 35th Street, Suite 200 St. Louis Park, MN 55415

GROWING EXPLORERS LEARNING CENTER

SHAMSI, LLC

DATE 07/19/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

7-19-18 CITY SUBMITTAL

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

SILT FENCE / BIOROLL - GRADING LIMIT INLET PROTECTION

STABILIZED CONSTRUCTION ENTRANCE



LEGEND:

EROSION CONTROL BLANKET

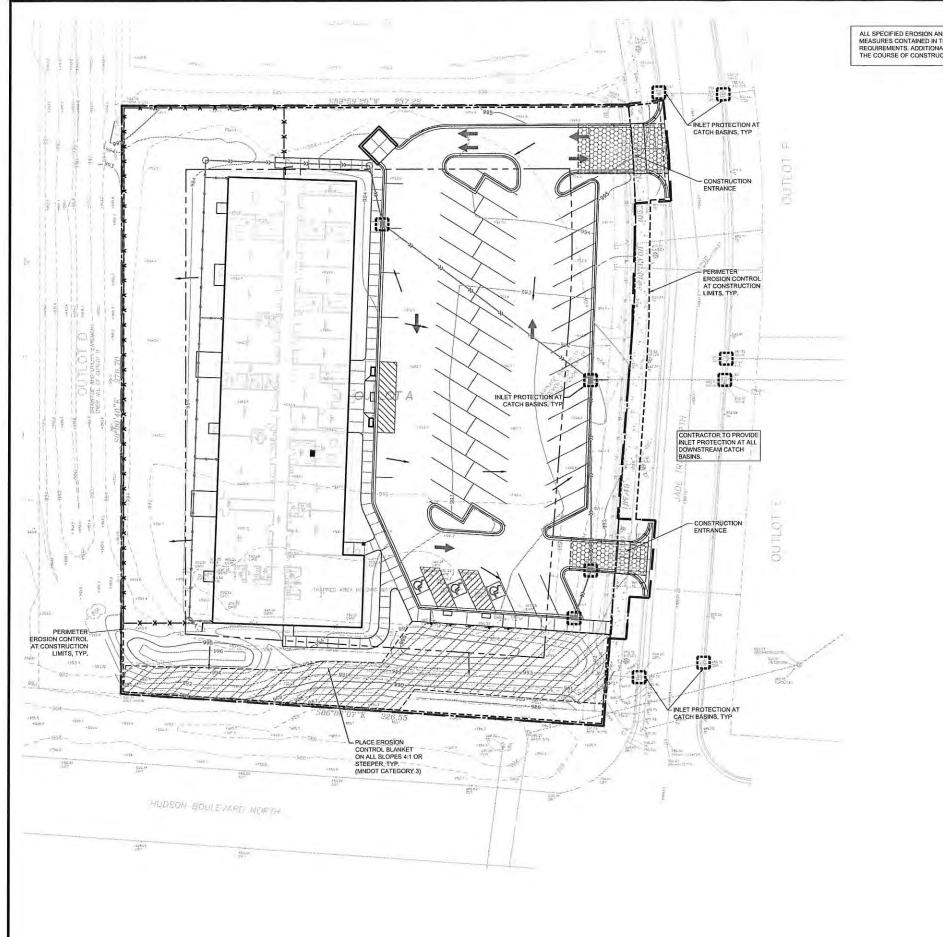




SWPPP - EXISTING CONDITIONS

REVISION SUMMARY DATE DESCRIPTION

SW1.0



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CITY OF LAKE ELMO EROSION CONTROL NOTES:

1, RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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LEARNING CENTER

EVARD AND JADE TRAIL NORTH, LAKE

SHAMSI, LLC

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SUPERVISION AND THAT I AM A DULY
LICENISED PROFESSIONAL. ENGINEER
UNDER THE LAWS OF THE STATE OF
MENNESOTA.

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

DATE DESCRIPTION 7-19-16 CITY SUBMITTAL

REVISION SUMMARY

1.0' CONTOUR ELEVATION INTERVAL

SILT FENCE / BIOROLL - GRADING LIMIT INLET PROTECTION

EX. 1' CONTOUR ELEVATION INTERVAL

DRAINAGE ARROW

STABILIZED CONSTRUCTION ENTRANCE



LEGEND:

EROSION CONTROL BLANKET

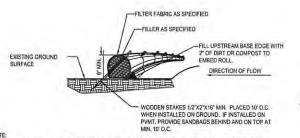




SW1.1

CONDITIONS

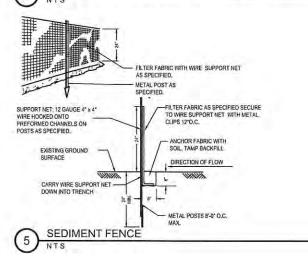
ROJECT NUMBER: XXXXX SWPPP - PROPOSED



- MIN. 10" O.C.

 1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
 2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
 3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
 4. IF MULTIPLE ROLLS NEEDED. OVERLAP BY MIN. 12" AT ENDS AND STAKE.
 5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

SEDIMENT BIO-ROLL / COMPOST FILTER LOG



OVERFLOW IS 1/2 OF THE CURB BOX HEIGHT OVERFLOW AT TOP OF FILTER ASSEMBLY EXISTING CURB, PLATE, BOX, AND GRATE FILTER ASSEMBLY DIAMETER, 6" ON-GRADE 10° AT LOW POINT HIGH-FLOW FABRIC

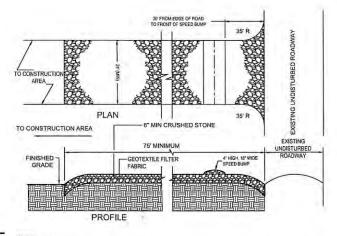
NOTES:

1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.

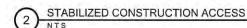
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.

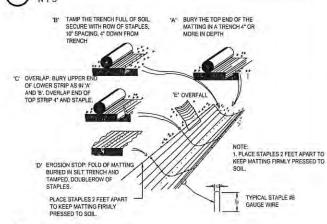
3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

CURB INLET FILTER



- IOTES:
 PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DIRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
 REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT,
 ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
 FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 CRUSHED STONE SHALL BE 1-1/2* DIA. CLOSE GRADED, AND IN ACCORDANCE TO MINDOT SECTION 2118.





