

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MEETING**

Wednesday, February 08, 2017
6:30 p.m.
Council Chambers

Please be courteous and turn off all electronic devices during the meeting.

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF AGENDA
3. SWEARING IN OF BOARD MEMBERS
4. APPROVAL OF MINUTES: January 11, 2016
5. OPEN MIKE
6. RE-ELECTION OF CHAIR & VICE CHAIR
7. ACTION ITEMS
 - A. **PUBLIC HEARING:** Bald Eagle Erectors, Conditional Use Permit for Open and Outdoor Storage
8. DISCUSSION ITEMS
 - A. Project Updates
9. ADJOURN

City of Lino Lakes Planning & Zoning Board MEETING GUIDELINES

Open Mike – The purpose of a Board Meeting is to accomplish the business of the city. When presenting at a meeting please remember to be respectful, and follow these guidelines:

- Please address the meeting chair.
- State your name and address for the record.
- Please observe a 4-minute limit.
- The topic must relate to city business.
- Open Mike is for items not on the agenda.
- A spokesperson must represent a group of five or more – groups will have 8 minutes.
- The Presiding Officer may limit duplicative presentations.
- Remember, the meeting is to discuss city business only.

Public Hearing - Held as a separate item of business on the agenda. The public hearing segment is your opportunity to tell the Board how you feel about issues scheduled to be heard. Typically, a hearing follows these steps:

- The Presiding Officer (Chair or Vice-Chair) will announce the proposal to be reviewed and ask for the staff report. The presiding Officer shall maintain strict order and etiquette at all meetings.
- Staff will present their report on the proposal.
- Board members will then ask City Staff questions about the proposal.
- The Presiding Officer will then open up the public hearing for anyone present who wishes to comment on the proposal. This is the time for the public to make comments or ask questions about the proposal.
Comments should be limited to four (4) minutes unless further time is granted by the Presiding Officer. All comments should be directed to the Board as a body and not to any individual Board Member or City Staff Member unless permission is granted by the Presiding Officer. No person shall be permitted to enter into any discussion, either directly or through a member of the Board without the permission of the Presiding Officer.
- After everyone in the audience wishing to speak has given his/her comments, the Presiding Officer shall close the public hearing.
- The Board will then discuss the proposal. No further public comments are allowed.
- The Board will then make a recommendation(s) and/or a decision.

When you are called upon for your comments, please step to the microphone at the podium and state your name and address for the record.

Occasionally, the Board may continue a hearing to another meeting before taking action.

Meeting Etiquette

The Planning & Zoning Board must preserve order and decorum while the meeting is in session. A resident shall not, by conversation or otherwise, delay or interrupt the proceedings or the business of the Board, nor disturb any resident or Board Member while speaking or refuse to obey the orders of the Board.

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MINUTES**

DATE	: January 11, 2017
TIME STARTED	: 6:33 P.M.
TIME ENDED	: 7:15 P.M.
MEMBERS PRESENT	: Dale Stoesz, Perry Laden, Paul Tralle (Chair), Neil Evenson, Michael Root
MEMBERS ABSENT	: Lou Masonick
STAFF PRESENT	: Katie Larsen, Michael Grochala, Diane Hankee

I. CALL TO ORDER AND ROLL CALL:

Chair Tralle called the Lino Lakes Planning and Zoning Board meeting to order at 6:33 p.m. on January 11, 2017.

II. APPROVAL OF AGENDA

The Agenda was approved as presented.

III. APPROVAL OF MINUTES:

December 14, 2016

There is a correction to the December 14, 2016 minutes. On page 2, under Action Items, Agenda Item A, Laden is misspelled Landen.

Mr. Laden made a MOTION to approve the December 14, 2016 Meeting Minutes. Motion was supported by Mr. Evenson. Motion carried 4 - 0. (Stoesz abstained)

IV. OPEN MIKE

Chair Tralle declared Open Mike at 6:35 p.m.

There was no one present for Open Mike.

Mr. Stoesz made a MOTION to close Open Mike at 6:36 p.m. Motion was supported by Mr. Laden. Motion carried 5 - 0.

DRAFT MINUTES

V. ACTION ITEMS

A. PUBLIC HEARING to consider Erickson Estates Comprehensive Plan Amendment, Rezoning and Preliminary Plat

The applicant has submitted a land use application for Comprehensive Plan Amendment, Rezoning and Preliminary Plat. The proposed development is a 2 lot single family residential subdivision located at the northwest quadrant of White Pine Road and Baldwin Lake Road. The development contains one 4.38 gross acre parcel and is called Erickson Estates.

Staff addressed questions of the board.

Mr. Laden asked about dedicating roadway easement, lot lines, setbacks and accessory building. Staff explained when plating a new plot, dedicating right-of-way for future roadways is done, but at this time there is no plan for an expansion of roadway. The setback is measured from the lot line. The driveway will be coming off the improved street. The accessory building is currently conforming to amount of allowed square footage.

Mr. Stoesz addressed where mail boxes and garbage containers be placed. Staff explained Lot 2 will be abutting White Pine Road and mail boxes and garbage containers will located along it.

Chair Tralle asked about the land use to the west of the parcel, and what will happen if they decide to build. The applicant would be responsible for extending White Pine Road, though there is an existing house on that parcel that is service via private driveway.

Chair Tralle declared the Public Hearing open at 6:58 p.m.

The surveyor with Loucks Engineers, Paul McGinley, 7200 Hemlock Lane, Maple Grove took the podium. The developer and applicants accept the recommendations and conditions listed in the staff report.

Mr. Stoesz made a MOTION to close the Public Hearing at 7:01 p.m. Motion was supported by Mr. Laden. Motion carried 5-0.

Mr. Stoesz made a MOTION to recommend approval of Erickson Estates Comprehensive Plan Amendment, Rezoning and Preliminary Plat.

Motion was supported by Mr. Root.

Motion carried 5 - 0.

VI. DISCUSSION ITEMS

- A. 2017 Planning & Zoning Board Meetings.
- B. Katie Larsen went through the 2016 year in review.
- C. Kaite Larsen and Michael Grochala discussed current City projects.

VII. ADJOURNMENT

Mr. Laden made a MOTION to adjourn the meeting at 7:15 p.m. Motion was supported by Mr. Stoesz. Motion carried 5 - 0.

Respectfully submitted,

Alex McKenzie
Community Development Intern

DRAFT

**PLANNING & ZONING BOARD
AGENDA ITEM 7A**

STAFF ORIGINATOR: Katie Larsen, City Planner
Alex McKenzie, Community Development Intern

P & Z MEETING DATE: February 08, 2017

REQUEST: **PUBLIC HEARING**
Conditional Use Permit for Open and Outdoor
Storage for Bald Eagle Erectors (7309 Lake Drive)

CASE NUMBER: CU2017-001
SP2017-003

APPLICANT: Bald Eagle Erectors
Attn: Dave Bice
7309 Lake Drive
Lino Lakes, MN 55014

OWNER: Same

REVIEW DEADLINE:

Complete Application Date:	January 12, 2017
60-Day Review Deadline:	March 13, 2017
120-Day Review Deadline:	May 12, 2017
Environmental Board Meeting:	February 22, 2017
Park Board Meeting:	NA
Planning & Zoning Board Meeting:	February 08, 2017
City Council Work Session:	March 06, 2017
City Council Meeting:	March 13, 2017

BACKGROUND

The applicant, Bald Eagle Erectors owns the 5.45 acre parcel located at 7309 Lake Drive. The request is for a conditional use permit to bring the property into conformance with the open and outside storage requirements of the, LI, Light Industrial zoning district. The applicant primarily leases the site to Mobile Mini, a company that leases construction trailers and outside storage bins which are stored on site. The applicant is proposing to

pave a portion of their property for outdoor storage and stormwater management upgrades.

The Land Use Application is for the following:

- Conditional Use Permit (CUP)

This staff report is based on the followings plan sets:

- Survey prepared by Kaskaskia Engineering Group, LLC., dated 12/06/16.
- Preliminary Plans prepared by Larson Engineering, INC., dated 01/11/17.
- RCWD Permit Application dated 01/11/17.
- Stormwater Calculation prepared by Larson Engineering, INC., dated 01/09/17.
- Land Use Agreement dated 06/17/2014.
- Project Description prepared by Pulse Land Group, INC.
- Project Cost Estimates prepared by Lametti & Sons, INC., dated 01/11/17.
- Warranty Deed dated 03/10/15.

History

The property was originally the offices of Glenn Rehbein Excavating dating back to the early 1970's. The property included offices, shops and exterior storage of equipment and materials used in the everyday activities of the business. Tshchida Excavating followed Rehbein Companies in 1995. In 2001, Diamond Dirt purchased the property, occupied by Kieger Enterprises, a contracting firm that specialized in natural disaster cleanup. Beaver Landscaping and StoneWest occupied the site as the principal tenants in the mid 2000's. Since the departure of Beaver Landscaping in 2007 the site has been occupied by a number of businesses at any given time.

In February 2000, the City amended the Zoning Ordinance related to outside storage in the LI, Light Industrial Zoning District. While still allowed by conditional use permit, outdoor storage accessory to a permitted use, was further restricted by the current provisions.

At the time of adoption in February 2000, the use at 7309 Lake Drive did not meet requirements of the ordinance. Specifically, the property did not meet the area, screening or the surfacing requirements. Therefore as of February 28, 2000 the property became a legal non-conforming use. The site continued to be used for exterior storage by a number of businesses over the next 10 years. However, records indicate that the storage area was reduced to approximately 1.5 acres by 2010, in effect reducing the non-conformity.

Mini Mobile's use of the site, starting in 2011, greatly expanded the exterior storage use, in violation of the City Zoning Code. In 2013 the City, Mini Mobile and the previous property owner entered into a settlement agreement requiring the site to be brought into full compliance related to outdoor storage by December 31, 2017.

The new owner, Bald Eagle Erectors has applied for a Conditional Use Permit for the purpose of meeting these requirements.

ANALYSIS

Zoning and Land Use

The property is zoned LI, Light Industrial and allows for open and outdoor storage with a conditional use permit.

Current Zoning	LI, Light Industrial
Current Land Use	Industrial
Future Land Use per CP	Industrial
Utility Staging Area	1A=2008-2015

Surrounding Zoning and Land Use

Direction	Zoning	Current Land Use	Future Land Use
North	PSP-Public Semi-Public & LI-Light Industrial	Schools & Industrial	Civic/Institutional & Industrial
East	R-1, Single Family	Single Family Residential	Low Density Residential
South	NB- Neighborhood Business	Vacant	Industrial
West	PSP-Public Semi-Public	Schools-Centennial and Blue Heron	Civic/Institutional

Specific Conditional Use Permit (CUP) Requirements

In addition to the administrative requirements of a conditional use permit, the following specific performance standards of Section 1007.120 (9) (e) must also be met:

- (e) Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:

1. The designated storage area shall comply with all building setback requirements for the district. Outside storage is prohibited between the principal structure and any public right-of-way.

