



PLANNING COMMISSION AGENDA
TUESDAY, MAY 26, 2020
CITY HALL at 7:00 PM

To follow or join the meeting please call:

Phone Number: 1-312-626-6799

Meeting ID: 892 9659 5831 Password: 698385

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - [A.](#) Approval of Minutes from March 23, 2020 Meeting
 - [B.](#) Approval of Minutes from April 27, 2020 Meeting
- 5. PUBLIC HEARING**
 - [A.](#) Public Hearing - Planned Unit Development (PUD) Application for a 1 story, 32-unit Assisted Living/Memory Care Facility at 525 Osborne Road NE -- Hampton Companies
- 6. OTHER**
 - A. Administrator Report
- 7. ADJOURN**

**SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS AND
DISCUSSION FROM THE FLOOR**

CITY OF SPRING LAKE PARK RULES FOR PUBLIC HEARINGS

Public hearings are formal proceedings giving citizens an opportunity to express their concerns on a specific issue. Some issues on which the Planning Commission is required to hold public hearings include subdivisions, zoning changes, conditional use permits, and ordinance amendments.

The following format will be used to conduct a public hearing:

1. Planning Commission Chair opens the hearing.
2. City staff describes the proposal.
3. The applicant has an opportunity to further explain the proposal and respond to questions/ comments on the proposal from the Planning Commissioners.
4. Citizens will then have the opportunity to ask questions and/or comment on the proposed project.
 - a. Those wishing to comment are asked to limit their comments to 3 minutes
 - b. A group of residents wishing to have their collective opinions voiced may elect a spokesperson to represent them. The spokesperson may have a maximum of 10 minutes to express the views of the group.
 - c. People wishing to comment are asked to keep their comments succinct and specific.
5. After everyone wishing to address the subject of the hearing has done so, the Planning Commission Chair will close the hearing.
6. Planning Commissioners will have an additional opportunity to comment and ask questions on the issue.
7. The Planning Commission will make a formal recommendation on the issue to the City Council or defer decision pending additional information.

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on March 23, 2020 virtually, at 7:00 PM.

1. CALL TO ORDER

Chairperson Hansen called the meeting to order at 7:00 PM.

2. ROLL CALL

PRESENT:

Commissioner Bernhagen
Commissioner Eischens
Commissioner Julien
Commissioner Ali
Commissioner Cobbs
Commissioner Hansen

STAFF PRESENT:

City Planner Carlson; Administrator Buchholtz and Executive Assistant Gooden

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

a. Approval of Minutes from February 24, 2020 Meeting

Motion made by Commissioner Bernhagen, seconded by Commission Eischens approving the minutes of February 24, 2020.

Voting Yea: Commissioners Bernhagen, Eischens, Julien, Cobbs, Ali and Chairperson Hansen.

5. PUBLIC HEARING

a. Comprehensive Plan Amendment - Future Land Use Map - 7700 Monroe St NE

City Planner Carlson reviewed the Planning Report with the Planning Commission. He reported that an amendment to the Comprehensive Plan is needed for the two-acre site at 7800 Monroe Street NE that has been approved for residential development for JP Brooks. Mr. Carlson reported that the property is guided Public/Semi-Public in the City's Land Use Plan and zoned R-1 Single Family Residential. He stated that when the PUD was reviewed and approved last year, the Land Use Plan should have also been amended to Single Family Residential, so that the Zoning and Land Use Plan are in conformity. He stated that step was missed in the process, and the Planning Commission is now asked to amend the Land Use Plan map and Zoning map.

Mr. Carlson reported that staff recommends that the Planning Commission recommends to approval of the amendment to the City Council.

Commissioner Eischens inquired if the proposed site was the parking lot site on the Prince of Peace site. Mr. Carlson stated that it is the ball field site on the property.

Chairperson Hansen inquired if the time approval of the Comprehensive Plan and this amendment will delay JP Brooks construction time frame. Mr. Carlson stated that he was not aware of JP Brooks time frame but feels that the timeline is still workable for them. He reported that the Comprehensive Plan will be proposed to be approved on April 8, 2020, and the City would then submit the amendment to the Metropolitan Council soon after. He stated that Comprehensive Plan could then be approved by the City Council at the April 20, 2020 meeting.

Administrator Buchholtz stated that he feels all the approvals will be completed by May 1, 2020. He stated that he felt that should not be much of a delay for JP Brooks.

Chairperson Hansen inquired if this amendment was considered a large amendment for the Metropolitan Council to approve. Mr. Carlson stated that this request is not a large one. He stated that major developments to land or highways within a city are considered a large amendment.

Chairperson Hansen opened the public hearing at 7:10 PM.

There was no discussion from the floor.

Chairperson Hanson closed the Public Hearing at 7:11 PM.

Motion made by Commissioner Bernhagen, second by Eischens to approve Comprehensive Plan amendment – Future Lane Use Map -7800 Monroe Street NE. Roll call vote: Commissioner Eischens- aye, Cobbs-aye, Bernhagen-aye, Ali-aye, Julien-aye and Chairperson Hansen – aye. Motion carried.

6. OTHER

a. Administrator Report

Administrator Buchholtz reported that the 2040 Comprehensive Plan will be approved by the Metropolitan Council on April 8, 2020. He stated that the City Council will approve the plan at its April 20, 2020 meeting.

Administrator Buchholtz reported that the April Planning Commission meeting will include a proposal from Hampton Companies. He stated that proposal is for a one level assisted living/memory care 32-unit facility to be built at 525 Osborne Road NE. He reported that

that a neighborhood meeting is planned however, with the COVID-19 virus precautions the meeting could be virtual meeting format and comments would be forwarded to the Planning Commission.

Administrator Buchholtz reported that interior plans for the Hy-Vee store have been received by the City. He stated that plan review will take about two weeks and standard construction time for Hy-Vee is approximately six months. He stated that the store could open in the Fall of 2020.

7. ADJOURN

Motion made by Commissioner Bernhagen; seconded by Commissioner Julien to adjourn.

Meeting adjourned at 7:19 PM.

DRAFT PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on April 27, 2020 at the Virtual Meeting, at 7:00 PM.

1. CALL TO ORDER

Chairperson Hansen called the meeting to order (virtually) at 7:00 PM.

2. ROLL CALL

PRESENT:

Commissioner Eischens
Commissioner Bernhagen
Commissioner Cobbs
Commissioner Ali
Commissioner Hansen

ABSENT:

Commissioner Julien

STAFF PRESENT:

Planner Walburg and Administrator Buchholtz

3. APPROVAL OF MINUTES

A. Approval of Minutes from March 23, 2020 Meeting

Commissioner Cobbs requested corrections be made to the March Planning Commission minutes. Administrator Buchholtz stated that corrections will be made and resubmitted.

4. PUBLIC HEARING

A. Public Hearing - Variance Application for 8457 Sunset Road NE - Tony Mezzenga

Planner Walburg reviewed the staff report with the Planning Commission for a request for a variance to the side yard setback. Ms. Walburg reviewed the Land Use and Zoning plans with the Commission.

Applicant Tony Mezzenga reported that the proposed building will have infrequent usage and noise. He reported that only the service doors will be used and does not expect large overhead doors to be installed on the north side of the building. He stated that the building will be used for offices and warehousing.

Mr. Mezzenga stated that he wants the neighbors to be pleased with the building and he is willing to add any type of buffer to help block the view of the building while still looking nice

to the neighboring properties. He reported that his plans do not include any overhead lighting and any additional lighting will be pointed downward.

Commissioner Cobbs inquired if the project is still a possibility with the current economic conditions. Mr. Mezzenga stated that he is still working on the plans and site plan. He anticipated that the project will be constructed in the fall.

Commissioner Eischens stated that he would like to see a strong buffer zone between the nearby resident's property and the proposed building.

Chairperson Hansen opened the public hearing at 7:05 PM.

Keven Olson, 8483 Sunset Road NE, stated that he does not have any issues with the variance request. He stated that he would like to see a privacy fence installed along the proposed tree line since the building will face his garage. He stated that he would prefer that the buffer zone be more than a mature tree line.

Ms. Walburg stated that the Planning Commission could add a condition to their recommendation that a privacy fence be added. She stated that this is the time to make this request in the early approval stages.

Mr. Mezzenga stated that he is in favor of placing a fence along the property line and would be willing to have the fence be the responsibility of the homeowner once it is installed. He stated that he will discuss with the homeowner what type of material the fence will be.

Chairperson Hansen closed the public hearing at 7:25 PM.

Motion made by Commissioner Eischens; second by Commission Cobbs to recommend approval of variance request with the following conditions:

1. The side setback to the north is approved at 25 feet vs. the required 50 feet only if the north side of the building has no main business entrances or lading areas facing that direction and no parking between the building and the north lot line.
2. Landscaping shall be provided in the north side yard as suggested on the site plan, with details to be reviewed and approved by the City Planner at the time of Site Plan review.
3. All other details of the proposed development will be reviewed in the Site Plan review process, including grading, drainage, stormwater management, landscaping and screening, signage, lighting, number of parking spaces, and other details as required by City Code.
4. A privacy fence be added on the north side of the 25 feet variance.

ROLL CALL VOTE: Commissioner Eischens- aye, Bernhagen-aye, Cobbs-aye, Ali-aye and Chairperson Hansen - aye. Motion carried.

5. OTHER**A. Administrator Reports**

Administrator Buchholtz reported that the Met Council approved the City's 2040 Comprehensive Plan. He thanked the Planning Commission for their work and involvement on the plan.

6. ADJOURN

Motion made by Commission Bernhagen, second by Cobbs to adjourn.
Meeting was adjourned at 7:30 PM.

To:	Spring Lake Park Planning Commission City of Spring Lake Park	From:	Phil Carlson, Stantec
File:	Suite Living of Spring Lake Park Planned Unit Development & Site Plan Review 525 Osborne Road NE	Date:	May 25, 2020

**Re: Suite Living of Spring Lake Park
Planned Unit Development & Site Plan Review, 525 Osborne Road NE**

INTRODUCTION

Suite Living of Spring Lake Park is a proposed senior assisted living facility on the 2.85-acre vacant site at 525 Osborne Road NE.

The site fronts Osborne Road across from the Mercy Hospital Unity Campus. To the east is Prince of Peace Lutheran Church, to the north are the Osborne Apartments and the Spring Creek Estates townhomes, to the west are a pair of single family homes also fronting Osborne Road, and further west is the campus of the Emmanuel Christian Center.

One of the reasons the site has remained vacant is the 60-foot-wide water utility easement across the front of the parcel which significantly limits the developable area. That is the main reason the applicants are requesting a Planned Unit Development (PUD), to allow flexibility with the setbacks.

The facility will include a total of 32 units, all single rooms – 20 assisted living units and 12 memory care units, congregate dining areas and internal service functions, plus a secure courtyard at the rear of the single-story building.