EROSION BLANKET (3)

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GROWING EXPLORERS LEARNING CENTER

SHAMSI, LLC

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

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

ISSUE/SUBMITTAL SUMMARY

7-19-18 CITY SUBMITTAL REVISION SUMMARY DATE DESCRIPTION

OJECT NUMBER: XXXXX SWPPP - DETAILS

SW1.2

GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTIANT CONTROL WEASURE CIENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAY (SWYPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELEMENTOR SYSTEM IMPDES) GENERAL PERMIT (DATED AUGUST 1, 2013 # MUSIPHONE) ACCOUNT AND ACCOUNT OF THE NATIONAL POLLUTION DISCHARGE ELEMENT OF THE NATIONAL POLLUTION OF THE NATIONAL POLLUTION DISCHARGE ELEMENT (DATED AUGUST 1, 2013 # MUSIPHONE) ACCOUNT OF THE NATIONAL POLLUTION DISCHARGE ELEMENT (DATED AUGUST 1, 2013 # MUSIPHONE) ACCOUNT OF THE NATIONAL POLITICAL PROPERTY OF THE NATIONAL POLITICAL P

PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH VINAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS, SEE THE SWPPP PLAN SHEETS AND SWPPP INARRATIVE (ALTHCANENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP AND ADDITIONAL SITE SPECIFICATION SHOWN LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND SERVICE AND STATE SERVICE AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PERCENTION AND STATE OF ALL TEMPORARY AND PERMANENT EROSION PER

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

- THE INTERUCES SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLL
 1, INSTALL STABLEZER POCK CONSTRUCTION ENTRANCE
 2, INSTALL ATHOR OF SILT FENCE AROUND SITE
 3, INSTALL CARRIEC CONSTRUCTION FENCING AROUND INFEIRATION AREAS.
 4, CLEAR AND GRUE FOR TEMPORARY SEDIMENT BASIN POOR INSTALL
 5, CONSTRUCT INTERPORARY SEDIMENT BASIN I POOR IPART IIE.)

 6, CLEAR AND GRUE REMAINCER OF SITE
 7, STIPE AND STOORQUE TO POOL.

 8, ROUGH GRADING OF SITE
 9, TOUGH GRADING OF SITE
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 10, THE PART SITE OF THE SITE OF THE SITE OF THE SITE OF THE PART SITE OF THE SITE

- 8. ROUGH GRADING OF SITE
 9. STABILEZ DENIDED AREAS AND STOCKPILES
 10. NISTALL SAINTARY SEWER, WATER MAIN STORM SEWER AND SERVICES
 11. NISTALL SHALL SLIT FENCE) NILET PROTECTION AROUND CBS
 12. NISTALL STREET SECTION
 13. NISTALL CRIEB AND GUTTER
 14. BITUMNOUS ON STREETS

- OF PRIOR PROGRAMMENT SEMENT FOR STATE OF THE PROGRAM FOR STATE OF THE PROGRAM OF

RECORDS RETENTION (PART III E):

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

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

- 1 THE FINAL SWPPP:
- 1. THE PRINL SYPPY.

 2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;

 3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE PART IV.E. INSPECTIONS AND MAINTENANCE).

 4. ALL PERMIANTED OPERATION AND MAINTENANCE AND CHARGE SERVING THAT A THREE BEEN INFLUENCE, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVEMENTS AND OTHER BINDING REQUIREMENTS REGREDING PERPETUAL MAINTENANCE, AND

 5. ALL REQUIRED CALCULATIONS OF RO BESIGN OF THE TEMPORARY AND PERMIANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

- A THE OWING AND CONTRACTOR ARE PERMITTEES() AS DENTIFIED BY THE NINGES PERMIT.

 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OWSTRE INFELHENTATION OF THE SWAPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTOR'S.

 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OWSTRE INFELHENTATION OF THE SWAPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTROL BIMPS TO OVERSEE ALL INSTALLATION AND MINIMETERING OF SHALL PROVIDE PERSONSING INSTELLED GENERAL PROVIDE PERSONSING INSTELLED GENERAL PROVIDE PERSONSING INSTELLED THE TERMINING REQUIREMENTS OF THE PROVIDE PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BIMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUALISY MUST BE AVAILABLE FOR AN ONSTIE INSPECTION WITHIN 21 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TERMINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWAPP BEFORE THE START OF CONSTRUCTION OF AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED, DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWAPP BEFORE THE START OF CONSTRUCTION OF AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED, DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWAPP BEFORE THE START OF CONSTRUCTION OF AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED, DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWAPP BEFORE THE START OF CONSTRUCTION OF AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED, DOCUMENTATION SHALL INCLUDE:

 4.1. AMORT OF THE PERSONNEL ASSOCIATED WITH THE PROJECT HAVE BEEN DETERMINED. DECUMENTATION SHALL INCLUDE:

 4.2. DATES OF TREATMENT AND THE PROJECT HAVE BROWNED TO BE TRAINED.

 4.3. CONTRACTOR OF TRAINING COURSE OF WORKSHOPE MICHIGAN OF REMINING.

 5. FOLLOWING FINAL STREAM COURSE OF WORKSHOPE MICHIGAN OF HOURS OF TRAINING.

 5. FOLLOWING FINAL STREAM COURSE OF WORKSHOPE MICHIGAN OF TRAINING.

 5. FOLLOWING FINAL STREAM COURSE OF WORKSHOPE MICHIGAN OF THE MODES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OND MAINTENANCE (O. B.M.) OF THE PERMINING

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:

- ONS I NOUL TION AS LITTLY IT FIELD REQUIREMENTS. A.

 ALL FIELD REQUIREMENTS SHALL BEFOREMEN IN ACCORDANCE WITH THE REQUIREMENTS OF THE HYDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN ISSUPPP).

 2. THE CONTRACTOR MUST WHE ELEVENT THE SWIPP AND PROVIDE BUYES DESTRIED IN THE SWIPPIN AN APPROPRIATE AND ELECTRON MANNER.

 3. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPREVENTION FROM PREVENTION AND EXEMPT OF THE SWIPPIN AND ADDRESS AND ADDRESS AND ADDRESS OF SECTION OF SEDIMENT TRANSPORT OFF-SITE AT A MINIMUM, THE FOLLOWING STORMWATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY
 FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

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

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EXCISION BUT NO LATER THAN THE END OF THE NEXT WORK DAY WHEN EARTH-DISTURBING ACTIVITIES WILL CEASE FOR AT LEAST 14 DAYS. TEMPORARY STOCKPIES WITHOUT SOMEROMS TO CANADA ON GRANKE COMPONENTS E.G., CLEAN AGREEGAE STOCKPIES, EMOLUTION COMPETTE STOCKPIES, SAND STOCKPIES, MAD THE CONSTRUCTED BASE COMPONENTS OF ROOMS. PARKING LOTS AND SINLERS UNEXTESS AND EXCENSIVE THROW THIS REQUIREMENT BUT MUST COMPLY WITH PART INC.