Vacated 4th Avenue shall not be treated as a street, but as a rear yard. 4th Avenue still exists as an access ingress/egress for Centennial Middle School and Blue Heron Elementary School, and as a public utility corridor. Fifteen (15) feet shall be provided as measured from the former property/street right of way and 10 feet from the side yard.

2. The storage area is landscaped and screened from view of adjacent uses and public rights-of-way via a fence and greenbelt planting strip, in accordance with §1007.043 (17) (f) of this Ordinance.

The property must become compliant per section 1007.043 (17) (f). Currently there is a 6' chain link fence around the south, west, and north boundaries of the property. An 8' wood fence exists along the east section of the property, abutting Lake Drive, which provides screening for the single family homes located to the east. The existing fence abutting Lake Drive has landscaping. The 8' fence is in compliance with the current ordinance. The 6' fence is not in compliance with the current ordinance.

3. The entire storage area is fenced and secured in an appropriate manner.

The site is currently fenced and secured. However staff recommends that the perimeter of the storage area be delineated by fence, curbing or other barrier.

4. The storage area is blacktopped or concrete surfaced, unless an alternative wear-resistant material is determined by the City Engineer to be suitable to control dust and drainage and is specifically approved by the City Council.

The open and outdoor storage area will be blacktopped with 5" bituminous pavement placed in 2 lifts, with 8" base aggregate on top of existing subgrade soil. New concrete apron will be located along the west side of the existing building and wrap half way around the south of the building. The concrete will 6" Portland cement concrete with a 6" base aggregate on top of existing subgrade soil.

5. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and is not located in the front yard.

The storage area is located in the south-west portion of the property. The parking lot is located between Lake Drive and the existing building, where storage is not permitted. The storage area will not have any negative impacts on the existing parking space.

6. The property shall not abut I-35W or I-35E.

The property does not abut I-35W or I-35E.

7. The ratio of storage area to building footprint shall not exceed 2.5:1.

The site is located on 5.45 acres. The existing building footprint is 27,306 SF x 2.5= 68,256 SF of maximum outside storage. The proposed plan designates 65,021 SF of outside storage which falls into the allowed area.

8. All parking, loading and truck staging activities shall occur on site. On-street parking and loading associated with the use is prohibited.

All parking and loading occurs on site. No off street activities are proposed.

9. Storage shall not include material considered hazardous under Federal or State Environmental Law.

Mobile Mini is a company that ships outside storage bins and stores them outside as they are transported in and out of the property. The storage bins are empty and not used to store hazardous materials. Bald Eagle Erectors will be storing job trailers, oxygen and acetylene cages, steel racks, utility trailers and wood bundles on site. All items stored on site must be stored on designed storage area.

Site and Building Plan Review

Site Plan

Staff has concerns regarding additional storage being placed off designated paved area designated for outdoor storage. Some measures shall be taken to prevent storage being placed off defined storage area, either with a fence, curb and gutter, or bollards.

The open area south of the building cannot be used for storage or parking of any kind. This area should be returned to natural ground cover and have a control measure to insure the space is not used for any other purpose.

Grading Plan and Stormwater Management

Infiltration BMPs are not feasible because of the seasonable high water table being within three vertical feet of the bottom of the infiltration area. A stormwater pond will be used in lieu of infiltration which is proposed in the northwest section of the property.

Public Utilities

The property hooked up to city sewer and water in May 2016. Outdoor storage does not use water or sewer.

Landscaping and Tree Preservation Plan

The open area landscape standards are met. Proposed landscaping includes; trees and shrubs located in the north half of the property between the proposed pond and storage

area. Per section 1007.043 (17) (e) requires 1 large tree and 3 large shrubs per 2000 sq ft. Per plan sheet C2.0 the applicant is proposing 15 large trees and 45 large shrubs.

The plan proposes fifteen (15) White Cedar Pine trees, thirty two (32) Goldmound Spirea, and thirteen (13) Techny Arborvitae shrubs. Outdoor storage does not require canopy cover landscaping or foundation landscaping. Irrigation is required for all grass and landscaped areas.

The landscape screen per 1007.043 (17) (f) is not met, stating plantings shall provide shrub cover for 50% of the wall or fence on the exterior side.

Architectural Plans and Exterior Building Materials

The existing building is not being renovated.

Signage

No new signage is proposed.

Impervious Surface Coverage

The open and outdoor storage meets impervious and surface coverage. Per plan sheet C2.0, the site is 5.45 acres and allows for a maximum of 75% impervious surface cover. The proposed plan indicates an impervious surface coverage of 3.14 acres or 57.6%.

The survey should include area calculations in acres and sq ft. The survey should also include impervious and pervious surface coverage, along with what is being considered pervious and impervious. Vacated 4th Avenue shall have impervious surface break down in the calculation.

	Post-Development
Impervious	3.14 acres (57.6%)
Pervious	2.31 acres (42.4%)
DISTURBED TOTAL	5.45 acres

Public Land Dedication

No park land dedication is required.

Conditional Use Permit

The property is zoned LI, Light Industrial and allows for open and outdoor storage with a conditional use permit.

The Planning and Zoning Board shall recommend a conditional use permit and the Council shall order the issuance of such permit only if it finds the following criteria have been met:

1. The proposed development application has been found to be consistent with the policies and recommendations of the Lino Lakes Comprehensive Plan including:
 - a. Land Use Plan.
 - b. Transportation Plan.
 - c. Utility (Sewer and Water) Plans.
 - d. Local Water Management Plan.
 - e. Capital Improvement Plan.
 - f. Policy Plan.
 - g. Natural Environment Plan.

The open and outdoor storage is consistent with the Land Use, Utility, Local Water Management, Capital Improvement, Policy and Natural Environmental Plans and recommendations of the comprehensive plan as detailed in this staff report.

2. The proposed development application is compatible with present and future land uses of the area.

The proposed open and outdoor storage is compatible with present and future land uses with condition being met in staff report. The property to the north and west are zoned PSP, Public and Semi-Public, and are guided for civic/institutional. Other properties to the north are also zoned LI, Light Industrial and are guided for industrial use. Properties to the east are zoned, R-1, Single Family and are guided for low density residential. Properties to the south are zoned NB, neighborhood businesses and are guided for civic/institutional use. The current land use to the north is industrial, and Centennial School District has a parcel used as a recreational field. Properties to the west and south are owned and used by Centennial School District. The properties to the east are single family homes.

3. The proposed development application conforms to performance standards herein and other applicable City Codes.

A Site Plan Review has been completed and the proposed open and outdoor storage does not meet zoning performance standards in regards to conditions listed in staff report.

4. Traffic generated by a proposed development application is within the capabilities of the City when:
 - a. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade.
 - b. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C.
 - c. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D.
 - d. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better.
 - e. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies.
 - f. The traffic generated from a proposed subdivision shall not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan. However, the City may, at its discretion, consider developer-financed improvements to correct any street deficiencies.
 - g. The LOS requirements in paragraphs a. to d. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At City discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Dept. of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties, that contribute to traffic at the interchange.
 - h. The City does not relinquish any rights of local determination.

CSAH 23/Lake Drive is classified as an “A Minor Reliever.” The site is accessed via an existing driveway off of CSAH 23 and there will be no changes to this driveway. The project will not generate any new source of excessive traffic.
5. The proposed development shall be served with adequate and safe water supply.

The site is currently served by municipal water.

6. The proposed development shall be served with an adequate and safe sanitary sewer system.

The site is currently served by municipal sanitary sewer.

7. The proposed development shall not result in the premature expenditures of City funds on capital improvements necessary to accommodate the proposed development.

No City funds are being expended on this project.

8. The proposed development 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 open and outdoor storage is an allowed use within the LI, Light Industrial Districts with an approved conditional use permit. The open and outdoor storage operations of business can only be conducted from Monday to Friday 7 am to 7 pm and weekends 9 am to 5 pm. The project will not generate excessive traffic, noise, smoke, fumes, glare or odors.

9. The proposed development will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.

There are no natural, scenic or historic features on the existing site.

Wetlands

The submitted plans do not indicate any wetlands on site. The applicant shall verify this with RCWD.

Floodplain

There are no floodplains located on site.

Anoka County Highway Department

Staff has distributed materials to Anoka County Highway Department and is awaiting their comments.

Stormwater Maintenance Agreement

A Stormwater Maintenance Agreement is required.

Site Improvement Performance Agreement

A Site Improvement Performance Agreement is required.