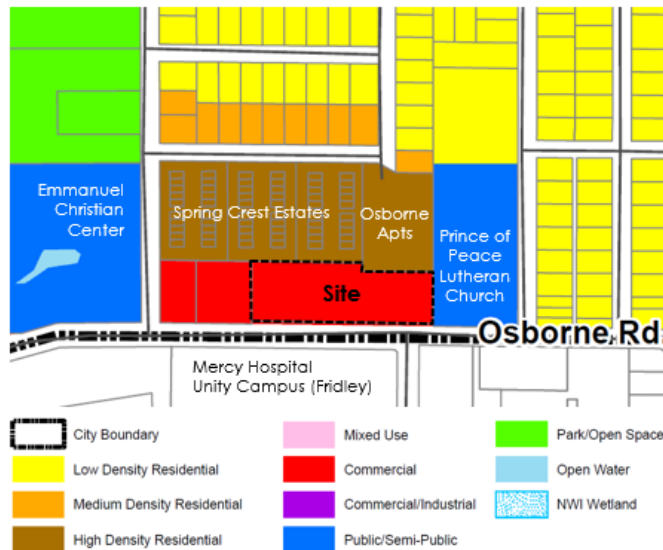


Re: Suite Living of Spring Lake Park Planned Unit Development & Site Plan Review

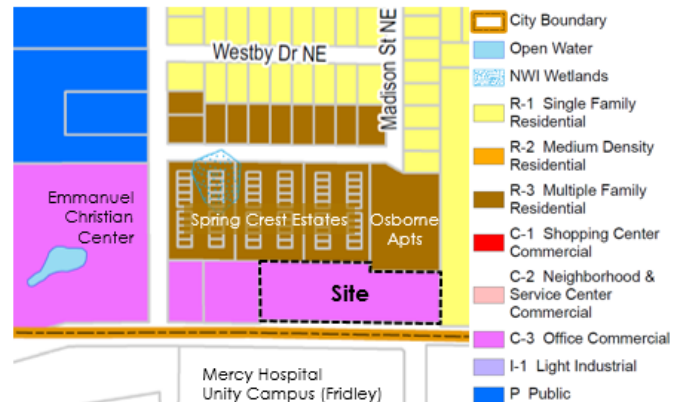
LAND USE PLAN & ZONING

The property is guided Commercial and zoned C-3 Office Commercial.

2040 Land Use Plan



Zoning Map



The purpose of the C-3 Office Commercial district from Section 153.055 B is as follows:

C-3, office commercial district. This district is intended to provide a district which is related to and may reasonably adjoin high density or other residential districts for the location and development of administrative office buildings, medical uses, and related office uses which are subject to more restrictive controls.

The Suite Living facility fits the definition of "convalescent and nursing homes", an allowed Conditional Use in the C-3 district. But since the request is being processed as a PUD, a separate CUP is not required. Any conditions on the project will be handled within the PUD process.

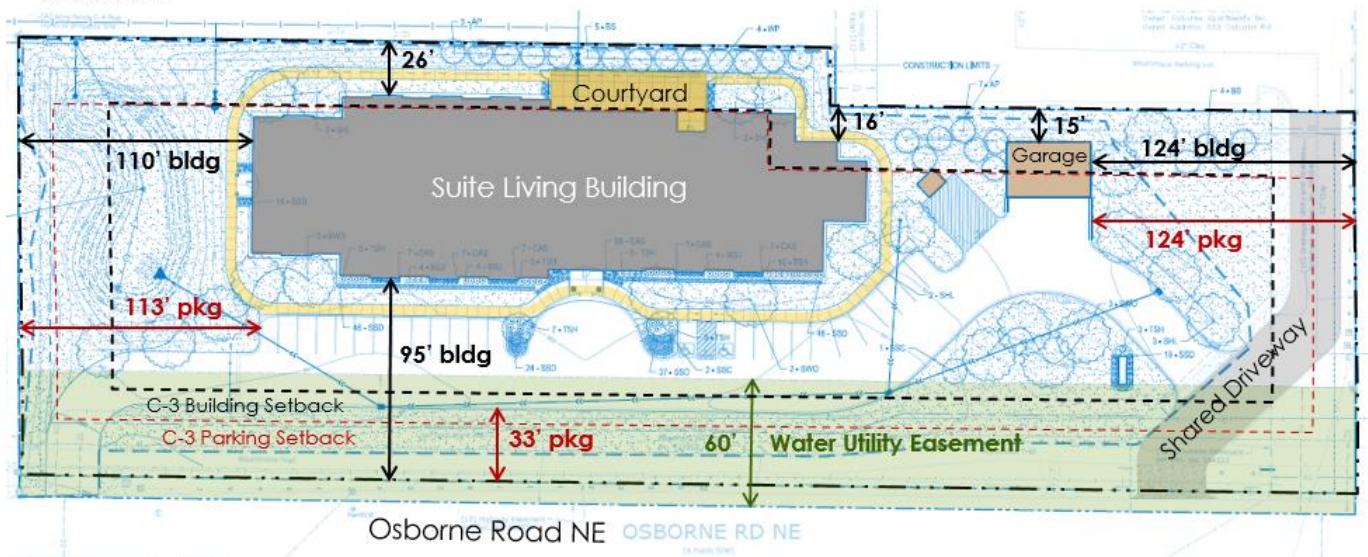
The required setbacks in the C-3 district and those provided in the Suite Living plan are discussed below and illustrated on the next page. The black and red arrows show the proposed building and parking setbacks, respectively; the black and red dashed lines are the required C-3 district setbacks. There are different side and rear setbacks for parking and buildings in some cases to Residential districts. The site abuts an R-1 Single Family Residential district to the east, an R-3 Multiple Family Residential district to the north, and a C-3 Office Commercial district to the west.

- *Front setback/building.* The required front setback (Osborne Road) for a building is 40 ft. Because of the large water utility easement and the row of parking in front of the building, the front setback is easily met with a 95 ft setback.
- *Front setback/parking.* The required front setback (Osborne Road) for parking is 25 ft. Because of the large water utility easement in front of the building, the front parking setback is easily met with a 33 ft setback.

Re: Suite Living of Spring Lake Park Planned Unit Development & Site Plan Review

- *East side setback/building.* The required side setback to the east (church, R-1 district) is 40 ft, which is easily met with a 232 ft setback to the building and a 124 ft setback to the garage. Accessory buildings must adhere to the front and side setbacks.
- *East side setback/parking.* The required side setback to parking (church, R-1 district) is 20 ft, which is easily met with a 124 ft setback to the new loading area in front of the garage. The project will use the existing access driveway off Osborne Road to the Osborne Apartments. The driveway is setback 7 feet from the east lot line.
- *West side setback/building.* The required side setback to the west (C-3 district) is 15 ft, which is easily met with a 110 ft setback. Even though the use of the property immediately to the west is residential, it is zoned commercial and the greater setback requirements are to zoning districts, not uses.
- *West side setback/parking.* The required side setback to the west (C-3 district) is 15 ft, which is easily met with a 113 ft setback. Even though the use of the property immediately to the west is residential, it is zoned commercial.
- *Rear (north) setback/building and parking.* The required rear setback to the north (R-3 district) is 30 ft for both buildings and parking. Most of the building façade has a 26 ft setback to the north lot line abutting the Spring Crest townhomes, which is 4 ft less than the required 30 ft. In the middle of the site near the NE corner of the proposed building there is a jog in the lot line where it abuts the Osborne Apartments parking lot. There, the setback to the building is 16 ft, 14 ft less than the 30 ft requirement. The proposed garage has a 15 ft setback to the north/rear lot line, also less than the 30 ft requirement. There is a proposed fenced courtyard on the north side of the Suite Living building, but fences are allowed within the rear yard setback.

Setbacks



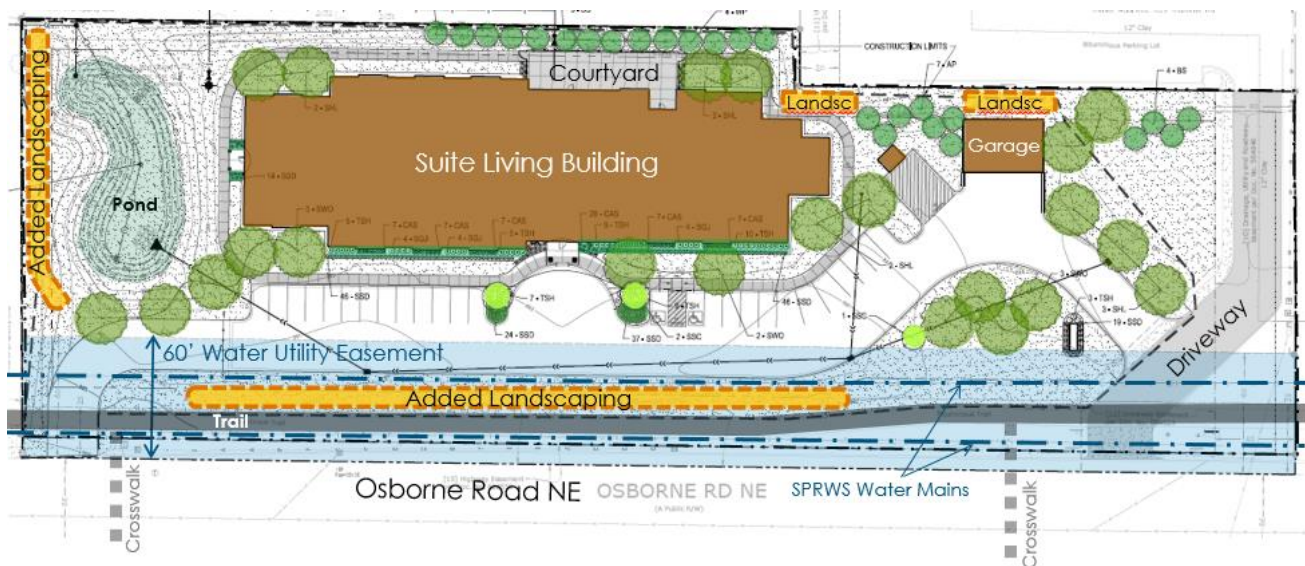
Re: Suite Living of Spring Lake Park Planned Unit Development & Site Plan Review

The proposed Suite Living site plan in relation to the surrounding uses is illustrated below. On the north side of the proposed building the setbacks are only 4 ft less than required by Code – 26 ft vs. 30 ft. This area is landscaped abutting Spring Crest Estates and also on the Suite Living site in the proposed landscape plan. Where the Suite Living site abuts the Osborne Apartments parking lot the setbacks are 15 ft and 16 ft, compared to 30 ft required. This area has proposed landscaping along most but not all of this edge. Just north of the apartment parking lot is an outdoor open space area used by residents. Providing landscaping along the entire north edge of the Suite Living site here would be desirable. Additional landscaping would also be desirable on the west edge of the site to screen and separate the adjacent residential neighbor from the storm pond. Screening of parking areas is also required by the Zoning Code and additional landscaping could be added south of the parking lot in the water utility easement, if approved by SPRWS.

Vicinity with Site Plan Superimposed



Proposed Landscape Plan & Recommended Additions



Re: Suite Living of Spring Lake Park Planned Unit Development & Site Plan Review

As noted earlier, the presence of the water utility easement reduces the usable depth of the lot for both building and parking. There are two 5-foot diameter water mains in the easement. The easement itself is greater than the required building setback by 10 feet. Parking can be allowed within the easement but the large water mains under the easement preclude placing buildings within the easement.

SITE ISSUES

Lot Coverage & Impervious Surface

In addition to setbacks, lot coverage by buildings and impervious surface coverage have standards in the Code, both of which are met by the proposed project:

- Lot coverage is limited to 35% maximum. The project meets this standard, with proposed building site coverage of 14.3%.
- Impervious coverage is limited to 75% maximum. The project meets this standard, with proposed impervious coverage of 52.4%.

Access

There is one major access to the site from Osborne Road at Madison Street NE at the southeast corner of the site. This is the existing driveway access to the Osborne Apartments; the proposed Suite Living parking lot takes its access off this shared driveway. Sharing this driveway is not a concern as long as there is an appropriate easement and maintenance agreement between the two properties.