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

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

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

TEMPORARY OR PERMANENT DITCHES OR SINALES THAT ARE REING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, 810 ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

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

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

GENERAL RECOMMENDATIONS: IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES,

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

TEMPORARY SEED SHALL BE MINDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (DATS COVER CROP) FOR SPRINGISUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING MATE OF 180 USBACRE.

MINIORIDIATELY AFTER SEEDING, WITHIN 24 HOURS, MINOOT TYPE 1 MUICH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION, MUICH SHALL BE APPLIED AT 50% COVERAGE (2 TONS PER

- OPES

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

SEDIMENT CONTROL (PART IV.C):

- SEDIMENT CONTROL PRACTICES MUST WINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING GURB AND GUTTER SYSTEMS AND STORM SENER INLETS.

 2. TEMPORARY OR PERMAMENT DRAMAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES OR THE SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES OR REQUINOANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SYSTEM SHOULD BE DEATH YET HESE ADDITIONAL PRACTICES AS REQUIRED BY PART III A. A. THROUGH C.

 IN CROBER TO MAINTAIN SHEET FLOW AND MININGER RILLS ATHOR GUILLES. THERE BHALL BE NO UNBROKEN BLOFFLE LIGHT OF GREATER THAM 7.5 FEET FOR SLOPES WITH A GRADE OF 3-1 OR STEEPER.

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

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. AN SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUIDACY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SED CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SED CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS NOT COMPLETE.

ALL STORM DRAW INJECTS MUST BE PROTECTED by APPROPRIATE BURPE DURING CONSTRUCTION UNITL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INJECT HAVE BEEN STABILIZED. INJECT PROTECTION HAVE BEEN STABILIZED APPROPRIATE BURPE DURING HAVE BEEN DEVELOPED FOR A PARTICULAR INJECT FOR SECURIFICATION OF A PARTICULAR INJECT FOR SECURIFICATION AND APPROPRIATE CORRESPONDED MUST BE CONTINUED FOR REMOVAL. THE WRITTEN CORRESPONDED MUST BE CONTINUED IN A THIESY MANNER, THE SPECIFIC INJECT PROTECTION CAN BE REMOVED TO ALLEMATE THE IMMEDIATE SAFETY CONCERN. HOWEVER, EFFORTS TO DETAIN WRITTEN CORRESPONDED FOR MUST BE DOCUMENTED TO SEVERE AND APPROPRIATE AND ALLEMATE THE MINERIAL ENTHIN AT PURISH PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OSTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

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

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

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

TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVAT

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

DEWATERING AND BASIN DRAINING (PART IV.D):

DEWALERING DR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCHDITCH CUTS FOR DRAINING); RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LICEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN THE PROPRIED TO A SEDIMENTATION BASIN PRIGR TO A SEDIMENTATION THE SUBJECT OF VEHALE IT MUST BE SUBJECT AND THE DISCHARGE DES NOT ADVERSELY AFFECT THE RECEIVING WATER DUNNISTERS LICENTATION BASIN PRIGRATION TO A SEDIMENTATION BASIN PRIGRATION BASIN PRIGRATION TO AND THE SUBJECT OF THE RECEIVING WATER DUNNISTERS AND THE SUBJECT OF THE SUBJECT OF THE RECEIVING WATER DUNNISTERS AND THE SUBJECT OF THE SUBJECT O

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

INSPECTIONS AND MAINTENANCE (PART IV.E):

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT AMINMUM, INSPECT, MAINTAIN AND REPARK ALL DISTURIES DURANGE AND ALL ENCISION AND SEDIMENT CONTROL FACILITIES AND SOIL STABLIZATION MEASURES ONCE EVERY SEVER (1) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN A HOUSE FOLIAGE THAT THE CONTROL FOR THE THAT THE CONTROL FOR THE THAT THE CONTROL SHALL BE A FOR THAT THE CONTROL SHALL BEFORE AND STABLE AND WITHIN 12 MAYS AFTER THAT. CONTROL INSPECTION AND STUDIES UNTIL AND DISTURBING ACTIVITY HAS CASED, THEREFOR THE CONTRACTOR SHALL BEFORE THE CONTROL SHAPE AND STABLIZED AREAS EROSION PREVENTION AND SEDIMENT CONTROL SHAPE AND PART THATATION AREAS.

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

ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW ACCESS. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED TOPSOIL. THIS REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS

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

POLLUTION PREVENTION MANAGEMENT (PART IV.F):

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

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

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

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE, RUNDFF MUST BE CONTAINED AND WASTEWATER PROPERLY DISPOSED OF NO

CONCRETE WASHOUT: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAN PROOF CONTAINMENT FACILITY OR IMPERIMENTLE CONCRETE THE GROUND IS CONSIDERED AN IMPERIMENTAL LINER. THE CITIED AND SOLID WASTES MUST NOT CONTACT THE GROUN THERE MUST BY OF REMOVED FROM THE CONCRETE WASHOUT DEPARTORS OF A PRESE. MUST BE DISSOLED OF PROPERLY AND IN COMPLIANCE WITH INFORMACION OF AREAS. LIQUID AND SOLID WASTES MUST BE DISSOLED OF PROPERLY AND IN COMPLIANCE WITH INFORMACION OF AREAS. LIQUID AND SOLID WASTES MUST BE DISSOLED OF PROPERLY AND IN COMPLIANCE WITH INFORMACION OF AREAS. LIQUID AND SOLID WASTES MUST BE DISSOLED OF PROPERLY AND IN COMPLIANCE WITH INFORMACION OF A PROPERLY AND INFORMACION OF A PROP

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

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

SANTARY AND SEPTIC WASTE: SANTARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANTARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES, A LICENSED SANTARY WASTE FROM PORTABLE UNITS.