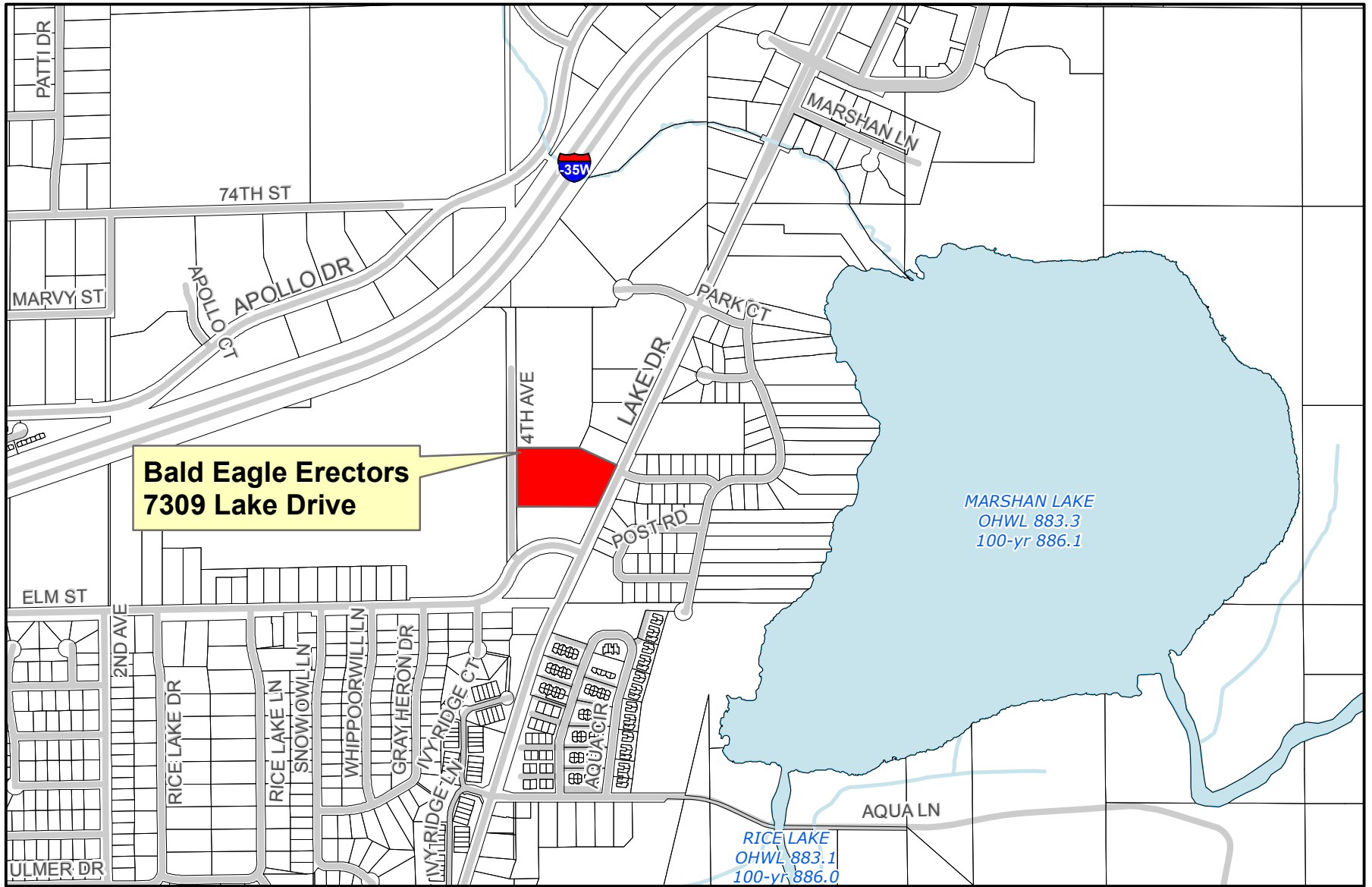
RECOMMENDATION

Staff recommends approval of the conditional use permit and site plan review with the following conditions:

1. All comments from the City Engineer letter dated February 02, 2017 shall be addressed.
2. All comments from the Environmental Coordinator letter dated February 03, 2017 shall be addressed.
3. All comments from the Anoka County Highway Department letter to be provided at a later date shall be addressed.
4. A RCWD permit is required.
5. Rear yard setback shall meet 15 ft, measured from vacated 4th Avenue right of way.
6. Survey shall include lot area measurements in acres and sq ft; including pervious and improves surface cover. Survey shall also include a breakdown of impervious surface area cover of vacated 4th Avenue.
7. Distance between south and west lot line and edge of storage area shall be shown on plan sheet C2.0.
8. Storage area to building ratio shall be shown on plan sheet C2.0.
9. Details of proposed perimeter fence and landscaping shall be provided that comply with section 1007.043 (17) (f) of the zoning ordinance.
10. All items stored on site by tenant or owner must be within the delineated storage area. The perimeter of the storage area shall be delineated by fence, curbing or other barrier.
11. The open area south of the building cannot be used for storage or parking of any kind. This area should be returned to natural ground cover and have a control measure to insure the space is not used for any other purpose.

ATTACHMENTS

1. Site Location Map
2. Aerial Map
3. City Engineer letter dated February 02, 2017
4. Environmental Coordinator letter dated February 03, 2017
5. Site Plan Review Worksheet
6. Plan Set

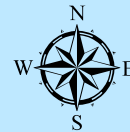


Site Location Map Bald Eagle Erectors





Aerial Map Bald Eagle Erectors





Memorandum

To: *Katie Larsen, City Planner*

From: *Diane Hankee PE, City Engineer*

Date: *February 2, 2017*

Re: *Bald Eagle Erectors
Plan Review
WSB Project No. 2988-480*

We have reviewed the Bald Eagle Erectors submittal including:

- Survey prepared by Kaskaskia Engineering Group, LLC., dated 12/06/16.
- Preliminary Plans prepared by Larson Engineering, INC., dated 01/11/17 revised 01/30/17 per Rice Creek Watershed District comments.
- Stormwater Calculation prepared by Larson Engineering, INC., dated 01/09/17.

We offer the following comments that should be responded to in writing by the applicant:

GRADING, EROSION AND SEDIMENT CONTROL

1. The project disturbs over one acre of land thus the applicant shall submit a Stormwater Pollution and Prevention Plan. Inlet protection and silt fence needs to be added to the plans. Erosion control BMP's must be in place prior to commencement of any work.
2. Final plans must be signed by a Professional Engineer.
3. The applicant needs to include the standard detail plates for Lino Lakes which are located on the City's web site. http://www.ci.lino-lakes.mn.us/index.asp?SEC=F5DD7642-AADF-4465-9DBA-71E8F5EC9F8E&Type=B_BASIC
4. The applicant is to label the Benchmark Elevations on the plans.
5. Dimension distance from south property line to paved storage area.
6. Additional contours needed 50 feet north of northerly property line.
7. Adjust sanitary sewer cleanouts along service line.

8. Geotextile blanket required under proposed rip rap at EOF.
9. Label pond side slopes (3:1 max.), minimum 10 foot safety bench.

STORMWATER MANAGEMENT

1. The applicant shall demonstrate that the site drainage via sheet flow is sufficient to drain the site with the proposed use of storage containers. Label the percent grades within the proposed paved storage/drainage area. Storm sewer and curb and gutter may be required is sheet flow would result in puddling for the one inch rainfall event.
2. There is a discrepancy between areas shown on Sheet C2.0 and areas used in the HydroCAD model.
3. Invert elevation shown on Sheet C3.0 for the primary outlet is different than what was used in the HydroCAD model.

FLOODPLAIN

1. The property does not have floodplain on it.

WETLANDS

1. There are no known wetlands on this site.

ENVIRONMENTAL

1. No comments at this time.

WATER SYSTEM

1. The property was connected to municipal water in 2016. The applicant shall submit a well sealing record.

SANITARY SEWER SYSTEM

1. The property was connected to municipal sanitary sewer in 2016 and the previous ISTS system was abandoned.

STORM SEWER SYSTEM

4. Verify curve number used for HSG C.

TRANSPORTATION

1. The existing site access is to remain. The proposed use should be verified that it will not increase truck traffic.

FINAL PLAT

1. Not Applicable.

DEVELOPMENT AGREEMENT

1. A Site Performance Agreement and Stormwater Maintenance Declaration are required.

PERMITS

The applicant shall provide the following permits prior to final plat approval.

1. NPDES Construction General Permit
2. Rice Creek Watershed Permit
 - a. Stormwater and Erosion Control.
3. City of Lino Lakes Building Permit.

If you or the applicant has any questions regarding these comments, please contact Diane Hankee at (651) 982-2430 or diane.hankee@ci.lino-lakes.mn.us.



Memo

To: Katie Larsen
From: Marty Asleson
Date: February 03, 2017
Re: Bald Eagle Erectors/Environmental Staff Comments

Katie,

I have the following preliminary comments concerning the Bald Eagle Erectors proposal:

- This has not been reviewed by the Environmental Board yet so additional comments may be coming after the February Environmental Board meeting
- Pond landscaping needs some rethinking/adjusting. The bottom of the pond will be normally wet. Infiltration ponds must have 2-3 feet of separation from the ordinary high groundwater. If that cannot be achieved, then the pond should be clay-lined to create this separation.
- The bottom of the pond should have an aquatic plant/planting schedule. Plants such as Arrowleaf, Iris, and the bulrushes should be planted up to the normal water line. A MNDOT 34-181 mix would be appropriate in this area.
- The pond area subject to periodic wetness should have a mesic prairie mix such as MNDOT 35-241
- Above the area of the pond and extending out into the buffering areas, a dry prairie mix such as MNDOT 35-221 should be used.
- Trees should not be lined up but scattered in the pond area. Evergreens should not be used. A good substitute would be Swamp White Oak.

- Native shrubs should be used for the proposed shrubs. Red twig dogwood and yellow twig dogwood would be a good substitute.
- The Techney Arborvitae along 4th avenue, if this is a screening requirement should be mulched in, and separated in the landscape from the native prairie plants. If there is a need for 100 % screening at the finish of construction, more plants will be needed.



**SITE PLAN REVIEW
WORKSHEET**

PROJECT: Bald Eagle Erectors

DATE: February 03, 2017

REVISED: February 03, 2017

Planning & Zoning Board Date: February 8, 2017

City Council Date: March 6, 2017

To be addressed by applicant

ZONING/LAND USE

Zoning District LI

Future Land Use Plan Industrial

Sewered or Unsewered Lot Sewered

CUP required? Yes

Comprehensive Plan Amendment? No

Rezoning required? No

Variance required? No

	Required	Proposed
Lot size (acre)	1 acre	5.23 acres
Lot width (ft.)	100ft	300ft

NOTES:

Light Industrial

Hook up date May 01, 2016

Measured along front yard

Setbacks-Street

Principal Building-Local Street
Principal Building-Collector/Arterial Street
Parking Lot

Required	Proposed
-	-
50	280 ft +
15	NA

From Lake Drive to proposed storage area
No changes are proposed to existing parking lot

Setbacks-South Side Yard

Principal Building
Accessory Building
Parking Lot/Driveway

Required	Proposed
10	10 ft
10	NA
5	NA

Outdoor Storage Area

Setbacks-North Side Yard

Principal Building
Accessory Building
Parking Lot/Driveway

Required	Proposed
10	120 ft +
10	NA
5	5.29 ft

Outdoor Storage Area

Setbacks-Rear Yard

Principal Building
Accessory Building
Parking Lot/Driveway

Required	Proposed
15	5.63 ft
10	NA
5	260 ft +

Not compliant, must meet 15 ft setback measured from 4th Ave Right of Way

From Residential District
Between Principal Buildings

Required	Proposed
NA	NA
NA	NA

Height

Required	Proposed
45' max	NA

No changes to existing building

Shoreland district? No

OHWL? No

Impervious surface restrictions

Required	Proposed
75% max	57.60%

GENERAL PROVISIONS

Conforming use Yes

Conforming structure Yes

Buildable area Yes

Building Type and Construction Industrial

All sides of the principal and accessory structures are to have essentially the same or a coordinated harmonious finish treatment NA

Stucco or EIFS shall constitute no more than 30% of the primary, front building elevation. NA

Stucco or EIFS shall constitute no more than 60% of any side or rear elevation. NA

Stucco or EIFS shall not extend closer than three (3) feet to the ground plane. NA

Buildings shall have a well-defined base, middle and top. NA

With the proposed improvements noted in staff report property will be in full conform:

No new building proposed

Earth tone colors of exterior materials shall be required.

NA

10% of the building facade may contain contrasting colors. Contrasting colors shall be those colors not defined as earth tones.