There is a second emergency access at the southwest corner of the site, which would be blocked from everyday use by a series of bollards. These could be easily knocked down by fire trucks so they would not need to back out of the driveway. Since Osborne Road is a busy county road, having a second regular access point is not desirable.

Height

Maximum height in the C-3 district is 35 feet. The proposed building is 31'-2" to the peak, easily meeting the height limit.

Building Materials

The building is designed in a residential style with a pitched roof, numerous gables, and dormer windows. The exterior materials are cultured stone at the base (a concrete product that mimics stone), with LP prefinished lap siding and shakes. LP siding is an engineered product made of wood, resin and wax that is sturdier and more resistant to rotting than regular wood, and molded to give it a rough, natural appearance. It is being used more as a durable yet attractive exterior finish. The garage and trash enclosure on site are of similar design and materials.

Lighting

There is minimal site and building lighting. There are no light poles on the site, so lighting issues for surrounding properties and the roadway should not be an issue.

Signage

Signage is indicated on the site plan with a monument sign near the driveway entrance, final size and location to be in a future submittal. We would recommend that this monument sign be on a base similar to the building materials and of a color and style to be compatible with the building.

Re: Suite Living of Spring Lake Park Planned Unit Development & Site Plan Review

ZONING CODE – PLANNED UNIT DEVELOPMENT

Within the Zoning Code PUDs are allowed certain flexibility from the strict application of the underlying zoning standards. Sections 153.150 and 153.160 of the Code are cited below:

Section 153.150

(A) *Purpose.* The purpose of the planned unit development (PUD) zoning district is to provide a district that grants flexibility from certain subdivision and zoning regulations in order to realize public benefits that may not otherwise be achieved through non-PUD development.

(B) *Applicability.* PUD zoning within any district may be considered by the Planning Commission and the City Council when it would result in one of the following public benefits:

- (1) Flexibility in land development to benefit from new technology in building design and construction and land development;
- (2) Variety in the organization of site elements, building densities, land use and housing types;
- (3) Higher standards of site and building design through the use of trained and experienced land planners, registered architects, or landscape architects to prepare plans for all planned unit developments;
- (4) Preservation and enhancement of desirable site characteristics, natural resources and open space;
- (5) More efficient and effective use of land, open space, and public facilities; and
- (6) Other public benefits as recognized by the city.

Section 153.160

(A) *Development.* Planned unit development projects shall be developed in accordance with an overall design and an integrated general development plan, be consistent with the intent and purposes of this chapter, and not adversely affect the property adjacent to the land included in the project.

(B) *Intensity of development.*

(1) *Overall site coverage.* Permitted maximum site coverage in the planned development district shall not exceed the maximum permitted site coverage in the original district; however, site coverage may be calculated on the total land involved in the planned development.

(2) *Individual lots.* Deviation from the applicable requirements for lot area, lot dimensions, yards, setbacks, location of parking areas, and public street frontage may be allowed, but only if the deviation is consistent with the total design of the planned development.

(C) *Roadways.* Private roadways within the project shall be installed to city specifications for public roadways.

(D) *Public benefit.*

- (1) The PUD results in at least one of the public benefits as outlined in § [153.150](#).
- (2) The PUD is consistent with and advances the community-wide goals of the Comprehensive Plan.

We can conclude the following about the Suite Living of Spring Lake Park PUD:

- 1) The use is a necessary service in the community for aging residents and is conveniently located on a major roadway across from a major medical center.
- 2) The proposed PUD makes efficient use of the available developable land, which is limited due to the SPRWS easement.
- 3) The PUD requests flexibility to the rear setbacks to the Spring Creek Estates townhomes and to the Osborne Apartments parking lot.
- 4) The use and lot coverage are consistent with the Comprehensive Plan and zoning in all respects other than the rear setbacks.
- 5) The building and site are well designed and attractive.
- 6) The project meets the criteria in Section 153.150 of the Zoning Code, offering the benefits of high standards of site and building design, providing a necessary service in the community, and by efficient use of the land.

Re: Suite Living of Spring Lake Park Planned Unit Development & Site Plan Review

ENGINEERING COMMENTS

- 1) Grading Plan. Expand stormwater pond to maximize onsite storage.
- 2) Grading Plan. Modify grading plan to direct site runoff Emergency Overflow route to southwest corner of site. We are concerned about additional drainage being directed to the north of the site.
- 3) Grading Plan. Show second SPRWS water pipe.
- 4) Utility Plan. Move proposed fire hydrant southward approximately 105 feet to be more accessible. Have valve on hydrant lead within 10-feet of tee.
- 5) Utility Plan. All onsite sanitary sewer, water main, storm sewer, and drainage facilities shall be considered private and shall be maintained by the property owner.
- 6) Utility Plan. Show second SPRWS water pipe.
- 7) Utility Plan. As noted on plans, site sewer and water construction will need to be coordinated with offsite city sewer and water construction.
- 8) Drainage and Stormwater. A separate drainage review will be completed when revised information is provided. Site will require a CCWD Permit and maintenance plan.
- 9) Landscape Plan. Landscape plan will need to be modified to reflect expanded storm pond size.
- 10) Other. Final site infrastructure plans shall be reviewed by the City Engineer and City Public Works Director prior to construction.
- 11) Other. No engineering review of lighting, parking, sidewalk, or other miscellaneous issues was completed.

CONCLUSION & RECOMMENDATION

I recommend approval of the Planned Unit Development for Suite Living of Spring Lake Park as submitted, with the following conditions:

- 1) Additional landscaping and screening will be provided to the west neighbor in the form of a fence and shrubbery.
- 2) Additional landscaping will be provided on the south side of the parking lot toward Osborne Road to screen cars and headlights to a height of between 3 and 4 feet, if approved by SPRWS, to be reviewed and approved by the City Planner.
- 3) Additional landscaping will be provided on the north side of the site to the Osborne Apartments to screen the building and garage.
- 4) The plans will be revised per the City Engineers comments:
 - a. Grading Plan. Expand stormwater pond to maximize onsite storage.
 - b. Grading Plan. Modify grading plan to direct site runoff Emergency Overflow route to southwest corner of site. We are concerned about additional drainage being directed to the north of the site.

Re: Suite Living of Spring Lake Park Planned Unit Development & Site Plan Review

- c. Grading Plan. Show second SPRWS water pipe.
- d. Utility Plan. Move proposed fire hydrant southward approximately 105 feet to be more accessible. Have valve on hydrant lead within 10-feet of tee.
- e. Utility Plan. All onsite sanitary sewer, water main, storm sewer, and drainage facilities shall be considered private and shall be maintained by the property owner.
- f. Utility Plan. Show second SPRWS water pipe.
- g. Utility Plan. As noted on plans, site sewer and water construction will need to be coordinated with offsite city sewer and water construction.
- h. Drainage and Stormwater. A separate drainage review will be completed when revised information is provided. Site will require a CCWD Permit and maintenance plan.
- i. Landscape Plan. Landscape plan will need to be modified to reflect expanded storm pond size.
- j. Other. Final site infrastructure plans shall be reviewed by the City Engineer and City Public Works Director prior to construction.
- k. Other. No engineering review of lighting, parking, sidewalk, or other miscellaneous issues was completed.

Re: Suite Living of Spring Lake Park Planned Unit Development & Site Plan Review

OPTIONS

The Planning Commission has several options:

- 1) Recommend approval of the PUD as submitted with conditions noted.
- 2) Recommend approval of the PUD as modified by the Planning Commission.
- 3) Recommend denial of the PUD.
- 4) Continue the item to a future meeting to gather more information or for more discussion.

FINDINGS OF FACT

For any of the recommendations, the Planning Commission should adopt Findings of Fact. If the recommendation is for approval, Findings might be:

- 1) The use is a necessary service in the community for aging residents and is conveniently located on a major roadway across from a major medical center.
- 2) The proposed PUD makes efficient use of the available developable land, which is limited due to the SPRWS easement.
- 3) The PUD requests flexibility to the rear setbacks to the Spring Creek Estates townhomes and to the Osborne Apartments parking lot.
- 4) The use and lot coverage are consistent with the Comprehensive Plan and zoning in all respects other than the rear setbacks.
- 5) The building and site are well designed and attractive.
- 6) The overall project meets the criteria in Section 153.150 of the Zoning Code by offering the benefits of high standards of site and building design, providing a necessary service in the community, and by efficient use of the land.

60-DAY RULE

The application was submitted May 1, 2020. The 60-day deadline for final action by the City Council is June 30, 2020.



City of Spring Lake Park
 1301 81st Avenue NE
 Spring Lake Park, MN 55432
 763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
☐ Appeal ☐ Comprehensive Plan Amendment ☐ Ordinance Amendment (Text) ☐ Rezoning ☐ Planned Unit Development	☐ Site Plan/Building Plan Review ☐ Conceptual Plan Review ☐ Conditional Use Permit ☐ Variance ☐ Street or Easement Vacation	☐ Minor Subdivision ☐ Lot Combination ☐ Preliminary Plat ☐ Final Plat ☐ Other _____
PROPERTY INFORMATION		
Street Address:		
Property Identification Number (PIN#):		Current Zoning:
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name:		Business Name:
Address:		
City	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		Title:
OWNER INFORMATION (if different from applicant)		
Name:		Business Name:
Address:		
City	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property:		
Nature of Proposed Use:		
Reason(s) to Approve Request:		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: Applications only accepted with ALL required support documents. See City Code		

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

☐ E-mail _____ ☐ Fax _____ ☐ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Dan Brown Date: _____

Owner: _____ Date: _____

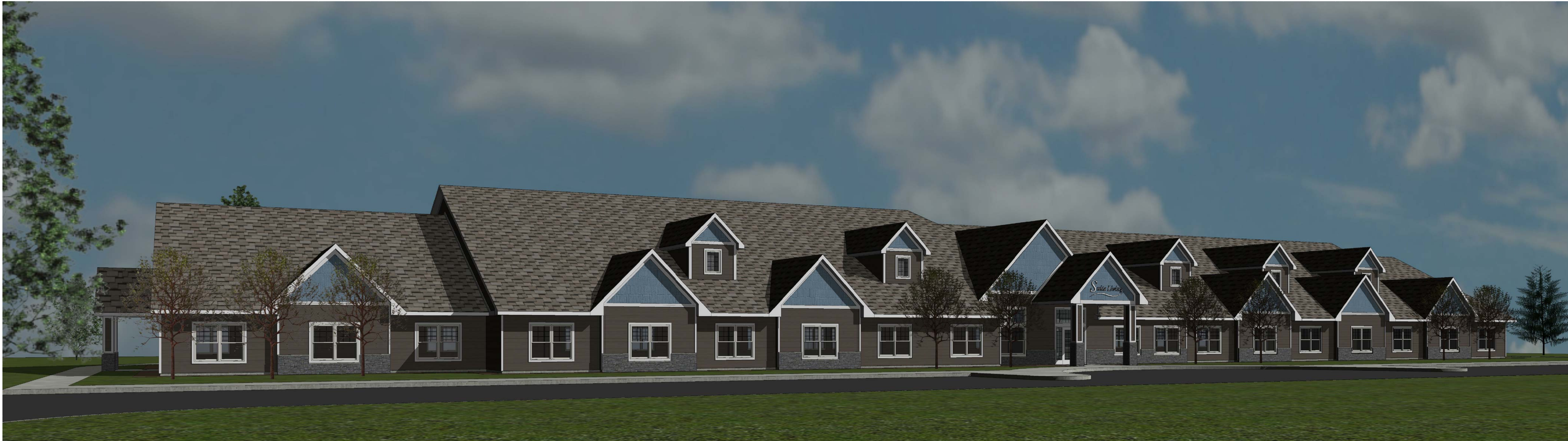
NOTE: Applications only accepted with ALL required support documents.
See City Code