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE ACCORDING THE DEFINITIONS IN THE RPDES GENERAL PERMIT PART IV SECTION G. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NO.T.) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR WITHIN TO JAYS AFTER SELLING THE SITE OR PORTICING OF THE SITE (THAT HAS NOT INDEGENOME FINAL STABILIZATION) TO ANOTHER PARTY, A COPY OF THE MOTICE OF TERMINATION PERMIT MOMERATION FROM THE MOST GOT TO THE VENO WHIRE, THE ORIGINAL CURRENT OWNER MUST FROWDE A SWIPP TO THE KEW OWNER THICK STAD AND THE STAD OF THE MOST AND THE STAD OF THE MOST AND THE MOST AN

TRAINING (PART III.A.2)

DESIGN ENGINEER: MATTHEW R. PAVEK P.E. DESIGN ENGINEER: MATTHEW R PAUER F.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
OTAL TRAINING HOURS: 12
RE-CERTIFICATION: 3/16/2017 (8 HOURS), EXP. 5/5/12/20 OWNER. 9568 HILLINGDON ROAD WOODBURY, MN 55125 CONTACT

OWNER INFORMATION

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

	EXISTING CONDITION		PROPOSED CONT	DITION
BUILDING COVERAGE	0 SF	0.0%	12,940 SF	19.3%
ALL PAVEMENTS	0 SF	0.0%	25,568 SF	38.2%
ALL NON-PAVEMENTS	67,002 SF	100.0%	28,494 SF	42.5%
TOTAL SITE AREA	67,002 SF	100.0%	67,002 SF	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION	38,508 SF	57.5%		
DIFFERENCE (EX. VS PROP.)	38,508 SF	57,5%		
EROSION CONTROL QUANTITIES				
DISTURBED AREA	69,000 SF	1.58	1.6 AC	
SILT FENCE/BIO-ROLL	1,150 LF			
EROSION CONTROL BLANKET	0 SF			
INLET PROTECTION DEVICES	11 EA			

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY, CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING: ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT ING CREDENTIALS SHALL BE PROVIDED BY THE

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

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

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

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE

ATTACHMENT CONSTRUCTION WYPPY TEMPLATE - SITE SPECIFIC SWIPP DOCUMENT
ATTACHMENT CONSTRUCTION WYPPY TEMPLATE - SITE SPECIFIC SWIPP DOCUMENT
ATTACHMENT CONSTRUCTION STORWAYER INSPECTION OF THE TREATMENT SYSTEM
ATTACHMENT C. MAINTENANCE PLAN FOR PERIMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT C. SIGNIFICATION FOR MAINTEN TREATMENT SYSTEMS
ATTACHMENT C. SIGNIFICATION FOR MAINTEN AND STORMANT OF THE ATTHE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT C. SIGNIFICATION FOR MAINTENANCE OF THE ATTHE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES: THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

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

PROJECT IS A DEVELOPMENT OF AN EXISTING VACANT OUTLOT INTO A NEW COMMERCIAL BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO WILMES LAKE -WILMES LAKE IS IDENTIFIED AS IMPAIRED WATER BODIES PER THE MPCA'S AND TRANSCE OF THE MINE MADE MADE AND DESCRIPTIONS OF THE MPCA.

SIGNOJ IMPAIRED WATERS LIST, WHILES LAKE IS IMPRISED FOR HUTBING ENTROPHENDED OBLICATIONS, BECAUSE THESE WATERS
ARE LOCATED WITHIN ONE MILE OF THE SITE, BMPS AS DEFINED IN THE MPDES PERMIT C, I AND C,2 IN APPENDIX A APPLY, THESE ARE AS
FOLLOWS.

A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY UCASELY.

B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III.C. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

POST CONSTRUCTION THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER.
 MACHINER STORM DESCRIBED IN PART III.O. SHALL BE ONE (1) INCH OF RUNDEF FROM THE NEW IMPERVIOUS SURPACES ORBATED BY THE PROJECT. SEE PART III.D.1, FOR MORE INFORMATION.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

- PERMANENT SEED MIX.

 FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.

 AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MINDOT SEED MIX 33261 (STORMWATER SOUTH AND WEST) AT 35 1.
- DRY AREAS MINDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE, MAINTENANCE SHALL BE IN ACCORDANCE TO THE MINDOT SEEDING MANUAL.

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HUDSON

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

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

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

ROJECT NUMBER: XXXXX SWPPP - NARRATIVE

PROJECT NAME: GROWING EXPLORERS LEARNING CENTER

RUCTION ACTIVITY OCCURS, INCLUDE ADDRESS IF AVAILABLE Y

PROJECT NAME: GROWING EXPLORERS LEARNING CENTER
PROJECT LOCATION GRIEFLY DESCRIBE WHERE CONSTRUCTION ACTIVITY OCCURS, INCLUDE ADDRESS: NW CORNER OF HUDSON BLVD. AND JADE TRAIL NORTH
CITY OR TOWNSHIP; LAKE ELMO
STATE: MN
ZIP CODE: SSU42
LATTIDEA OGITUDE OF APPROXIMATE CENTROID OF PROJECT: 44,9498 N. 92,9231 E
METHOD OF LATJONG COLLECTION (CIRCLE ONE): GPS ONLINE TOOL
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 COMMERCIALINDUSTRIAL ROAD CONSTRUCTION RESIDENTIAL & RD CONSTRUCTION OTHER (DESCRIBE):

CUMULATIVE IMPERVIOUS SURFACE (TO THE NEAREST TENTH ACRE) EXISTING AREA OF IMPERVIOUS SURFACE: 0.0 POST CONSTRUCTION AREA OF IMPERVIOUS SURFACE: 0.9 TOTAL NEW AREA OF IMPERVIOUS SURFACE: 0.9

RECEIVING WATERS

WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER? (Y/N)	IMPARIED WATER (Y/N)
82-0090-00	WILMES LAKE	LAKE	N	Y
1				
-				

DATES OF CONSTRUCTION

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

GENERAL CONSTRUCTION PROJECT INFORMATION
DESCRIBES 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 EROTION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICIES (BMPS). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO STABLISH ADDITIONAL TEMPORARY BMPS AS INCCESSARY. (III.A.4.A.)

1. DESCRIBE THE LOCATIONS OF THE SITE AND EXPORMANT BMPS AS INCCESSARY. (III.A.4.A.)

1. DESCRIBE THE LOCATIONS OF THE SITE AND MAINT 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 CARLON 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 BANKET MAY BE UTILITZED.

2. ATTACH TO THIS SWIPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (III.A.8.B) SEE PAGE SW1.3

3. ATTACH TO THIS SWIPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (IIII.A.3.E) THE FOLLOWING FEATURES (IIII.A.3.E) SEE PAGE SW1.3

3. ATTACH TO THIS SWIPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (IIII.A.3.E) SEE PAGE SW1.3

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3. ATTACH TO THIS SWIPP B A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (IIII.A.3.E) SEE PAGE SW1.3

3. ATTACH TO THIS SWIPP B A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (III.A.3.E) SEE PAGE SW1.3

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3. ATTACH TO THIS SWIPP B A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (III.A.3.E) SEE PAGE SW1.3

3. ATTACH TO THIS SWIPP B A SITE MAP THAT INCLUDES THE SW1.3

4. ATTACH TO THIS SWIPP B A SITE MAP THAT INCLUDES THE SW1.3

5. ATTACH TO THIS SWIPP B A SITE MAP THAT INCLUDES THE SW1.3

5. ATTACH TO THIS SWIPP B A SITE MAP THAT INCLUD

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 OF THAT OF THE DISTRUBED.