NA

Outside storage

Yes

Mechanical equipment screened

NA

Accessory buildings or structures

Number of structures

	Required	Proposed
Number of structures	NA	NA
Size	NA	NA

Size

Refuse and recyclable materials enclosure

NA

Outdoor lighting

1.0 ft candle allowance onto right of way NA
 0.4 ft candle allowance onto adjacent prop. NA
 Hooded lights NA

No outdoor lighting proposed

	Required	Proposed
Height	45ft max.	NA

Location	Required	Proposed
Street ROW	10 ft	NA
Side or rear	5 ft	NA

Smoke, Dust, Odors, Noise Minimal
 Sewage Disposal (on-site) NA
 Waste material Yes
 Bulk storage (liquid) No
 Radiation emission No
 Electrical emission No
 Exterior storage Yes

Typical construction activities.

Typical construction waste material will be property disposed of.

Allowed with a CUP

LANDSCAPING

Proposed landscaping includes; trees and shrubs located in the north half of the property between the proposed pond and storage

Canopy Cover Standards

Vehicular Hardscape (sf) x Canopy Cover Percent = Required Minimum Canopy Cover (sf)

NA VH (sf) x 40% = #VALUE! Min. Canopy Cover (sf)

 0 Proposed Canopy Cover (sf)

#VALUE! OVER/UNDER REQUIREMENTS (sf)

Foundation Landscape Standards

Foundation landscaping is proposed along renovated main entry foundation.

Foundation landscaping not required along existing building.

Location	LF of Building		Per Code (Large)		Required (Large)		Proposed (Large)		Over (+) / Short (-)	
	Total LF	Per 100 LF	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs
Front										
Front										
Side										
Rear										

Open Areas Landscape Standards

Open Area		Per Code (Large)		Required (Large)		Proposed (Large)	
Total SF	Per 2,000 SF	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs
30,356	15	1	3	15	46	15	45

Buffer and Screen Standards

Required Proposed Height and Material

- Btn parking lot and public ROW
- Btn residential uses and arterial/collector
- Btn adjacent less intense, residential uses
- Btn loading/service area and public view
- Outdoor Storage Yards

30" height	NA
6 feet	NA
6 feet	NA
6 feet	NA
8 feet	Detailed wall or fence plan required

- Double row w/ triangular spacing
- Combination of large, medium and/or small trees along screen
- Berms shall be irrigated, 3:1 slope, 4" topsoil
- Permanent walls shall be offset
- Wall/fence materials

NA	
NA	
NA	
NA	
No	8 ft wall or fence is required

Boulevard Tree Standards

NA

Irrigation

OK

Required

Tree Preservation & Mitigation Standards

Tree survey	No	
Tree preservation plan	No	
Performance security required	NA	
Fences	No	Detailed fence plan shall be submitted

Parking

	Required	Proposed
Angle of parking	-	NA
Stall Width & Length	9 x 18	NA
Curb length per car	10' 5"	NA
Stall Depth Wall to Aisle	21' 0"	NA
Stall Depth Interlock to Aisle	19' 10"	NA
Aisle Width One Way	12' 0"	NA
Aisle Width Two Way	22' 0"	NA

No new parking is proposed

Curb cut access 30 feet from intersection	OK
Curb cut access 40 feet from one another	OK
Curb cut and driveway 5 feet from side yard	OK

No changes to existing curb cuts are proposed.

	Required	Proposed
Curb cut width	36 feet max.	NA
Grade elevation	5%	NA
Striping 4" wide	4"	NA

No changes to curb cuts are proposed.

Continuous concrete perimeter curb barrier
 Six (6)+ stalls adjacent to street or residential
 requires berm, wall or fence
 Parking lot landscaping
 Six (6)+ stalls requires landscaping
 Commercial uses with 50+ stalls
 require islands

Yes
 N/A
 N/A
 N/A
 100 s.f. per 25 stalls

	Required	Proposed
# stall requirements	85	NA
# handicap stall requirements	--	NA

SPECIAL REVIEW REGULATIONS

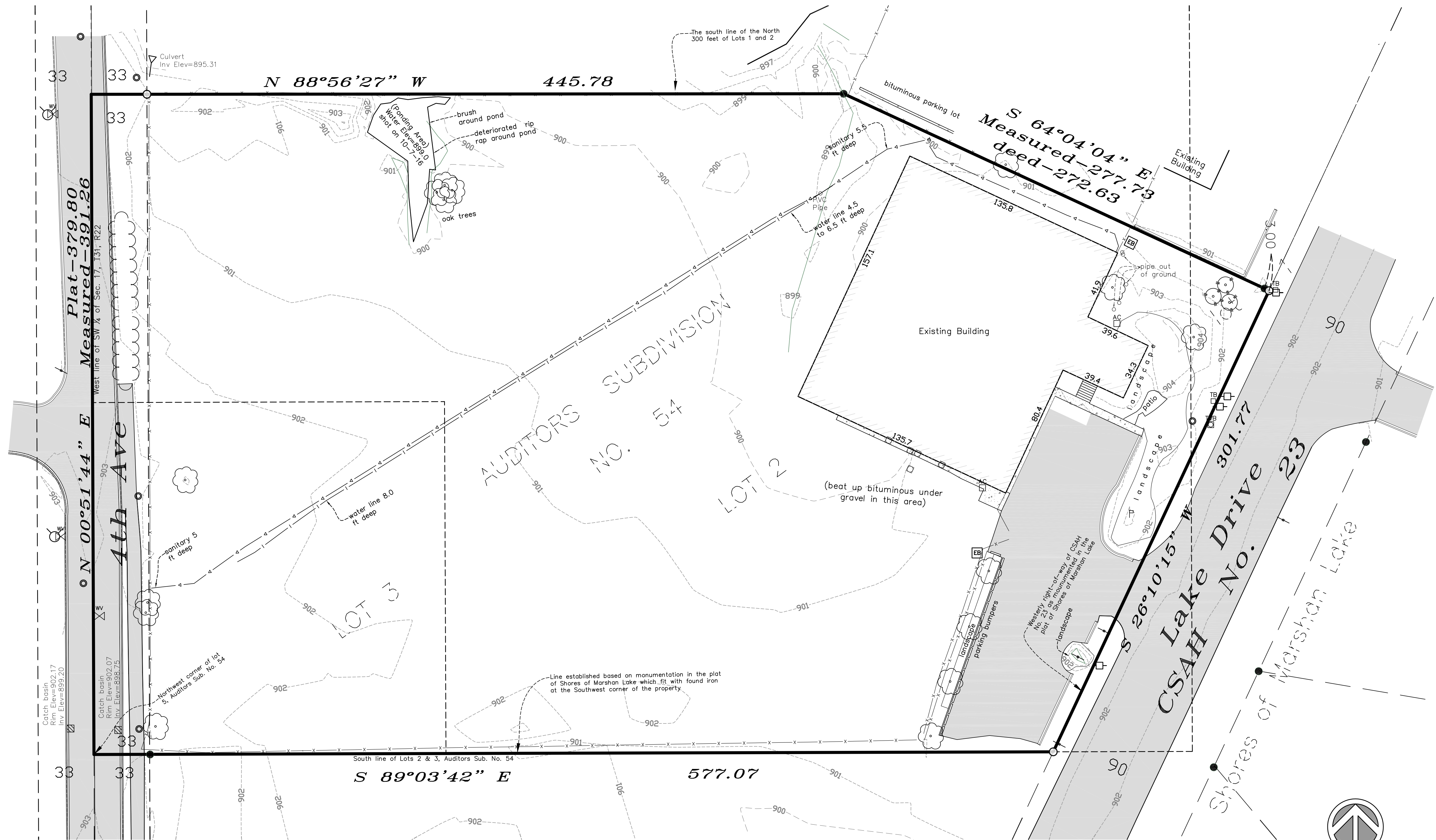
Shoreland District	<u>No</u>
Floodplain District	<u>No</u>
RCWD or VLAWMO?	<u>RCWD</u>
Town Center Design & Development Guide	<u>NA</u>
Industrial Park Covenants	<u>NA</u>
Signage	<u>Permit required</u>

A Sign Permit Application is required for any new monument or wall signs.

EAW/AUAR COMPLIANCE

Does an EAW/AUAR exist?	<u>No</u>
Is an EAW/AUAR required?	<u>No</u>
Is project in compliance?	<u>NA</u>
Does EAU/AUAR need to be revised?	<u>NA</u>

ADDITIONAL NOTES



LEGEND

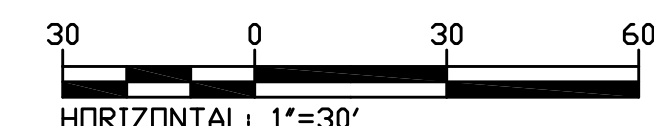
- EXISTING LIGHT POLE
- EXISTING NON-TRAFFIC SIGN
- EXISTING POWER POLE
- EXISTING CATCH BASIN
- EXISTING TREE
- EXISTING EVERGREEN TREE
- EXISTING WATER VALVE
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE BOX
- EXISTING MANHOLE
- EXISTING GUARD POST
- ONE — EXISTING OVERHEAD ELECTRIC
- S — EXISTING SANITARY SEWER
- SS — EXISTING STORM SEWER
- W — EXISTING TREELINE
- W — EXISTING WATERLINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

PROPERTY DESCRIPTION

Part of Lots 1 & 2 & All of Lot 3 Auditors Subdivision No. 54 Described as follows:
 Lying South of the North 300 feet of Lots 1 & 2
 and
 Lying westerly of the right-of-way line of CSAH No. 23
 and
 Lying southwesterly of the following described line: Commencing at a point of intersecting offset of said North 300 feet with said Westerly right-of-way line; thence southwesterly along said westerly right-of-way line 127.24 feet to the point of beginning of said line; thence northwesterly at a right angle 272.63 feet to the intersection with the South line of said North 300 feet and said line there terminating.