SUITE LIVING OF SPRING LAKE PARK

SPRING LAKE PARK, MINNESOTA

Rosa
Architectural
Group
Inc.
1084 Sterling Street
St. Paul, MN 55119
tel: 651-739-7988
fax: 651-739-3165

Suite Living
of Spring Lake Park
525 Osborne Rd. NE
Spring Lake Park, MN 55432



PROJECT TEAM

DEVELOPER

HAMPTON COMPANIES LLC
1824 BUERKLE ROAD
WHITE BEAR LAKE, MN 55110

ARCHITECT

ROSA ARCHITECTURAL GROUP, INC.
1084 STERLING STREET N
ST. PAUL, MN 55119

CIVIL ENGINEER

CIVIL SITE GROUP
4931 W. 35th STREET, SUITE 200
ST. LOUIS PARK, MN 55416

SURVEYOR

CIVIL SITE GROUP
4931 W. 35th STREET, SUITE 200
ST. LOUIS PARK, MN 55416

SHEET INDEX

ARCHITECTURAL

T1.1 TITLE SHEET
A1.1 OVERALL FLOOR PLAN
A2.1 BUILDING ELEVATIONS
A3.1 BUILDING SECTIONS
A4.1 COLORED ELEVATIONS

CIVIL

C0.0 TITLE SHEET
V1.0 SITE SURVEY
V1.1 PRELIMINARY PLAT
V1.2 FINAL PLAT
C1.0 REMOVALS PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 UTILITY PLAN
C5.0 CIVIL DETAILS
C5.1 CIVIL DETAILS
C5.2 CIVIL DETAILS
L1.0 LANDSCAPE PLAN
L1.1 LANDSCAPE PLAN NOTES & DETAILS
SWPPP - EXISTING CONDITIONS
SWPPP - PROPOSED CONDITIONS
SWPPP - DETAILS
SWPPP - NARRATIVE
SWPPP - ATTACHMENTS
SWPPP - ATTACHMENTS

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

PRINT NAME: _____

SIGNED: _____

REG. NO. _____ DATE: _____

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

PRINT NAME: RUSSELL R. ROSA

SIGNED: Russ Rosa

REG. NO. 18033 DATE: 4/1/2020

CITY SUBMITTAL
NOT FOR
CONSTRUCTION

PROJECT #: 22005
DATE: APRIL 1, 2020
DRAWN BY: JL
CHECKED BY: RR
REVISIONS:

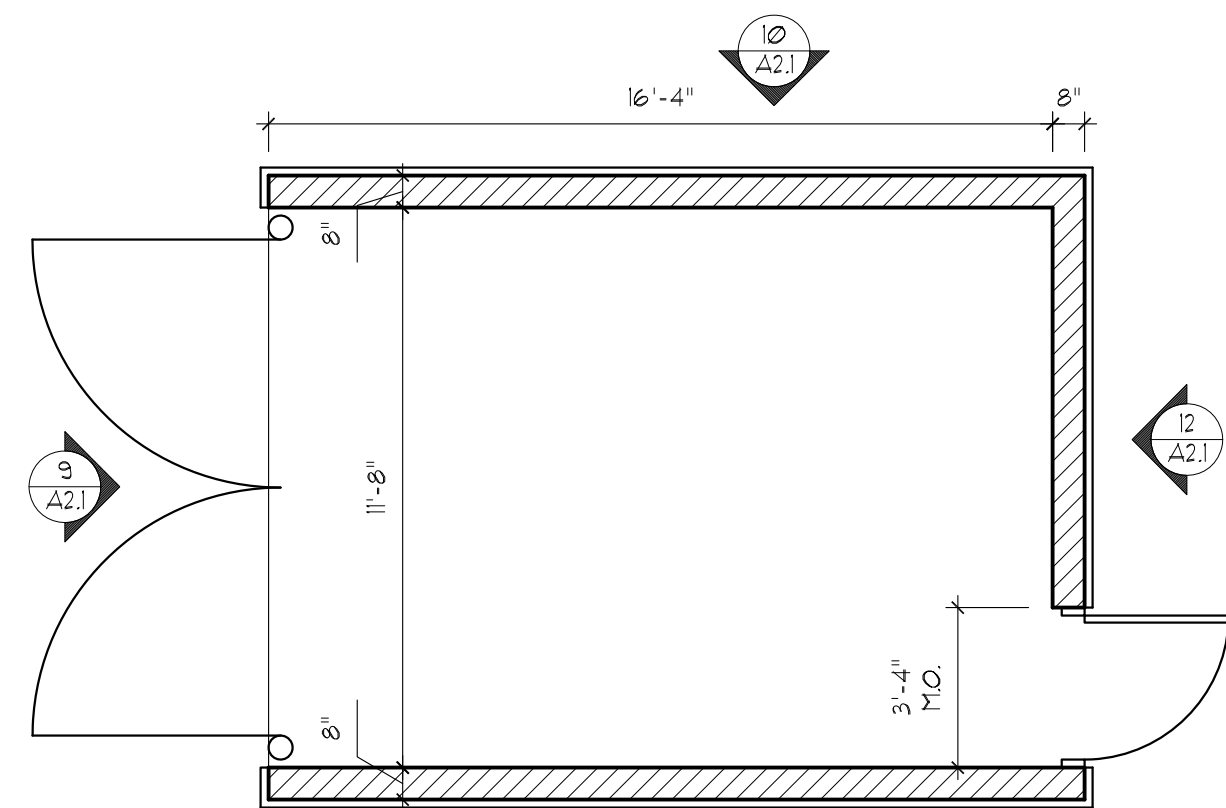
TITLE SHEET &
PROJECT INFO

SHEET
T1.1

© COPYRIGHT 2020
ROSA ARCHITECTURAL GROUP



1
AU
OVERALL FLOOR PLAN
3/32" = 1'-0" (ON 24x36 SHEET)



2
AU
TRASH ENCLOSURE PLAN
1/4" = 1'-0" (ON 24x36 SHEET)

INTERIOR AREA CALCULATIONS:
TOTAL BUILDING AREA:
(TO INSIDE FACE OF WALLS): 20685.5 SF.

ASSISTED LIVING CORE:	
AREA DESCRIPTION:	TOTAL SF.
INDIVIDUAL UNITS	1,198.1 SF.
CORRIDORS	2104.6 SF.
DINING AREA	358.1 SF.
LAUNDRY ROOM	116.0 SF.
UNIGEX COMMON RESTROOM	116.0 SF.
MECH/STORAGE ROOM	116.0 SF.
NURSE STATION	86.8 SF.
TOTAL	10696.2 SF.

SUPPORT AREAS:	
AREA DESCRIPTION:	TOTAL SF.
KITCHEN AREA	434.8 SF.
SALON AREA	100.8 SF.
MECHANICAL/ELECTRIC	153.9 SF.
STAFF OFFICES	441.9 SF.
UNIGEX COMMON RESTROOM	90.4 SF.
KITCHEN DRY STORAGE	94.2 SF.
TOTAL	1316.0 SF.

MEMORY CARE CORE:	
AREA DESCRIPTION:	TOTAL SF.
INDIVIDUAL UNITS	3,911.3 SF.
CORRIDORS	1517.8 SF.
LOUNGE AREA	198.8 SF.
DINING AREA	288.2 SF.
NURSE STATION	86.8 SF.
STORAGE ROOM	123.4 SF.
LAUNDRY ROOM	116.0 SF.
UNIGEX COMMON RESTROOM	116.0 SF.
MECHANICAL/ELECTRIC	81.2 SF.
VESTIBULE	51.8 SF.
TOTAL	6557.3 SF.

COMMON AREAS:	
AREA DESCRIPTION:	TOTAL SF.
COMMON LOUNGES	472.5 SF.
COMMON DINING	422.0 SF.
COMMON CIRCULATION AREAS (NOT INCLUDED IN OCC. LOAD CALC.)	1221.5 SF.
TOTAL	2116.0 SF.

BASIC ALLOWABLE BUILDING AREA CALCULATIONS:
ALLOWABLE BUILDING AREA FORMULA: $A_a = A_t + (A_t \times IF) + (A_t \times 3)$
AREA INCREASE FOR FRONTAGE FORMULA: $IF = [(F/P) - 0.25] \times W/30$
BASIC ALLOWABLE BUILDING AREA (A_a): 4500 SF.
TOTAL BUILDING PERIMETER (P): 791'-0"
BUILDING PERIMETER W/ MIN. 20'-0" OPEN SIDE (F): 791'-0"
WEIGHTED AVERAGE FOR OPEN SIDES (W): 30.0

$$0.11 = \left[\frac{(791'-0") / (791'-0")}{1.00} - 0.25 \right] \times \frac{(283/30)}{0.94}$$

$$2137.5 \text{ SF.} = 4500 \text{ SF.} + (4500 \text{ SF.} \times 0.11) + (4500 \text{ SF.} \times 3)$$
$$4500 \text{ SF.} \quad 3180 \text{ SF.} \quad 13500 \text{ SF.}$$

ALLOWABLE BUILDING AREA: 21180 SF.

BUILDING AREA: 20685.5 SF.
COVERED CANOPIES: 216.1 SF.
COVERED PATIOS: 135.0 SF.
TOTAL AREA: 21031.2 SF.