LOCATION OF AREAS OF PHASED CONSTRUCTION.

LOCATION OF AREAS OF PRASED CONSTRUCTION.

ALL SUFFACE 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 SUFFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, 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)

MA
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 70607 NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED, (III.A.7)

NA.

6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN, R. 705.0180, SUBP, 6 B? NO
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN, R. 705.0180, SUBP, 6 B? NO
IF YES, A LETTER OF A PPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT, (PART I B.6 AND PART III.A.8)
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPARED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER/STORMWATER-C.HTML

IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MIN.US/WATER/SIOHMWATER/SIOHMWATER-USTUMWA

9.133 TIDE BIRF 3 MIX ANT UTIERS STEUTIL CURSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TIME.
IF THE SITE HAS A DISCHARGE POINT WITHIN NOR MILE OF THE IMPARED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TADDITIONAL BMPS IN APPENDIX A (C.1, C.2, C.3 & (C.4-TROUT STREAM)) MUST BE ADDED TO THE SWPPP AND IMPLEMENTED. (III.A.7). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.

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

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

1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE? NO, BUT IT IS PART OF A COMMON SCHEME OF DEVELOPMENT THAT CREATED MORE THAN 1 ACRE OF NEW 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
- 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 FERMANENT STORMWATER MANAGEMENT SYSTEM WAS INSTALLED AS PART OF THE OVERALL BOULDER PONDS DEVELOPMENT. SEE THE STORMWATER REPORT DATED MAY 16, 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 PRECLIDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASSES SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS, (III.C.)

IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME,

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

EROSION PREVENTION PRACTICES (IV.B)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS,

STAKES, SIGNS, SILL FERROLE, ETC.) SEPTIME BEGINS.
SILT FENCE WILL BE INSTALLED AT ATHE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.

4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH. HYDRAULIC SOIL TACKIFIERS. HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS. 4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION FOR ANY PART OF A DRAINAGED DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS):
DISCONISCIPED METERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED

DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STRAILIZE 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, IMPARTED 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.

NA. NO DITCHES ON SITE

LEGOSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL B. DESCRIBE ADDITIONAL EXCISION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE STEED FROM THE GOOST HOUSING CONSTRUCTION (E.G., CONSTRUCTION FRASING, INFINITED SOLD INTRODUCE, VESTIGATIVE DUFFERS, HOUSE SOLD CRAINING, SLOPE ORALING, STORE, STORE AND THE STEED FROM THE STORE AND THE STEED FROM THE STORE THAT DRAIN TO SPECIAL STORE FROM THE STORE THAT DRAIN TO SPECIAL STORE THE STORE THAT DRAIN THE STORE THAT DRAIN TO SPECIAL STORE THE STORE THAT DRAIN THAT DRAIN THAT THE STORE THAT THAT THE STORE THAT

INFO.

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

SEDIMENT CONTROL PRACTICIES (IV.C)
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE ON BETHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL.

SILT FRINCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTROL SUBJECT OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTROL SLAWRETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE WELL AS EXCENSION CONTROL SLAWRETS WILL BE UTILIZED AS NECESSARY
3. SEE BILLT REQUIRED TO STORM DRAIN MALET PROTECTION:

S. DESCRIBE METHODS TO BE VASED FOR STORM BORNIE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECTION DETAINED WITH STREET SPECIAL PROJECT SPECIAL PROJECT

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

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

DEWATERING AND BASIN DRAINING (IV.D)

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

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

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

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

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

A SPECIAL WITERS, DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS AND A VIEW OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER 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 PROJECTS WHERE THE LACK OF RIGHT OF WATERS, DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.

NA
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
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

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

NA
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

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

INSPECTIONS AND MAINTENANCE (IV.E)
DESCRIBLE PROCEDURES TO ROLUTINELY 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 INSPEC 1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater: ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE

ALL BULLING PRODICTS WILL us. SELECTION OF THE PART MINISTER LAWS.

Describe practices for storage of pesticides, instabilides, instabilides, fertilizers, treatment chemical, and landscape materials:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE \$\$ALL DAND STORED IN A MANNER TO MINIMIZED EXPOSURE
3. Describe practices for storage and disposed of hazardous materials or tokw vaste (e.g., oil, lue), hydraute flutds, peril adversit, pelor relatificide access and secondary containment.

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

s-based products, wood preservative, additives, curing compounds, and acids) according to Minn, R. ch. 7045, including

ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. DESCRIBE COLLICION, storage and disposal of solid waste in compliance with Minn. F. d., 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTER WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
5. Describe management of portable loilets to prevent lipping and disposal of saniary wastes in accordance with Minn. R. d., 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE OF PREVENTION OF STATE AND SEPTIC SERVICES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS,
7. DESCRIBE CONDITIONED AND SEPTIC SHALL BE WASHED OFF SITE
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE

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

FINAL STABILIZATION (IV.6)

1 DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
1 DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF AND LANDSCAPE MATERIAL.

1. DESCRIBE ME TOTO OF PRINCE STABILIZATION (PERMANENT LOVER) OF ALL DISTORMED AREAS:
1. DESCRIBE PROCEDURES OR CORDITIONED WITH PAVEMENT, SOA AND LANDSCAPE MATERIALS.
2. DESCRIBE PROCEDURES OR CORDITIONED THE PAVEMENT, SOA AND LANDSCAPE MATERIALS.
2. DESCRIBE PROCEDURES OR CORDITIONED TO THE CONTROLL OF AND OWNER SHALL MUTURLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

DOCUMENTATION OF INFEASIBILITY: (IF APPLICABLE)

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

EXPLORERS AG CENTER

LLC

SHAMSI,

ROWING E

O

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS REPARED BY ME OR UNDER MY DIRE SUPERVISION AND THAT I AM A DULY

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

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REVISION SUMMARY DATE DESCRIPTION