SURVEY NOTES

- 1) The field work was done on 9-12-16
- 2) The South line of the boundary was set by holding irons per Shores of Marshan Lake
- 3) The other boundary lines were set by lines of occupation and found monumentation



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.
 Ronald P. Alwin DATE: 9-19-16 LIC. NO.: 17765

PREPARED BY:

Kaskaskia Engineering Group, LLC
 PROFESSIONAL REGISTRATIONS
 Illinois Professional Design Firm
 Professional Engineering Group

208 East Main Street, Suite 100
 Ballwin, Illinois 62220
 618.233.5877 phone
 618.233.5977 fax
 www.kaskaskiang.com

LICENSE NO. 184-004773
 20-5080586

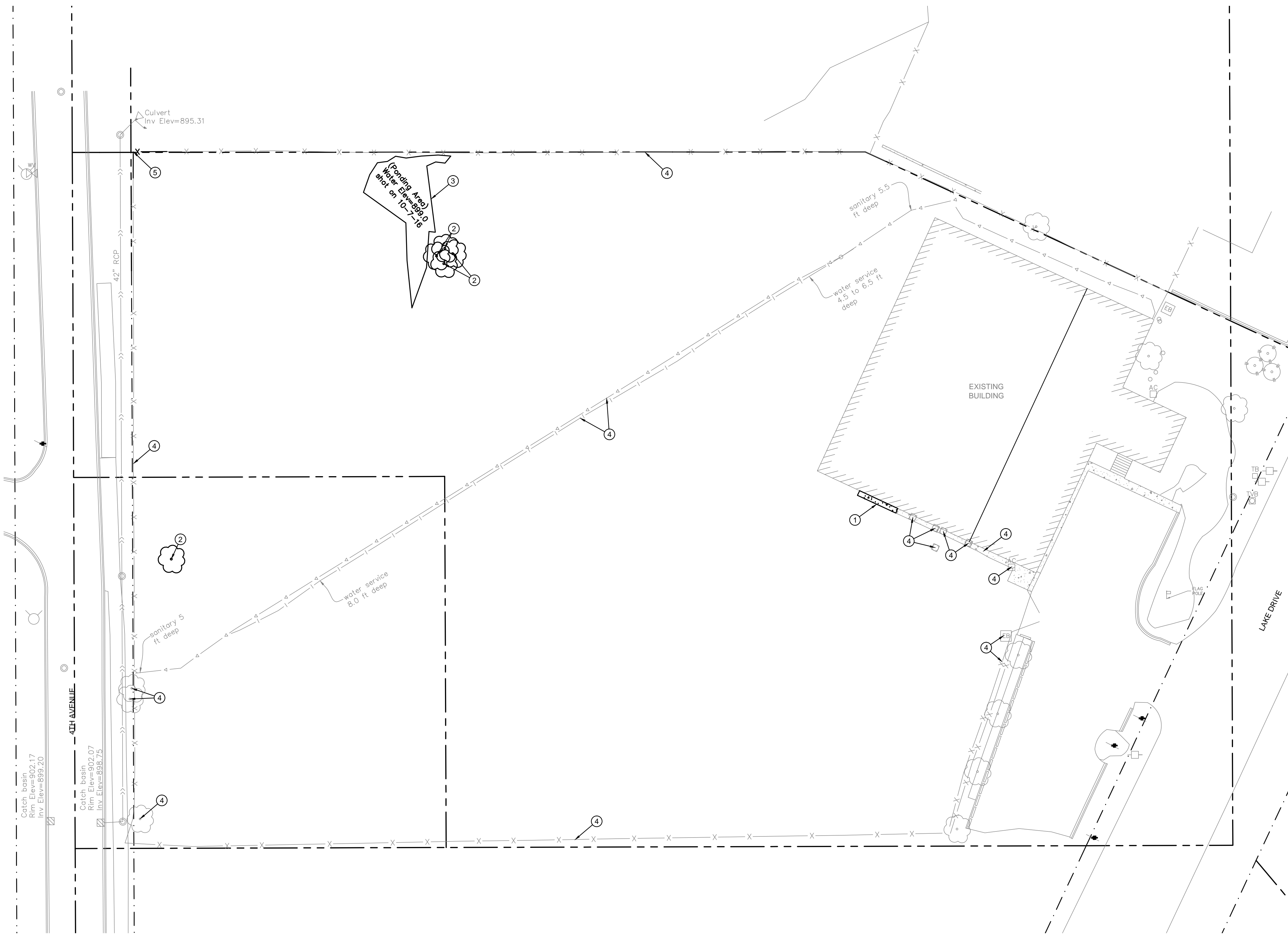
Larson Engineering
 3524 Labore Road
 White Bear Lake, MN 55110

REV.	DATE	DESCRIP
△	10-10-16	added topo around pond
△	12-6-16	add sanitary and communication line
△	1-9-17	change electric line to water line

SHEET TITLE:
Boundary / Topographic Survey

PROJECT TITLE:
**7309 Lake Drive
 Circle Pines, MN 55014**

DRAWN BY: SCA	SHEET 01
CHECKED BY: RPA	
SHEET NO. 01 OF 01 SHEETS	
PROJECT NUMBER 16-1091	



SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

KEY NOTES

- ① SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.
- ② REMOVE AND DISPOSE OF EXISTING TREE, STUMP, AND ROOTS.
- ③ REMOVE AND DISPOSE OF EXISTING ROCK AND BRUSH FROM EXISTING POND.
- ④ PROTECT EXISTING UTILITIES, BOLLARDS, TREES, BUILDING, CONCRETE, FENCE, ETC. DURING DEMOLITION AND CONSTRUCTION.
- ⑤ REMOVE AND SALVAGE EXISTING FENCE FABRIC AND POSTS. REINSTALL BEFORE CONSTRUCTION COMPLETION.

DEMOLITION NOTES

- 1. Verify all existing utility locations.
- 2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
- 3. Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
- 4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
- 5. All construction shall be performed in accordance with state and local standard specifications for construction.

PRELIMINARY NOT FOR CONSTRUCTION - CUP APPLICATION

Client:

BALD EAGLE ERECTORS
7309 LAKE DRIVE
CIRCLE PINES, MN 55014

Project Title:

2017 OUTSIDE STORAGE CUP
7309 LAKE DRIVE
CIRCLE PINES, MN 55014

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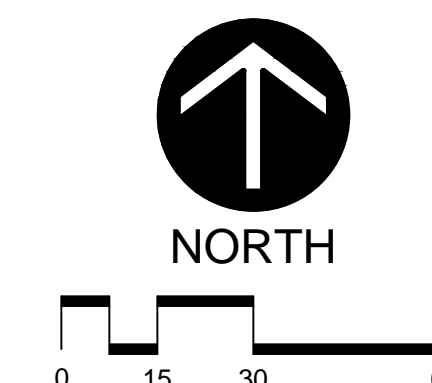
Matt Woodruff, P.E.
Date: 01.11.17 Reg. No.: 41885

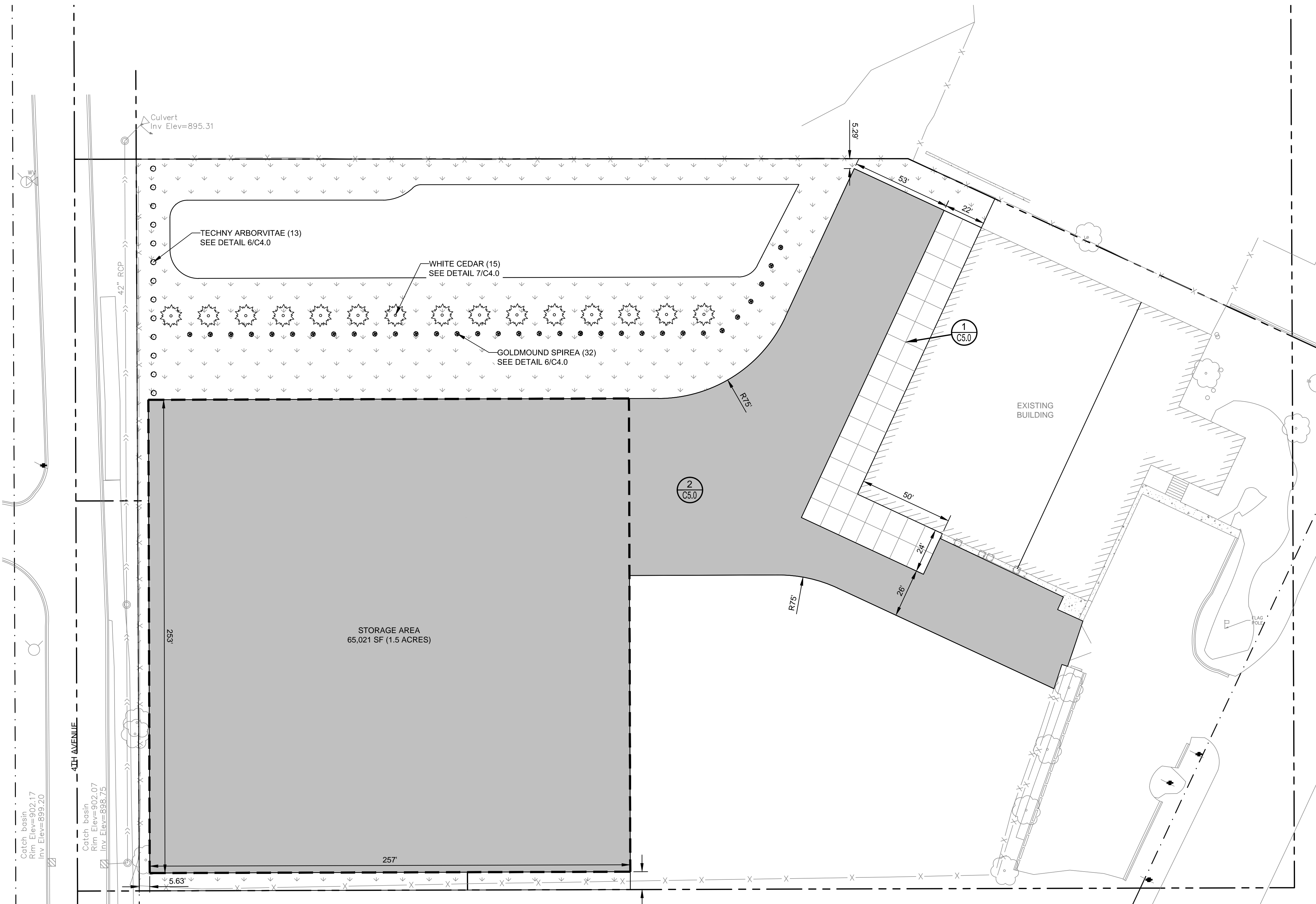
Rev.	Date	Description
1	01.30.17	RCWD Comments

Project #: 12176003.000
Drawn By: NJN
Checked By: MJW
Issue Date: 01.11.2017
Sheet Title:







DEMOLITION PLAN

C1.0





SYMBOL LEGEND

-  NEW 5" BITUMINOUS PAVEMENT OVER
NEW 8" BASE AGGREGATE
SEE DETAIL 2/C4.0
-  NEW 6" CONCRETE PAVEMENT OVER
NEW 6" BASE AGGREGATE
SEE DETAIL 1/C4.0
-  NEW SEED
MNDOT SEED MIX: 33-261
-  TECHN Y ARBORVITAE
SEE DETAIL 6/C4.0
-  GOLDMOUND SPIREA
SEE DETAIL 6/C4.0
-  WHITE CEDAR
SEE DETAIL 7/C4.0