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

PRINT NAME: _____

SIGNED: _____

REG. NO. _____ DATE: _____

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

PRINT NAME: RUSSELL R. ROSA

SIGNED: Rosa

REG. NO. 2023 DATE: 4/1/2020

CITY SUBMITTAL
NOT FOR
CONSTRUCTION

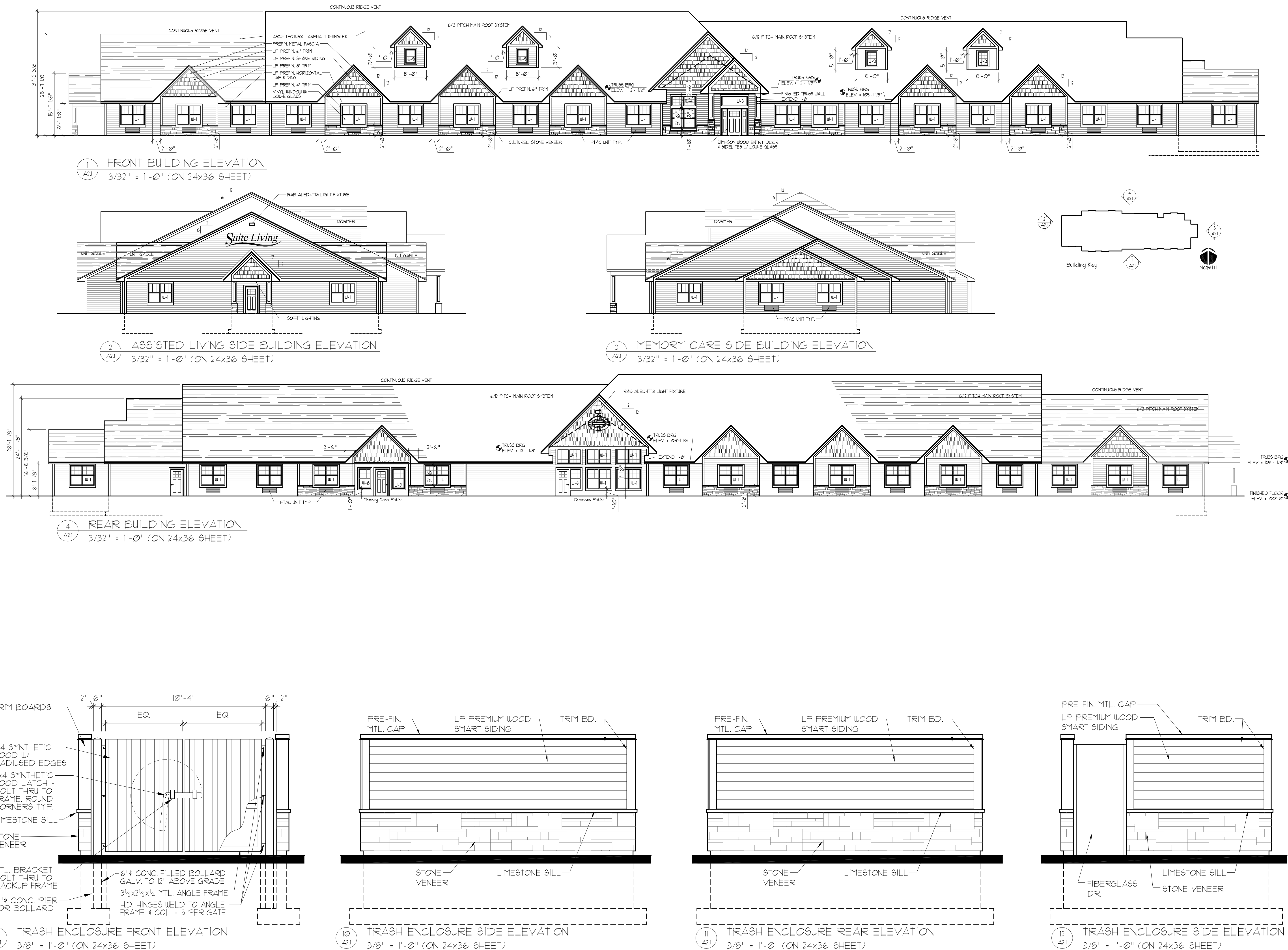
PROJECT #: 22005
DATE: APRIL 1, 2020
DRAWN BY: JL
CHECKED BY: RR
REVISIONS:

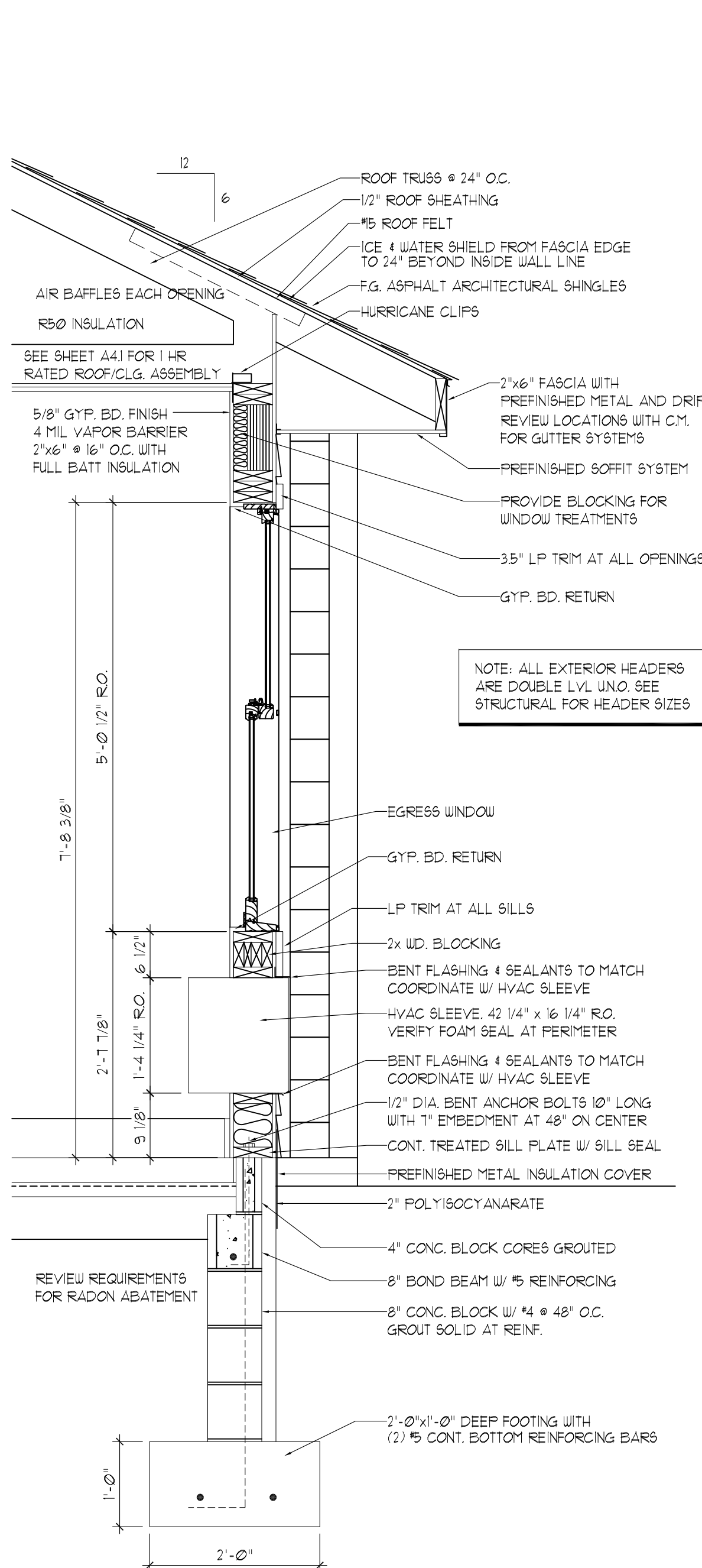
BUILDING ELEVATIONS
AND ROOF PLAN

SHEET

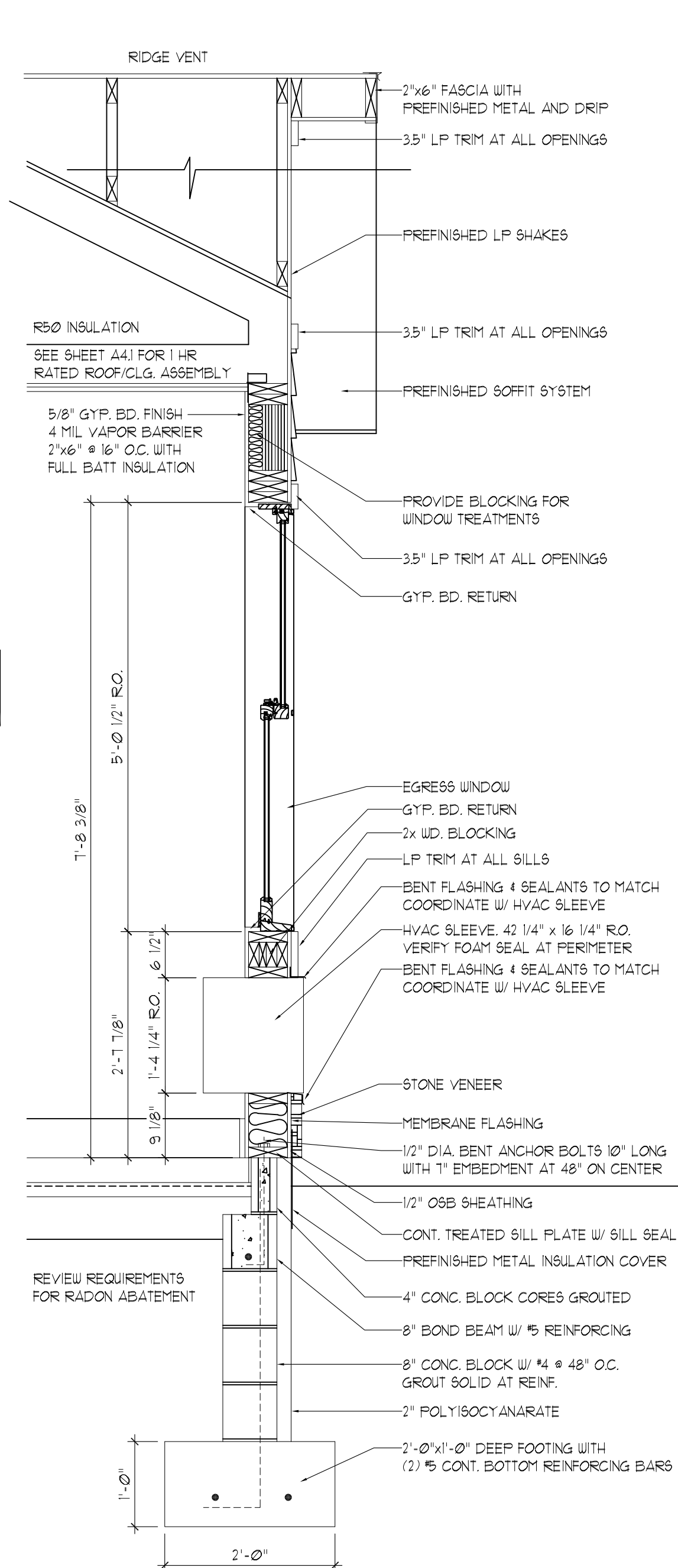
A2.1

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ROSA ARCHITECTURAL GROUP

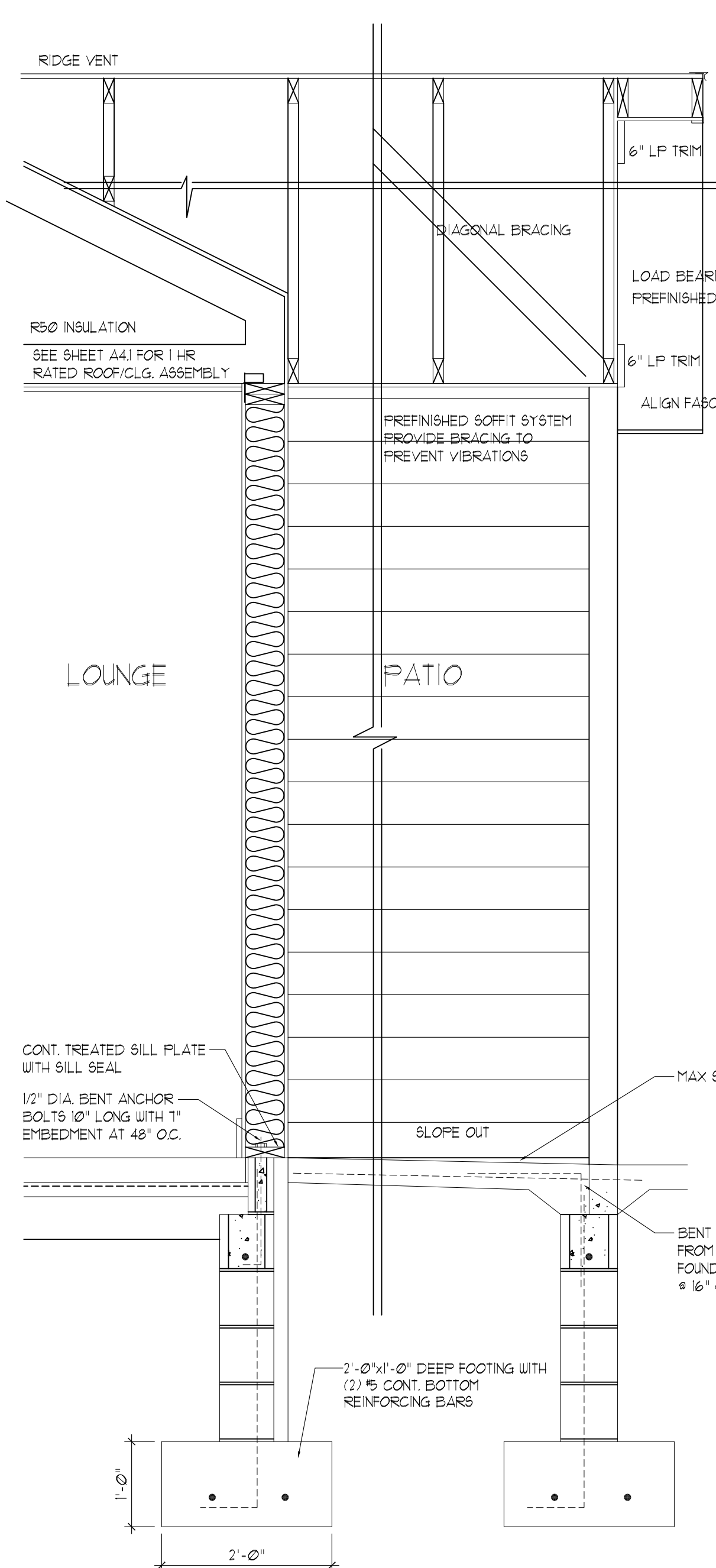




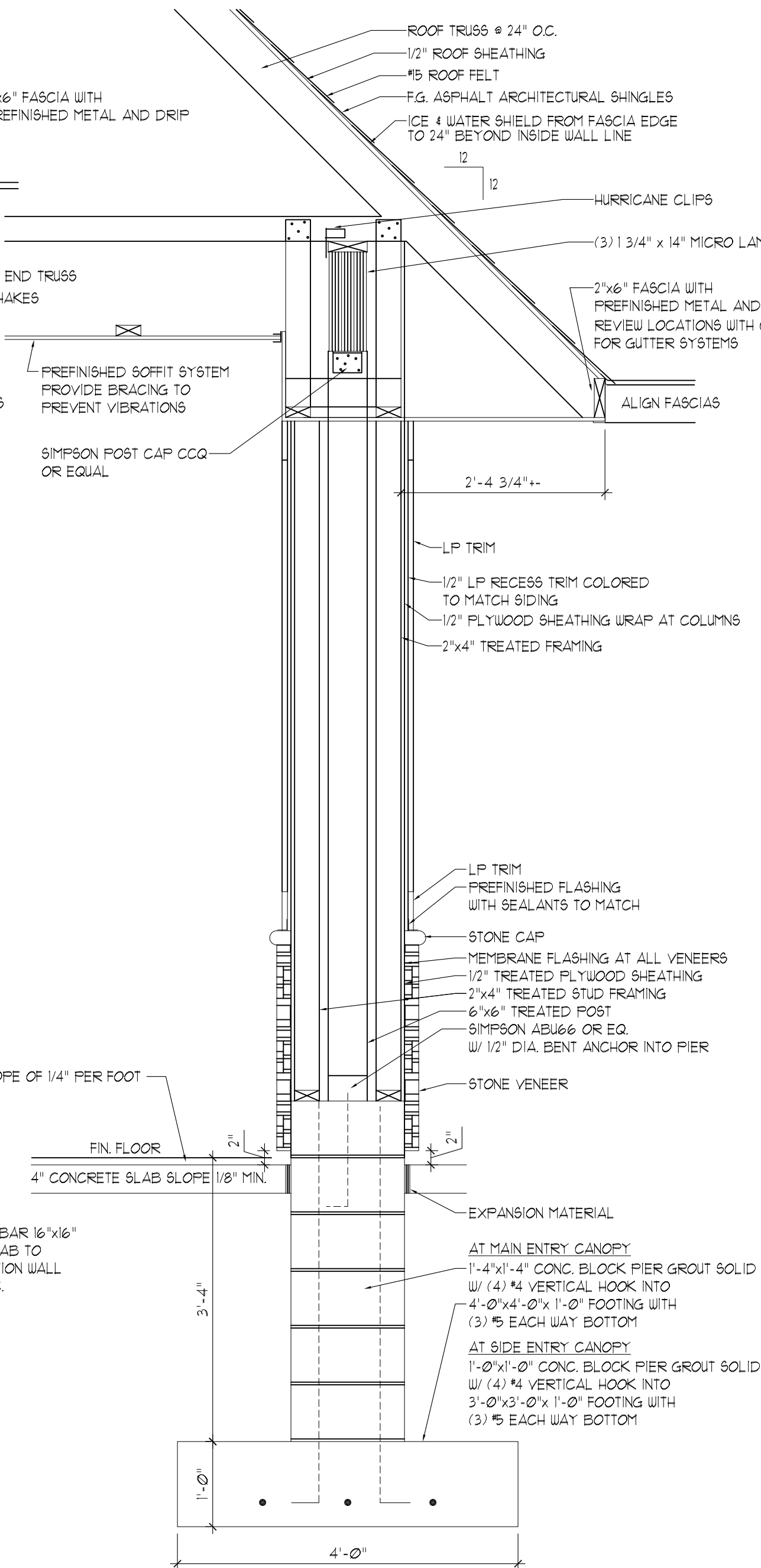
1
A3.1
TYPICAL WALL SECTION
3/4" = 1'-0" (ON 24x36 SHEET)



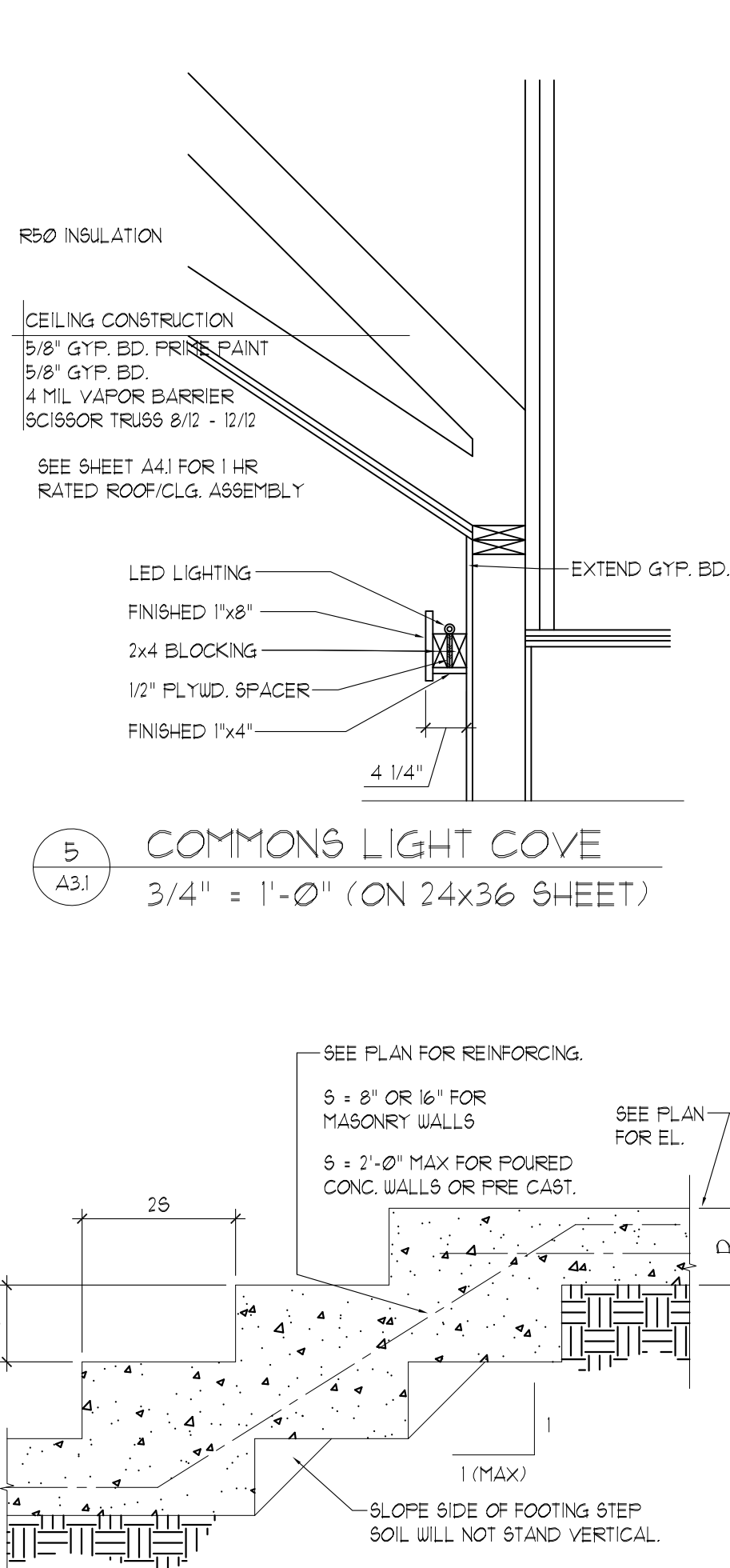
2
A3.1
TYPICAL STONE VENEER WALL SECTION
3/4" = 1'-0" (ON 24x36 SHEET)



3
A3.1
TYPICAL STONE VENEER WALL SECTION
3/4" = 1'-0" (ON 24x36 SHEET)

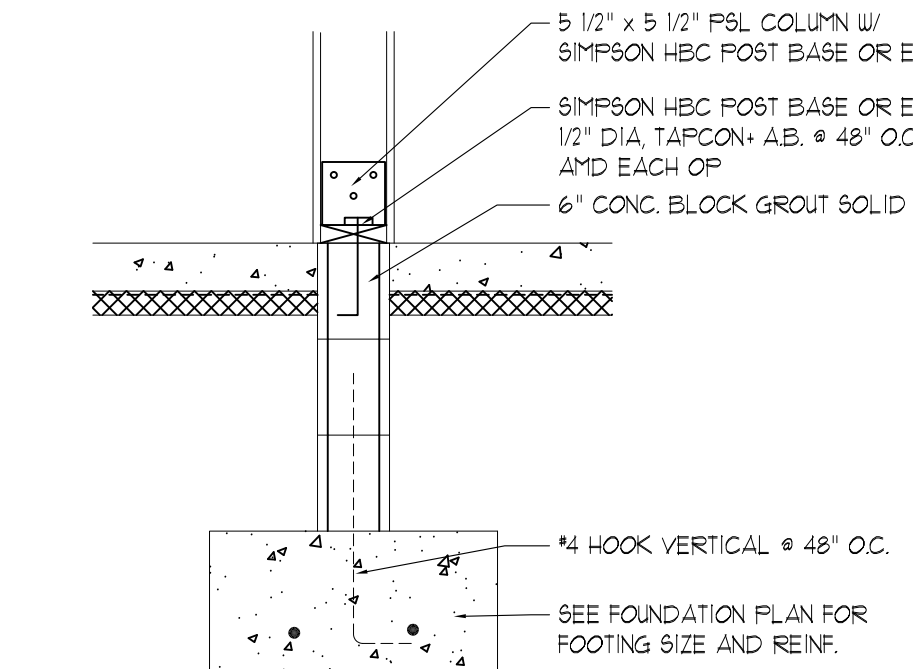


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A3.1
ENTRY CANOPY SECTION
3/4" = 1'-0" (ON 24x36 SHEET)