ROJECT NUMBER: XXXXX

ATTACHMENT

IS. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE, IT CILITY INFORMATION IE NAME: CILITY ADDRESS: PERMIT NUMBER: Y: STATE: ZIP CODE: PHONE NUMBER: AMA / PM THE MSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT: NOTAL AMOUNT (IF APPLICABLE): HE SITE WITHIN ONE AERIAL, MILE OF A SPECIAL OR IMPARED WATER? PES, FOLLOW APPENDIX A AND OTHER APPLICABLE PERMIT REQUIREMENTS THE: IF N/A IS SELECTED AT ANY TIME. SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION. DSION CONTROL REQUIREMENT (PART N.B.) SOIL STABILIZATION WHERE NO CONSTRUCTION ACTIVITY FOR 14 DAYS? (7 DAYS WHERE APPLICABLE) HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED? ALL DITCHES STABILIZED 200: BACK FROM POINT OF DISCHARGE WITHIN 24 HOLIRS? (NOT MULCH) ARE THERE BMPS FOR ONSITE STOCKPILES? ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS/OUTLETS? DO PIPE OUTLETS HAVE ENERGY DISSIPATION? MIMENTS: DIMENT CONTROL REQUIREMENT (PART IV.C) PERIMETER CONTROL TRENCHED IN WHERE APPROPRIATE? SO FOOT NATURAL BUFFER MANITAMED AROUND ALL SURFACE WATERS?			N/A
IE NAME: CILITY ADDRESS: PERMIT NUMBER: TY: STATE: ZIP CODE PECTION INFORMATION PECTION NAME: PHONE NUMBER: TE (MMDDYYYY) TIME: AM / PM THE IMPROPRIOR CERTIFIED IN SEDIMENT AND REGISION CORNTOL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT: INFALL AMOUNT (IF APPLICABLE): THE SITE WITHIN ONE AERIAL MILE OF A SPECIAL OR IMPARED WATER? FES. FOLLOW APPENDIX A AND OTHER APPLICABLE PERMIT REQUIREMENTS TE: IF N/A IS SELECTED AT ANY TIME. SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION. DISION CONTROL REQUIREMENT (PART IV.B) SOIL STABILIZATION WHERE NO CONSTRUCTION ACTIVITY FOR 14 DAYS? (7 DAYS WHERE APPLICABLE) HAS THE NEED TO DISTURB STEEP SLOPES BEEN MININIZED? ARE THERE BMPS FOR ONSITE STOCKPILES? DA EAPPROPRIATE BMPS INSTALLED PROPIECTING INLETS/OUTLETS? DO PIPE OUTLETS HAVE ENERGY DISSIPATION? MMENTS: DIMENT CONTROL REQUIREMENT (PART IV.C) PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS? PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS? PERIMETER CONTROL TRENGLED IN WHERE APPROPRIATE? SO POCTS HAT THE BUFFER MAINTAINED AROUND ALL SUFFACE WATERS? 1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED? INLET PROFICE OF THE STORM OF THE	Y	N	N/A
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SPECTION INFORMATION SPECTION RAME: PHONE NUMBER: FIG (MMDD/YYYY) TIME: AM / PM THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION THE INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT: INFALL AMOUNT (IF APPLICABLE). THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT: INFALL MOUNT (IF APPLICABLE). THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT: INFALL MOUNT (IF APPLICABLE). THIS STEE WITHIN ONE AERIAL, MILE OF A SPECIAL OR IMPARED WATER? FES, FOLLOW APPENDIX A AND OTHER APPLICABLE PERMIT REQUIREMENTS THE: IF N/A IS SELECTED AT ANY TIME. SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION. DISION CONTROL REQUIREMENT (PART IV.B) SOIL STABILIZATION WHERE NO CONSTRUCTION ACTIVITY FOR 14 DAYS? (7 DAYS WHERE APPLICABLE) HAS THE NEED TO DISTURE STEEP SLOPES BEEN INMINIZED? ARE APPROPRIATE BURYS FOR ONSITE STOCKPILES? ARE APPROPRIATE BURYS INSTALLED PROTECTING INLETS/OUTLETS? DO PIPE QUITLETS HAVE ENERGY DISSIPATION? MMENTS: DIMENT CONTROL REQUIREMENT (PART IV.C) PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS? PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS? PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS? PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS? PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS? INLET PROTECTION ON ALL CATCH BASINS AND CULVERT NILETS? INLET PROTECTION ON ALL CATCH BASINS AND CULVERT NILETS? VEHICLE TRACKING BEST MANAGEMENT PRACTICES (BMPS) AT ALL SITE EXITS? ALL INFILITATION SYSTEMS STAKED AND MARKED TO AVOID COMPACTION? ARE ALL INFILITATION SYSTEMS STAKED AND MARKED TO AVOID COMPACTION? ARE ALL INFILITATION SYSTEMS STAKED AND MARKED TO AVOID COMPACTION? ARE ALL INFILITATION SYSTEMS STAKED AND MARKED TO BY AVOID COMPACTION? ARE ALL INFILITATION AREAS PROTECTED WITH A PRETERED TO BY AVOID COMPACTION?	Y	N	N/A
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RE INLET PROTECTION DEVICES MAINTAINED AND FUNOTIONING PROPERLY?			
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ER	Y	N	N/A
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DOES ON-SITE FUELING ONLY OCCUR IN A CONTAINED AREA?			
ARE ALL SOLID WASTES BEING PROPERLY DISPOSED OF? STHE CONCRETE WASHOUT AREA COMPLETELY CONTAINED?	-8-		
S THE CONCRETE WASHOUT AREA MARKED WITH SIGNT	D		Ö
AENTC-			
MENTS:	v	N	N/A
WERE ANY DISCHARGES SEEN DURING THIS INSPECTION, SEDIMENT, WATER, OR OTHERWISE?	Ď	D	П
IF YES, STATE THE EXACT LOCATION OF ALL POINTS OF DISCHARGE, PHOTOGRAPH THE DISCHARGE AND DESCRIBE T HAPPEN? HOW MUCH WAS DISCHARGED? HOW WILL IT BE STOPPED, AND HOW LONG WILL IT TAKE TO STOP? IS THE D	THE DISCHAR	GE (COLOR, O OING INTO AN	DOR, FOAM, OIL SHEEN, ETC), HOW WILL IT BE REMOVE ADJACENT SITE? WAS THE DISCHARGE A SEDIMENT D
RECOVERED WITHIN 7 DAYS?			
WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE UTILIZED IN THIS PROJECT AS REQUIRED AND IN ACCORDAN	NCE WITH PA	RT III,D OF THE	PERMIT? DESCRIBE:
	Y	Ñ	N/A
S ANY DEWATERING OCCURRING ON SITE?	E IS THE WAT	Ü	
IF YES, WHERE? WHAT BMP IS BEING USED? HOW MUCH WATER IS BEING DEWATERED? IS THE WATER CLEAR? WHERE	V V	N BEING DIS	N/A
S A COPY OF THE SWPPP LOCATED ON THE CONSTRUCTION SITE?	Ď	ğ	
IAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE? S A SEDIMENTATION BASIN REQUIRED FOR THIS PROJECT AS SPECIFIED IN THE PERMIT?			
. IF YES, ARE THEY MAINTAINED AS SPECIFIED IN THE PERMIT?			
S THE TOPSOIL ON THIS PROJECT BEING PRESERVED? IF YES, EXPLAIN HOW THE TOP SOIL IS BEING PRESERVED, IF NO, EXPLAIN WHY IT WAS INFEASIBLE.			
	Y	N	N/A
IRE ALL INFILTRATION SYSTEMS MARKED TO AVOID COMPACTION? DO ALL INFILTRATION AREAS HAVE PRETREATMENT DEVICES?			
ESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND R	RECOMMENDE	D DATE OF C	OMPLETION OF CORRECTIVE ACTIONS:
ROPOSED AMENDMENTS TO THE SWPPP:			
POTENTIAL AREAS OF FUTURE CONCERN			
Section of the second section (section section			
ADDITIONAL COMMENTS			
CLOSURES:	America Turner	est Nove-we-	
AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND IN THIS CHECKLIST BE CORF THIS INSPECTION CHECKLIST IS AN OPTION FOR SMALL CONSTRUCTION SITES, LARGE CONSTRUCTION SITES AND LINEAR			