AREA CALCULATIONS

ENTIRE SITE: 237,227 SF

EXISTING:
 IMPERVIOUS = 44,092 SF (18.6%)
 PERVIOUS = 193,135 SF (81.4%)

PROPOSED:
 IMPERVIOUS = 136,630 SF (57.6%)
 PERVIOUS = 100,597 SF (42.4%)

INCREASE IN IMPERVIOUS = +92,538 SF

LANDSCAPE CALCULATIONS

OPEN AREA = 30,356 SF

REQUIRED TREES = 15 LARGE

REQUIRED SHRUBS = 45 LARGE

PRELIMINARY NOT FOR CONSTRUCTION - CUP APPLICATION

**BALD EAGLE
ERECTORS**
 7309 LAKE DRIVE
 CIRCLE PINES, MN 55014

**2017 OUTSIDE
STORAGE CUP**
 7309 LAKE DRIVE
 CIRCLE PINES, MN 55014

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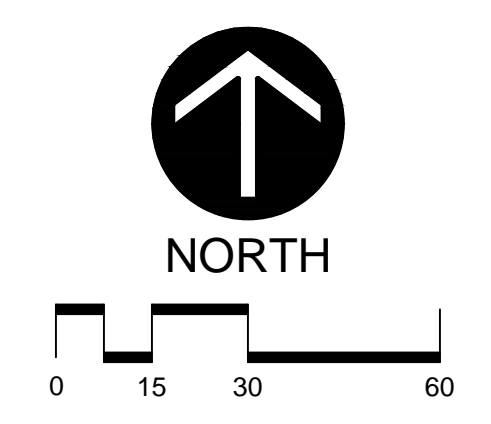
Matt Woodruff, P.E.
 Date: 01.11.17 Reg. No.: 41885

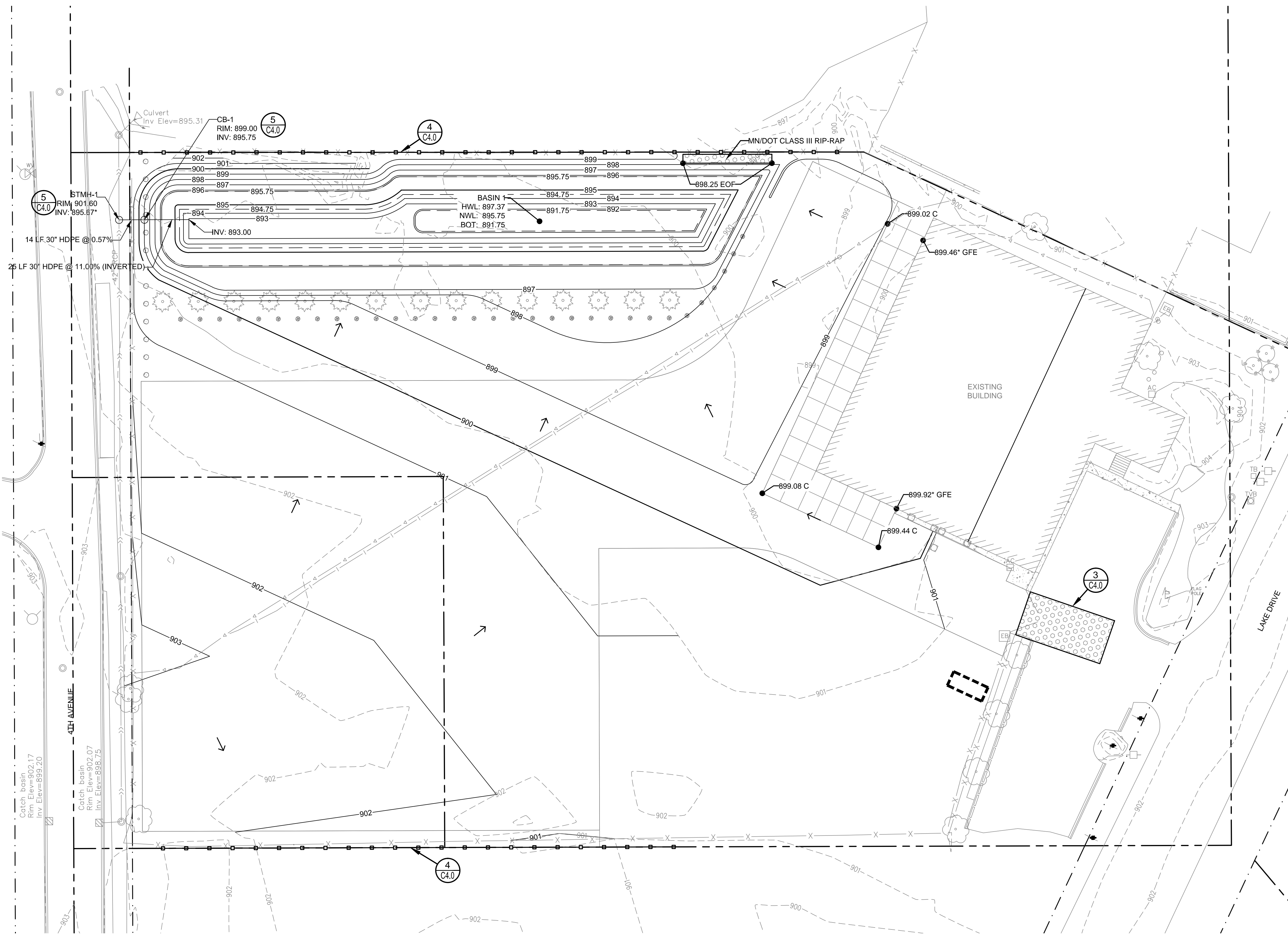
Rev.	Date	Description
1	01.30.17	RCWD Comments

Project #: 12176003.000
 Drawn By: NJN
 Checked By: MJW
 Issue Date: 01.11.2017
 Sheet Title:

PAVING AND
LANDSCAPE PLAN

C2.0





LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- 2.0%
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION
- SPOT ABBREVIATIONS:**
- TC - TOP OF CURB
- GL - GUTTER LINE
- B - BITUMINOUS
- C - CONCRETE
- EO - EMERGENCY OVERFLOW
- TW - TOP OF WALL
- BW - BOTTOM OF WALL (F/G)
- (*) - EXISTING TO BE VERIFIED
- STORM SEWER PIPE
- DRAINTILE PIPE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END

GRADING NOTES

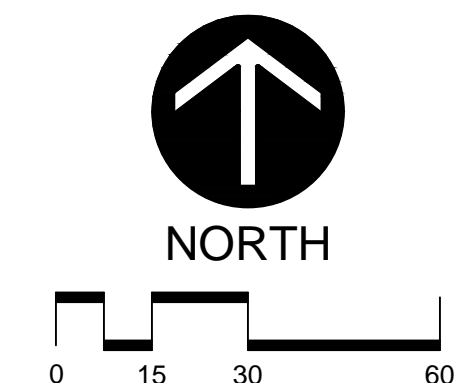
1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES

1. See Erosion Control Notes on Sheet C4.0.

UTILITY NOTES

1. See Utility Notes on Sheet C4.0.



Larson Engineering, Inc.
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 www.larsonengr.com

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BALD EAGLE ERECTORS
 7309 LAKE DRIVE
 CIRCLE PINES, MN 55014

Client:

2017 OUTSIDE STORAGE CUP
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 CIRCLE PINES, MN 55014

Project Title:

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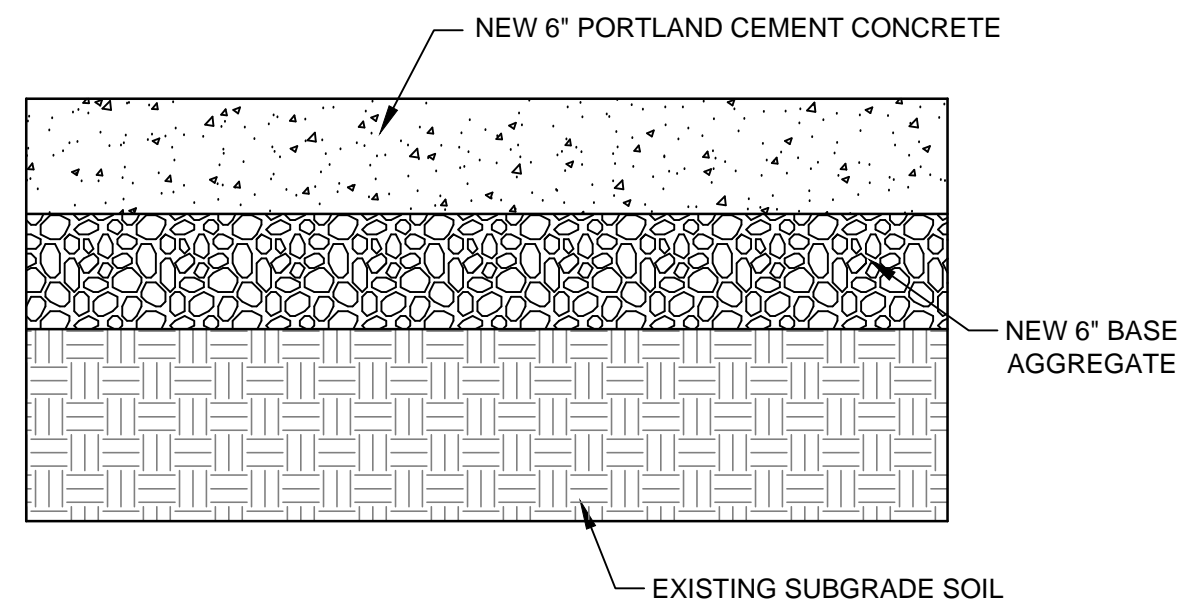
Matt Woodruff, P.E.
 Date: 01.11.17 Reg. No.: 41885

Rev.	Date	Description
1	01.30.17	RCWD Comments

Project #: 12176003.000
 Drawn By: NJN
 Checked By: MJW
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 Sheet Title:

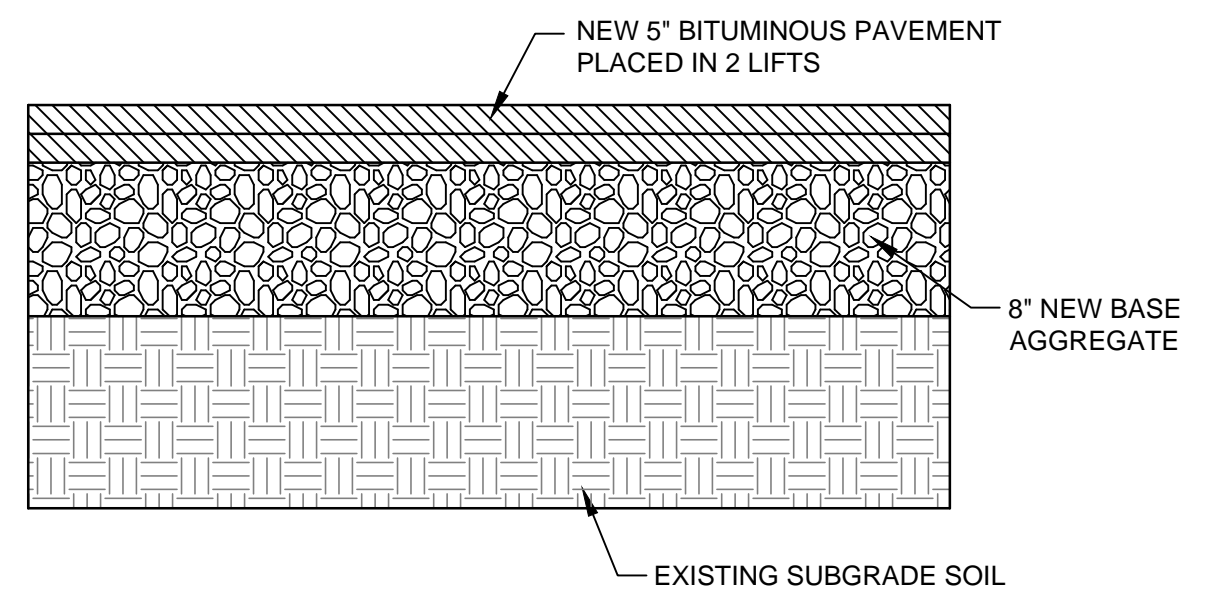
GRADING, EROSION CONTROL, AND UTILITY PLAN