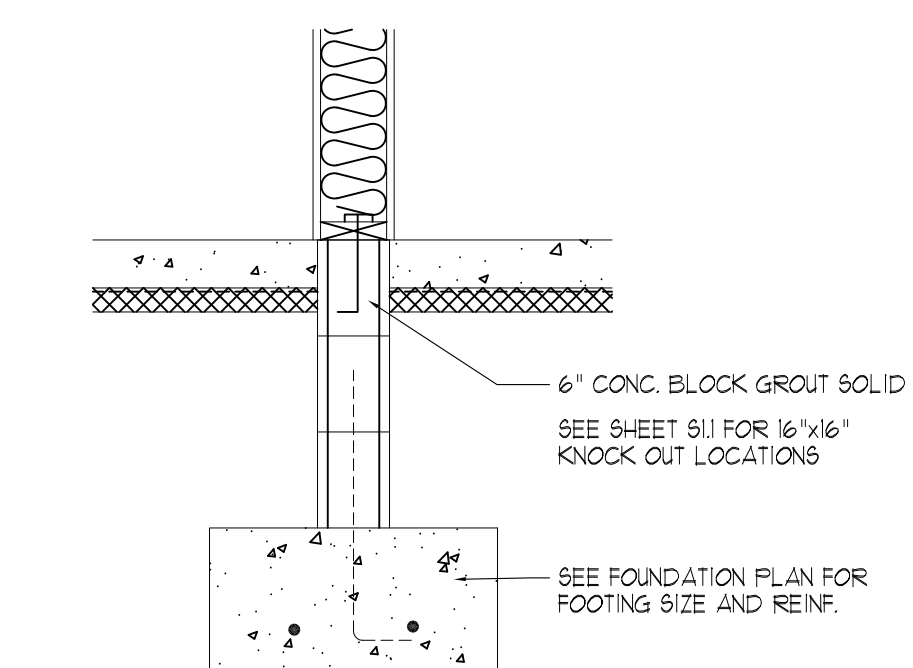


5
A3.1
COMMONS LIGHT COVE
3/4" = 1'-0" (ON 24x36 SHEET)

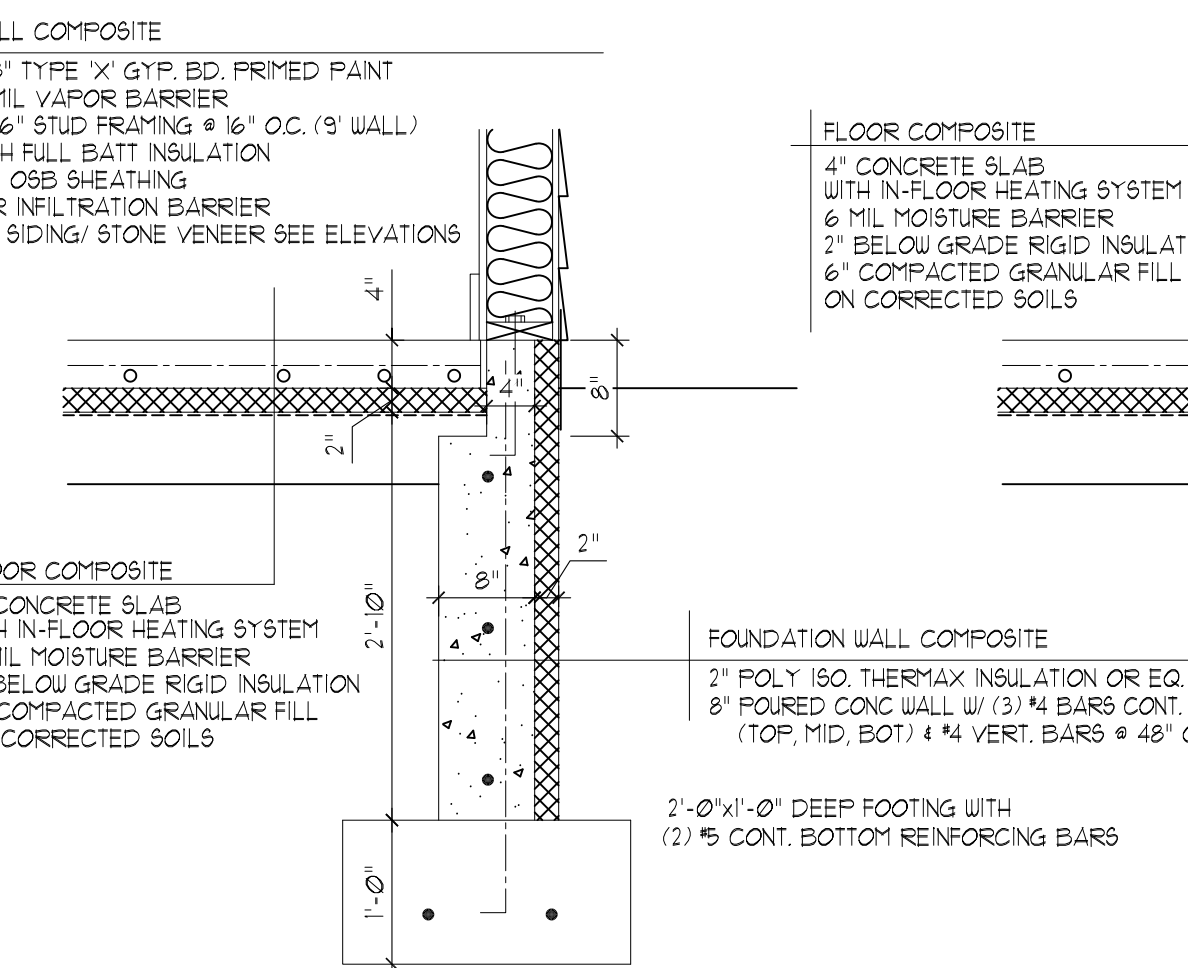
7
A3.1
TYP. STEP FOOTING DETAIL
3/4" = 1'-0" (ON 24x36 SHEET)



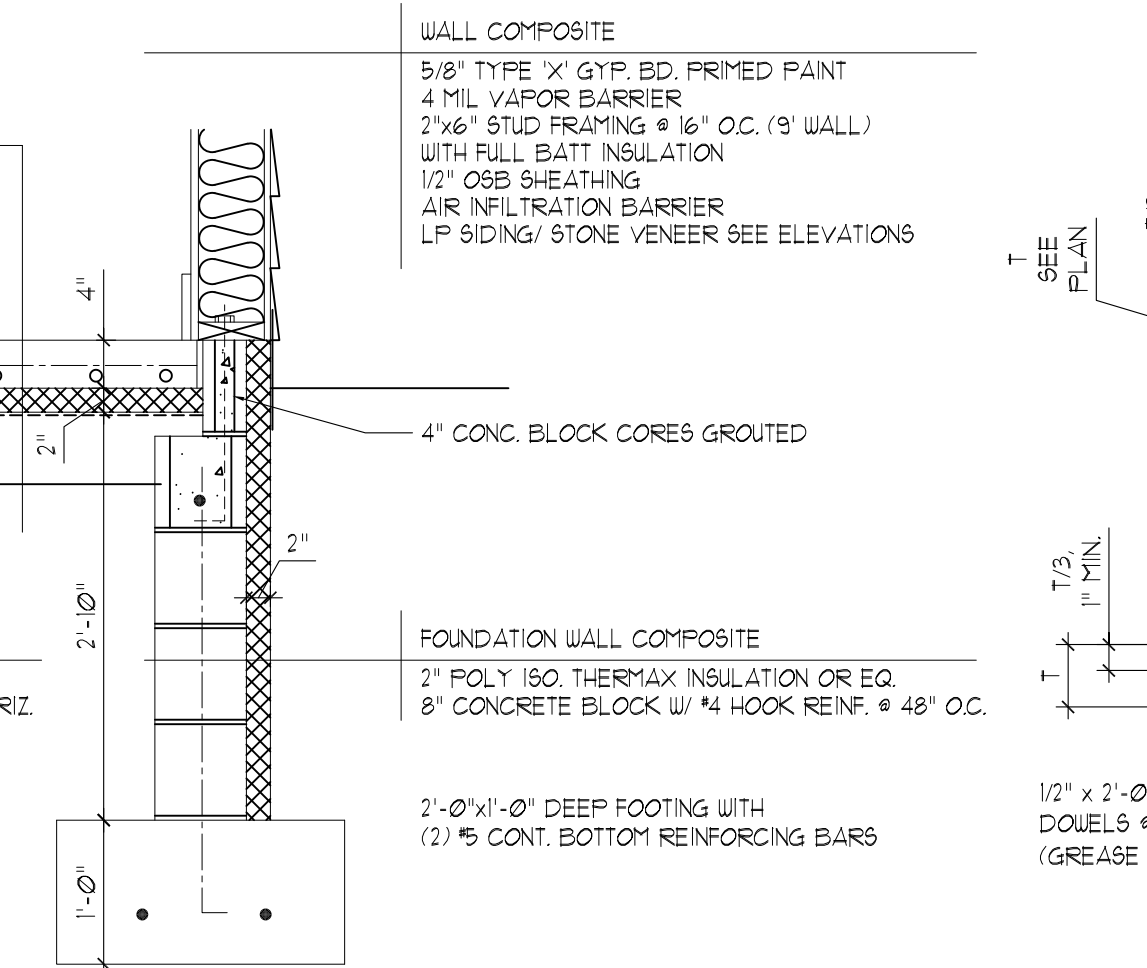
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A3.1
COMMONS COLUMN DETAIL
3/4" = 1'-0" (ON 24x36 SHEET)



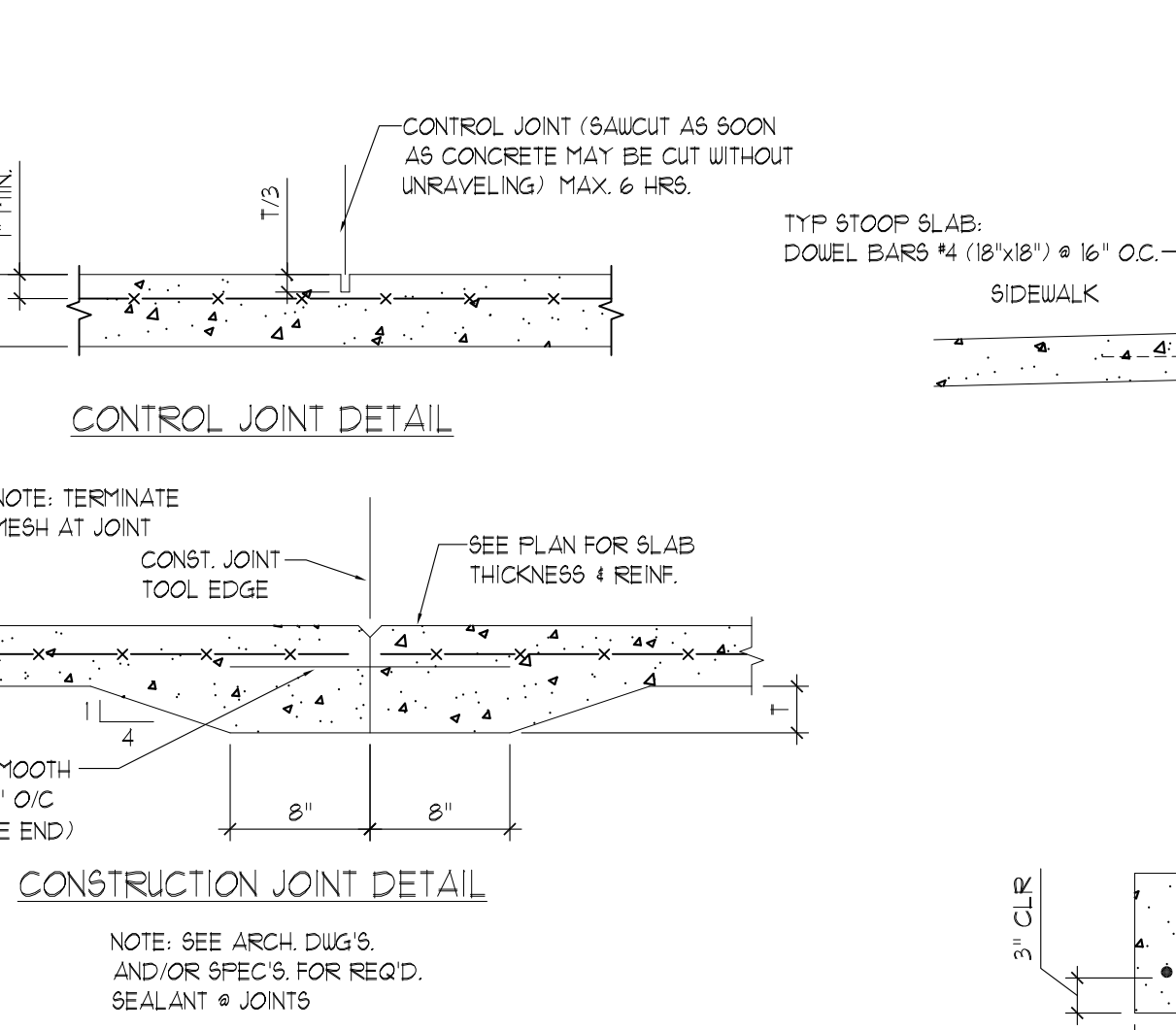
13
A3.1
BEARING WALL DETAIL
3/4" = 1'-0" (ON 24x36 SHEET)