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W 74	E. W.
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4931 W, 35th Street, Suite 200 St. Louis Park, MN 55416 Isitegroup.com 512-515-0056

GROWING EXPLORERS
LEARNING CENTER
HUDSON BOULEVARD AND JADE TRAIL NORTH, LAKE ELMO, MN
SHAMSI, LLC
S568 HILLINGDON ROAD, WOODBURY, MN 55125

IHEREBY CERTIFY THAT THIS PLAN.
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
ULENSED PROFESSIONAL RESIDENCE
UNDER THE LAWS OF THE STATE OF
MINISOTTA.

MINISOTTA.

MINISOTA.

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

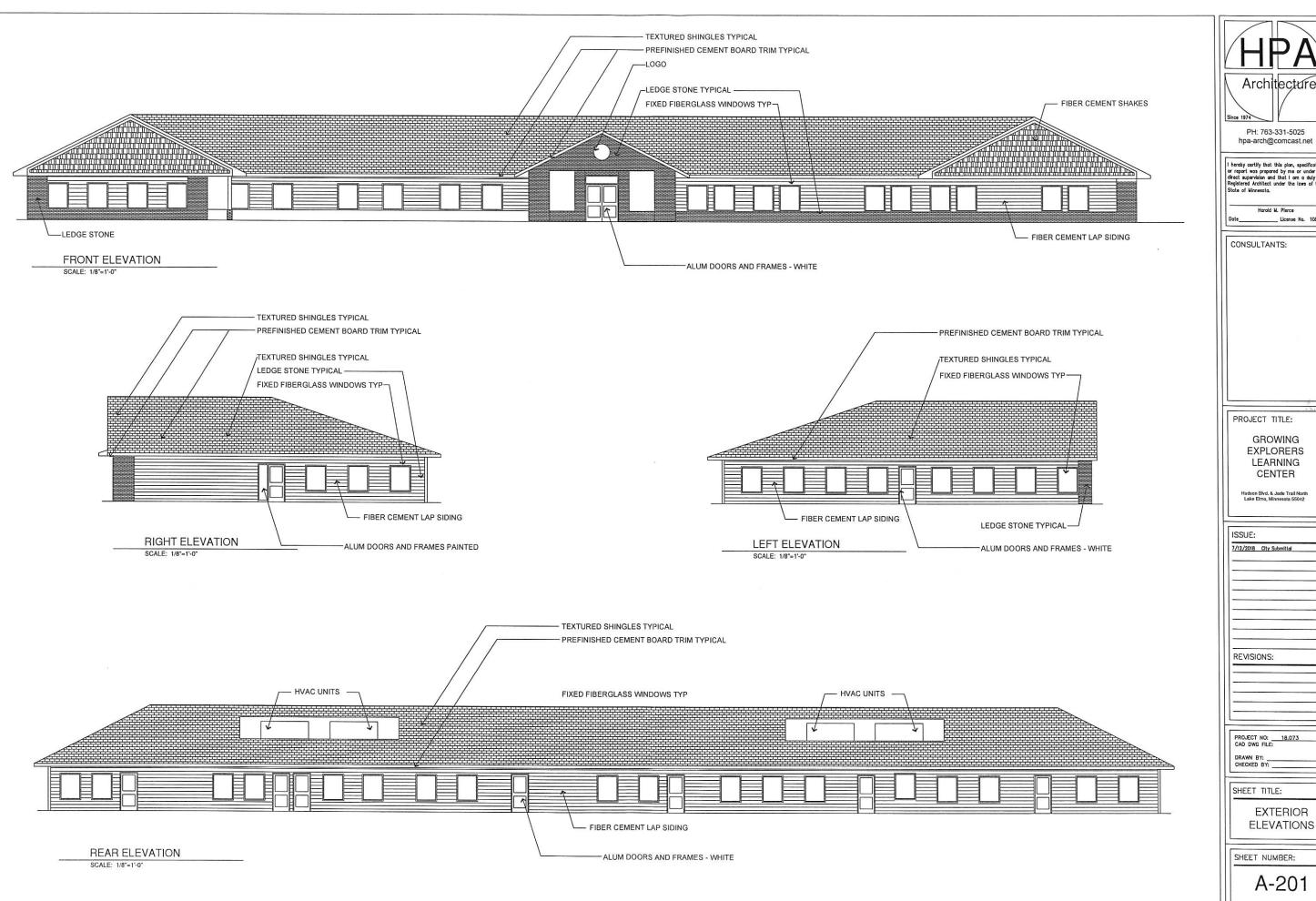
7-19-16 CITY SUBMITTAL.