C3.0



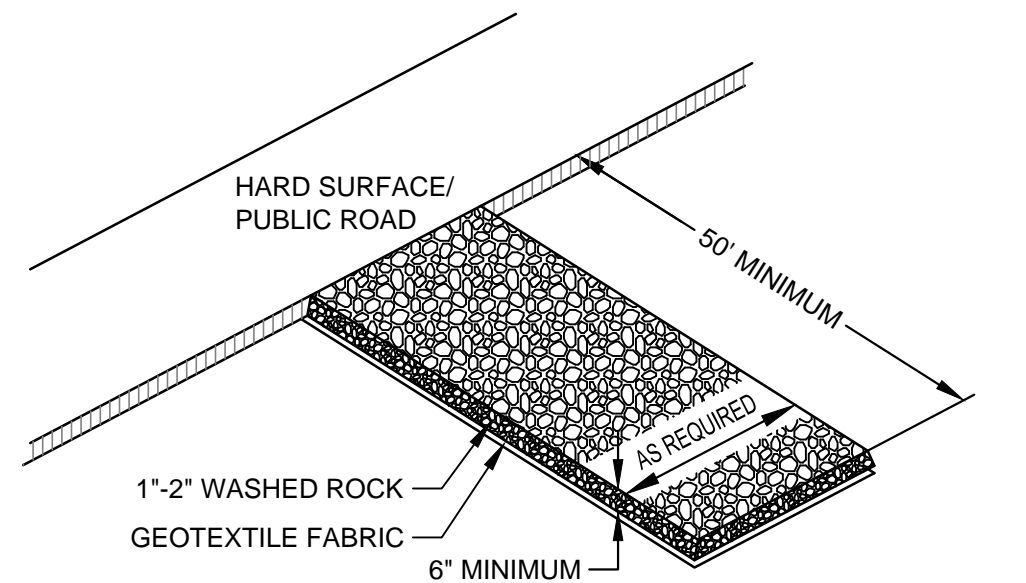
CONCRETE CONSTRUCTION DETAIL

1
C4.0
NOT TO SCALE



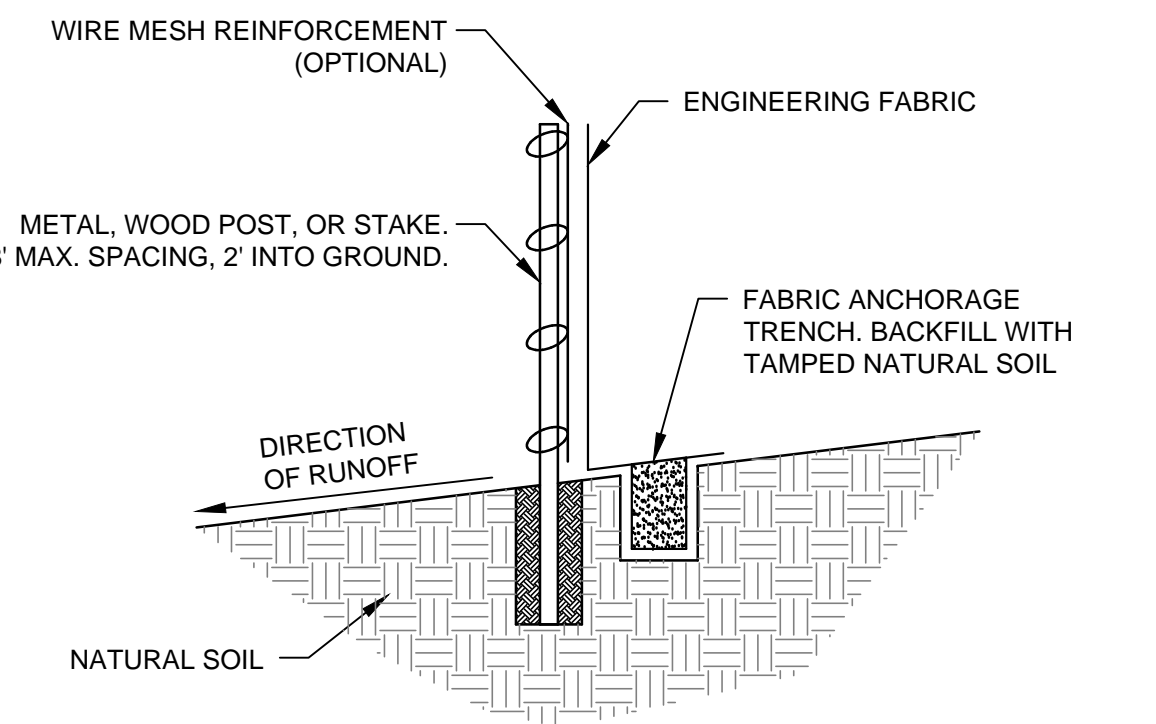
BITUMINOUS CONSTRUCTION DETAIL

2
C4.0
NOT TO SCALE



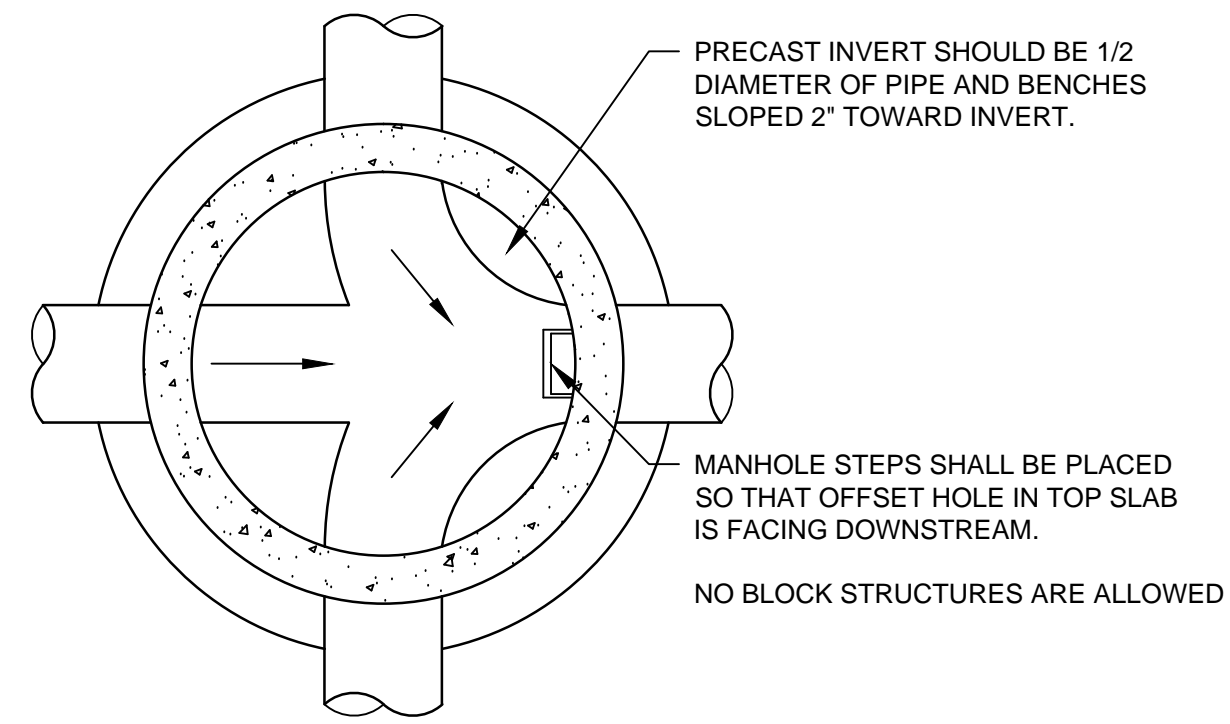
ROCK CONSTRUCTION ENTRANCE

3
C4.0
NOT TO SCALE

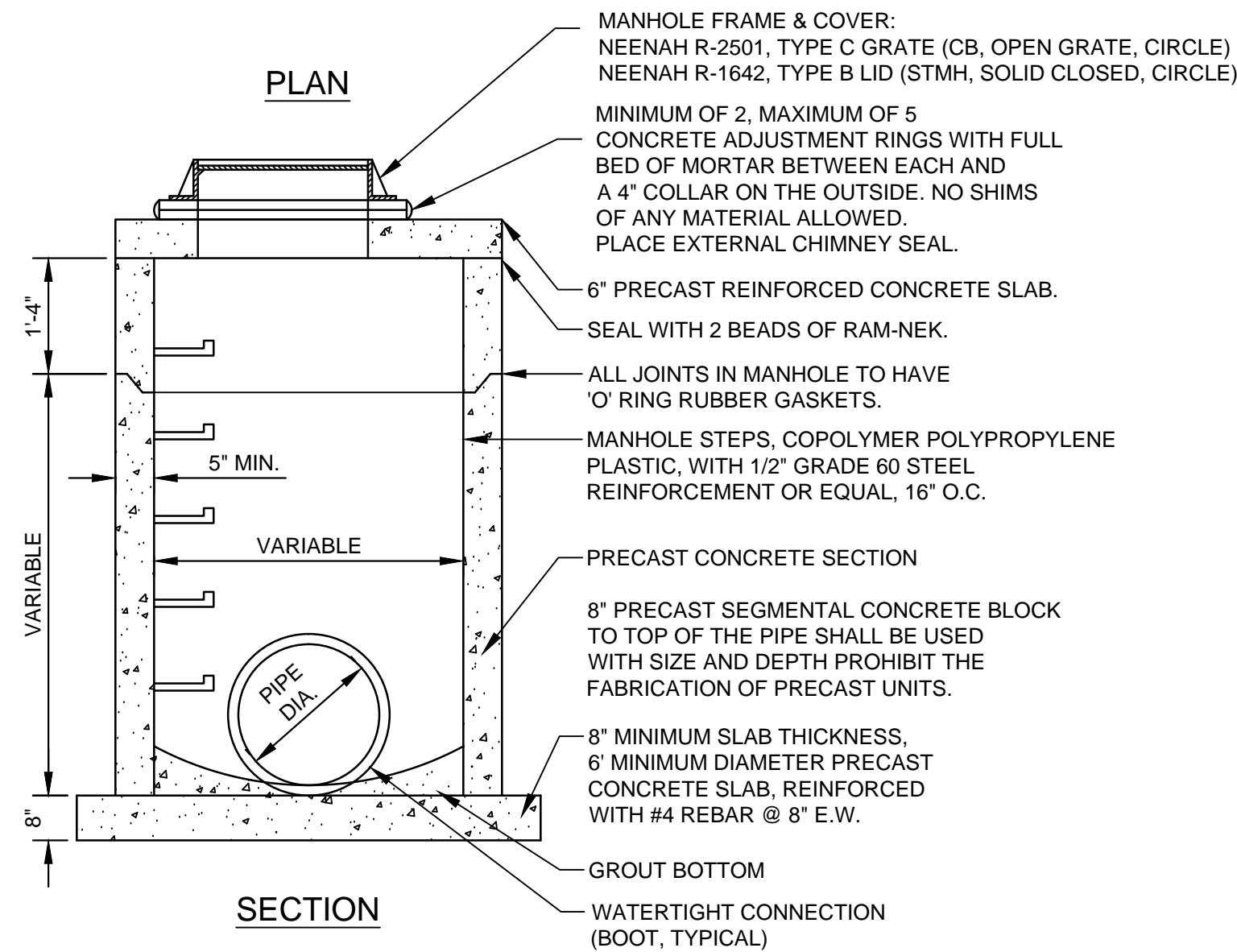


SILT FENCE INSTALLATION DETAIL

4
C4.0
NOT TO SCALE

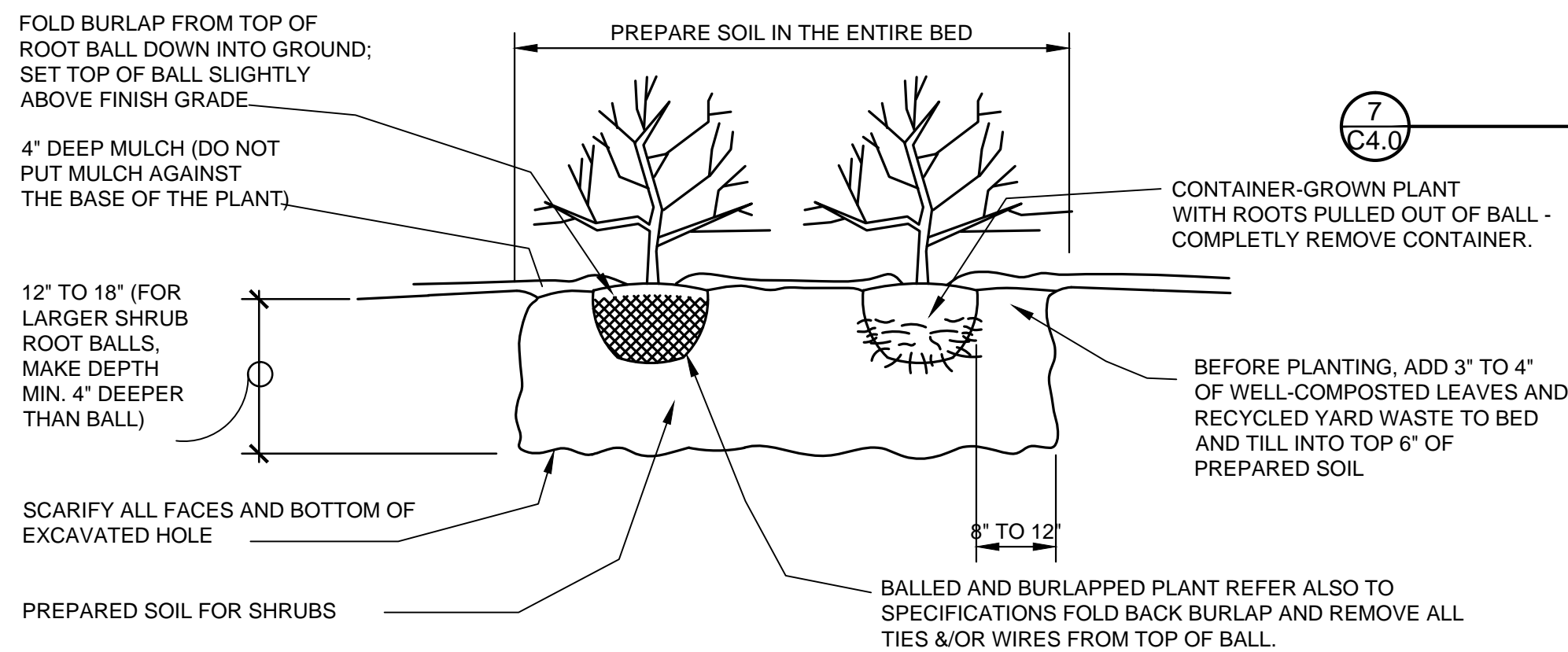


PLAN



SECTION

5
C4.0
NOT TO SCALE

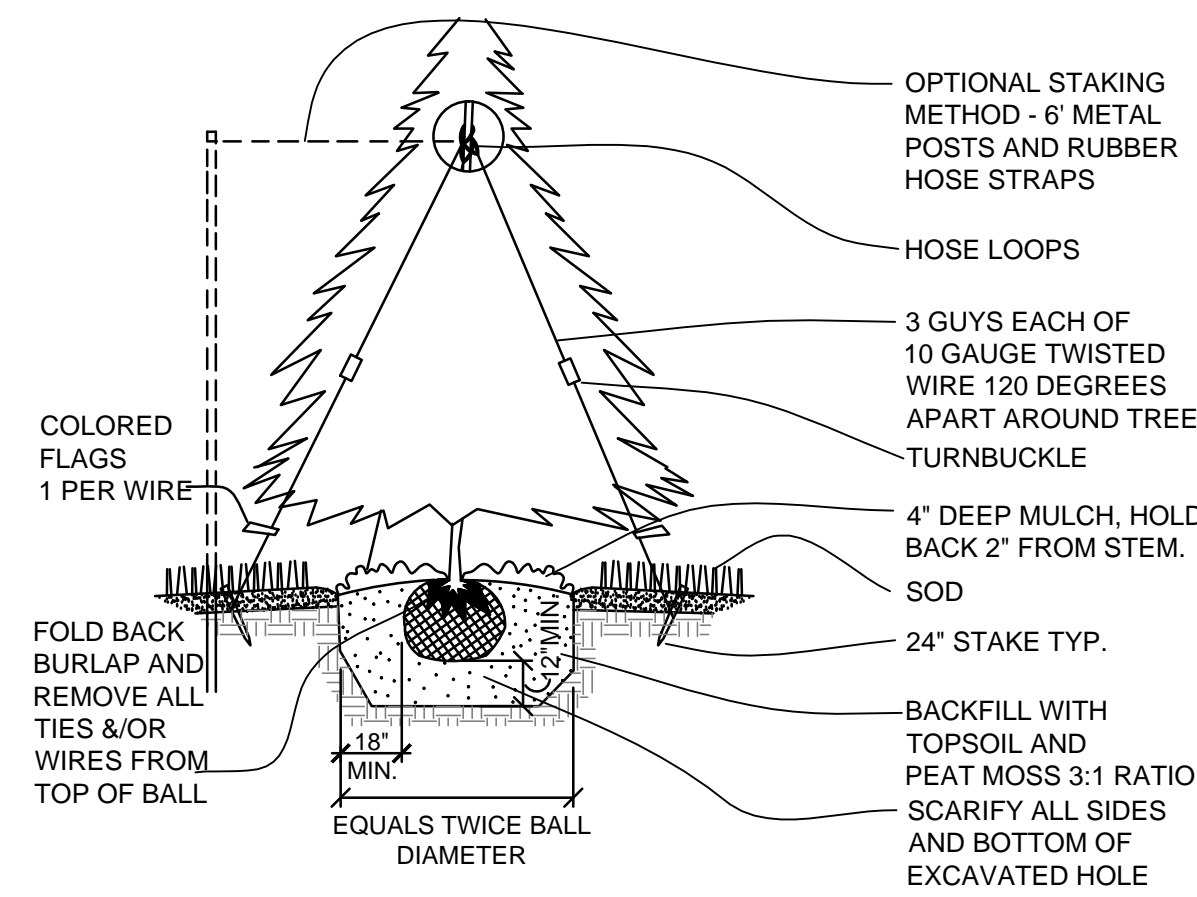


SHRUB PLANTING

6
C4.0
NOT TO SCALE

UTILITY NOTES

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
- All RCP pipe shown on the plans shall be MN/DOT class 3.
- Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Install water lines 18' above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18' of separation.
- Where 7 1/2' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
- See Project Specifications for bedding requirements.
- Pressure test and disinfect all new watermains in accordance with state and local requirements.
- Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
- A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.



WHITE CEDAR PLANTING DETAIL

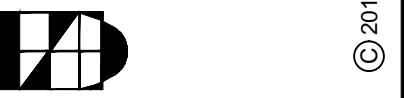
7
C4.0
NO SCALE

EROSION CONTROL NOTES

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
- The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
- All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All soils tracked onto pavement shall be removed daily.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
- 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 MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
- All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

PRELIMINARY NOT FOR CONSTRUCTION - CUP APPLICATION

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Matt Woodruff, P.E.
Date: 01.11.17 Reg. No.: 41885

Rev.	Date	Description
1	01.30.17	RCWD Comments

Project #: 12176003.000
Drawn By: NJN
Checked By: MJW
Issue Date: 01.11.2017
Sheet Title:

DETAILS & NOTES

C4.0