REVISION SUMMARY

DATE DESCRIPTION

SWPPP -ATTACHMENTS

SW1.5





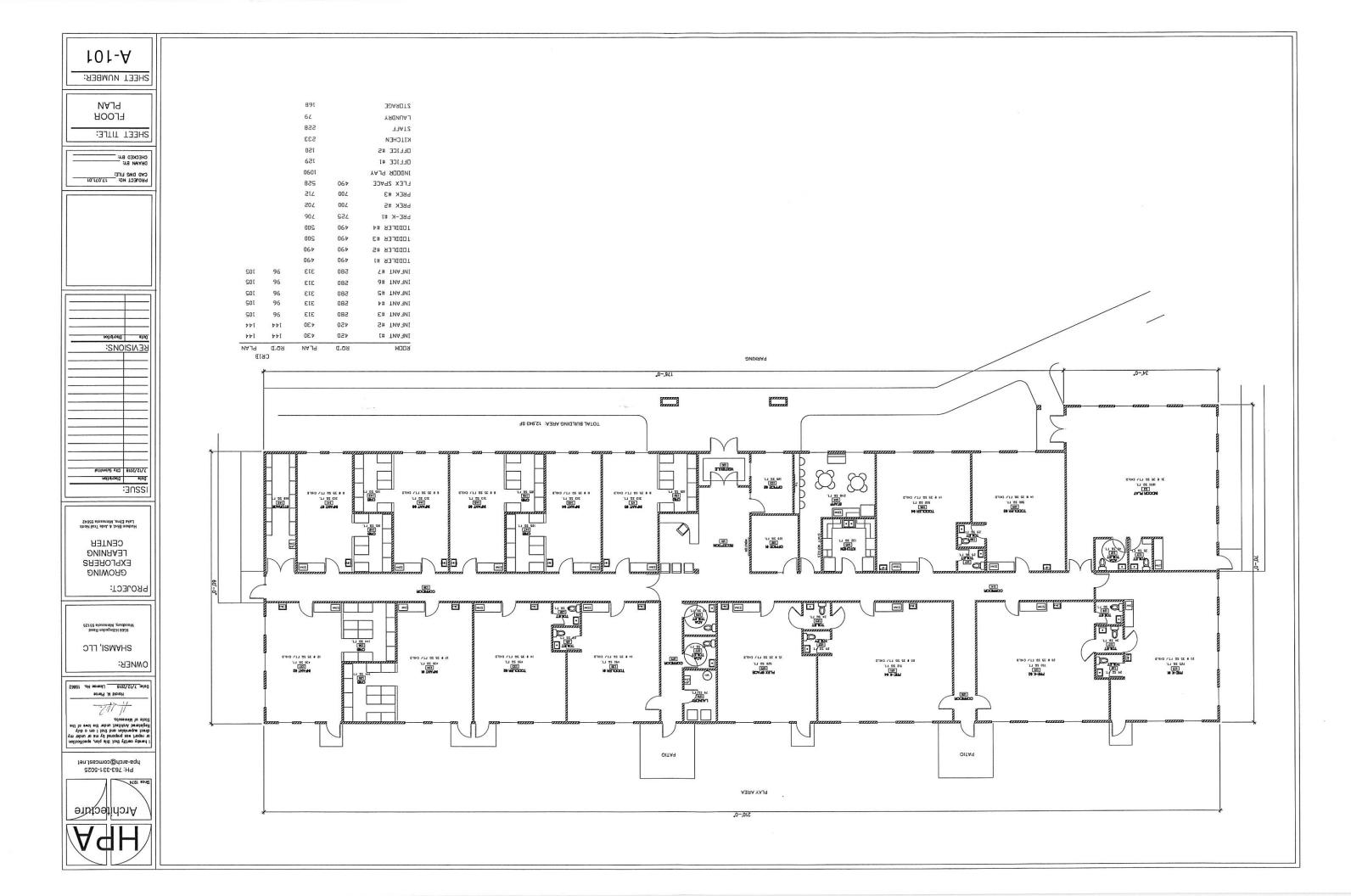
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

GROWING EXPLORERS LEARNING

ISSUE:	
7/12/2018	City Submittal
	
-	

EXTERIOR ELEVATIONS

A-201





FOCUS ENGINEERING, inc.

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

Chad Isakson, P.E.

651.300.4283

Date: August 2, 2018

To: Emily Becker, Planning Director

Cc: Mike Bent, Building Official

Rob Weldon, Public Works Director Dave Knaeble, Civil Site Group Chad Isakson, Assistant City Engineer

From: Jack Griffin, P.E., City Engineer

Re: Growing Explorers (Boulder Ponds Outlot A)

Engineering Site Plan Review

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

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

Engineering review comments are as follows:

General Comments:

- 1. Engineering did not review zoning requirements, setbacks, impervious surface requirements or parking requirements. No parking lot lighting plan was received.
- 2. Specifications must be submitted for City review prior to construction. The City of Lake Elmo standard specifications must be used for all public infrastructure (public watermain/hydrants) and for erosion and control practices.
- 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:

- 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:

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

Grading Plan

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

Storm Sewer Plans

- 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.
- 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 not to require construction parking including deliveries and equipment loading/unloading to be maintained interior to the construction site unless specifically permitted by the City for specified limited dates.
- 6. SW1.2. Add City details 601, 603, 604, 605, and 606.



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 Transpiration 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

June 21, 2016

SUMMARY OF SMALL UNMANNED AIRCRAFT RULE (PART 107)

Operational Limitations

- Unmanned aircraft must weigh less than 55 lbs. (25 kg).
- 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.
- 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.
- 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.
- Daylight-only operations, or civil twilight (30 minutes before official sunrise to 30 minutes after official sunset, local time) with appropriate anti-collision lighting.
- · Must yield right of way to other aircraft.
- May use visual observer (VO) but not required.
- First-person view camera cannot satisfy "see-and-avoid" requirement but can be used as long as requirement is satisfied in other ways.
- Maximum groundspeed of 100 mph (87 knots).
- Maximum altitude of 400 feet above ground level (AGL) or, if higher than 400 feet AGL, remain within 400 feet of a structure.
- Minimum weather visibility of 3 miles from control station.
- Operations in Class B, C, D and E airspace are allowed with the required ATC permission.
- Operations in Class G airspace are allowed without ATC permission.
- No person may act as a remote pilot in command or VO for more than one unmanned aircraft operation at one time.
- No operations from a moving aircraft.
- No operations from a moving vehicle unless the operation is over a sparsely populated area.
- No careless or reckless operations.
- · No carriage of hazardous materials.

	 certificated UAS pilots will be required to obtain an FAA-issued remote pilot certificate with a small UAS rating. A remote pilot in command must: 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. 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. 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. Ensure that the small unmanned aircraft complies with the existing registration requirements specified in § 91.203(a)(2). A remote pilot in command may deviate from the requirements of this rule in response to an in-flight emergency.
Aircraft Requirements	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.
Model Aircraft	 Part 107 does not apply to model aircraft that satisfy all of the criteria specified in section 336 of Public Law 112-95. The rule codifies the FAA's enforcement authority in part 101 by prohibiting model aircraft operators from endangering the safety of the NAS.

CHAPTER 91: DRONES

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

<u>Small Unmanned Aircraft</u> <u>Systems: Part 107</u>

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)

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)



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)
- 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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