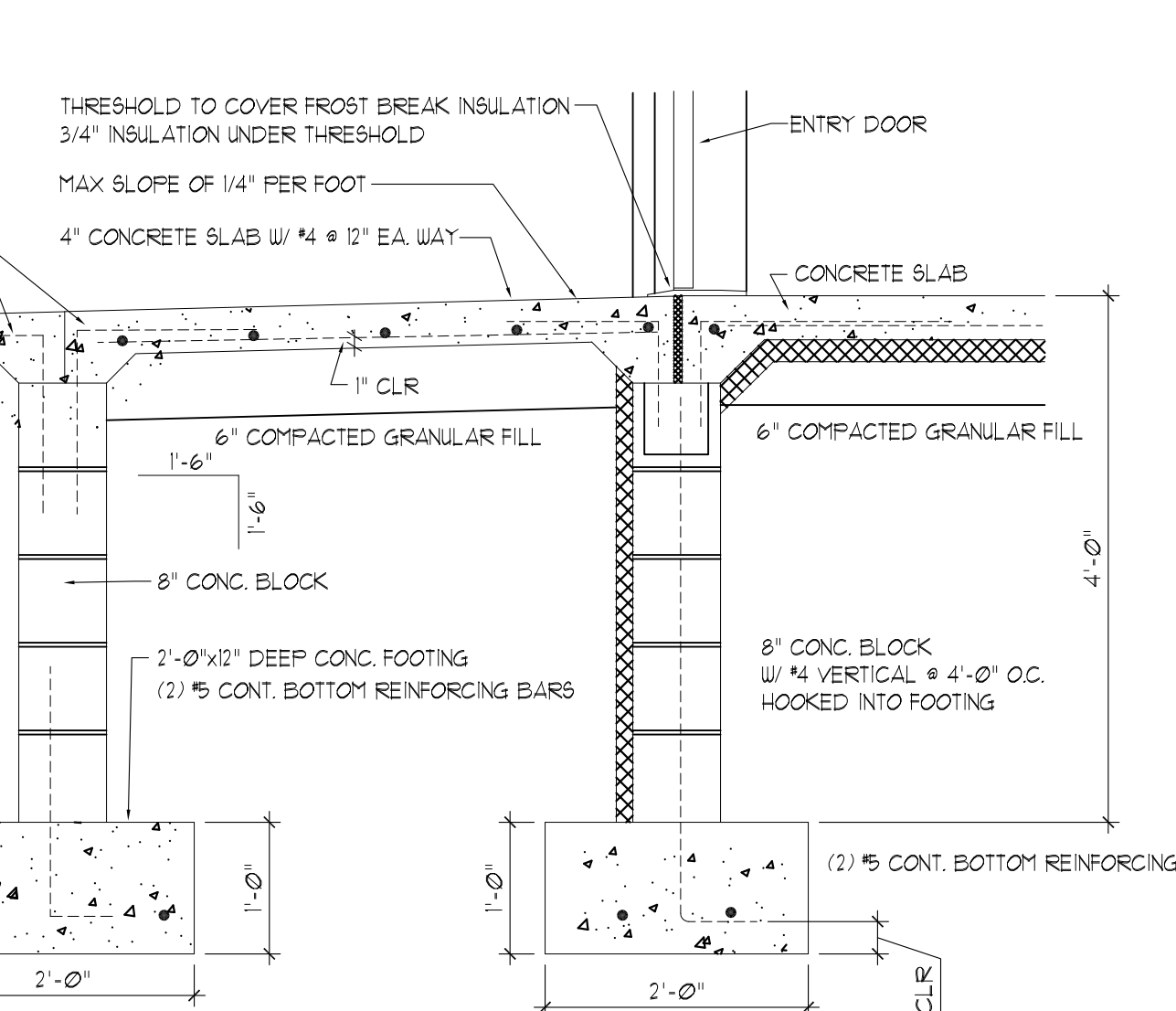
8
A3.1
ALT. FOUNDATION DETAILS
3/4" = 1'-0" (ON 24x36 SHEET)



9
A3.1
TYP. FOUNDATION DETAILS
3/4" = 1'-0" (ON 24x36 SHEET)



10
A3.1
INTERIOR SLAB DETAILS
3/4" = 1'-0" (ON 24x36 SHEET)



11
A3.1
CONCRETE STOOP DETAIL
3/4" = 1'-0" (ON 24x36 SHEET)



1
A4.1
PROPOSED FRONT ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



2
A4.1
PROPOSED SIDE ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



3
A4.1
PROPOSED SIDE ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



4
A4.1
PROPOSED REAR ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



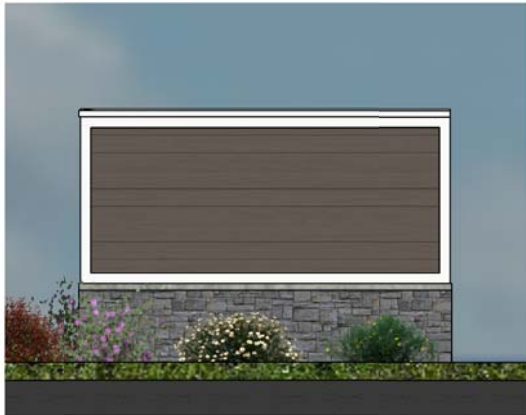
5
A4.1
TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



6
A4.1
TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



7
A4.1
TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



8
A4.1
TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)

Rosa Architectural Group Inc.

1084 Sterling Street
St. Paul, MN 55119
tel: 651-739-7988
fax: 651-739-3165

STROH ENGINEERING

consulting structural engineers

PO 792140
Paia, HI 96779
strohengineering@hotmail.com

Suite Living

of Spring Lake Park

525 Osborne Rd. NE
Spring Lake Park, MN 55432

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

PRINT NAME: _____

SIGNED: _____

REG. NO. _____ DATE: _____

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

PRINT NAME: _____

SIGNED: _____

REG. NO. _____ DATE: _____

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 22005
DATE: APRIL 1, 2020
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: _____

PROPOSED COLOR ELEVATIONS

SHEET

A4.1

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ROSA ARCHITECTURAL GROUP

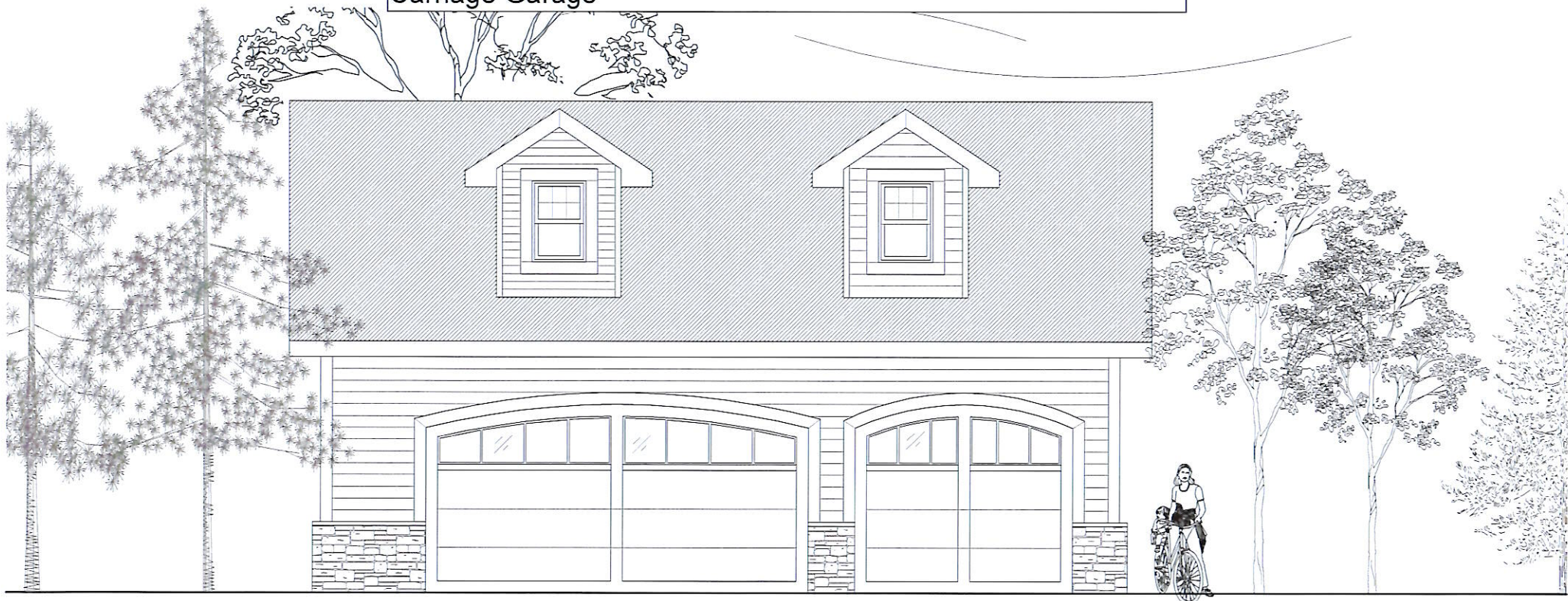
Suite Living of Spring Lake Park

525 Osbourne Rd
Spring Lake Park

Carriage Garage

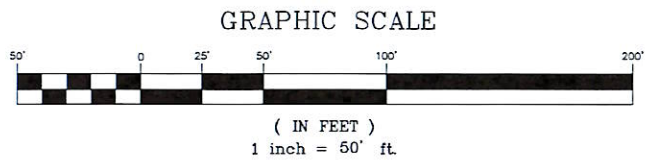


1824 Buerkle Rd
White Bear Lake MN 55110



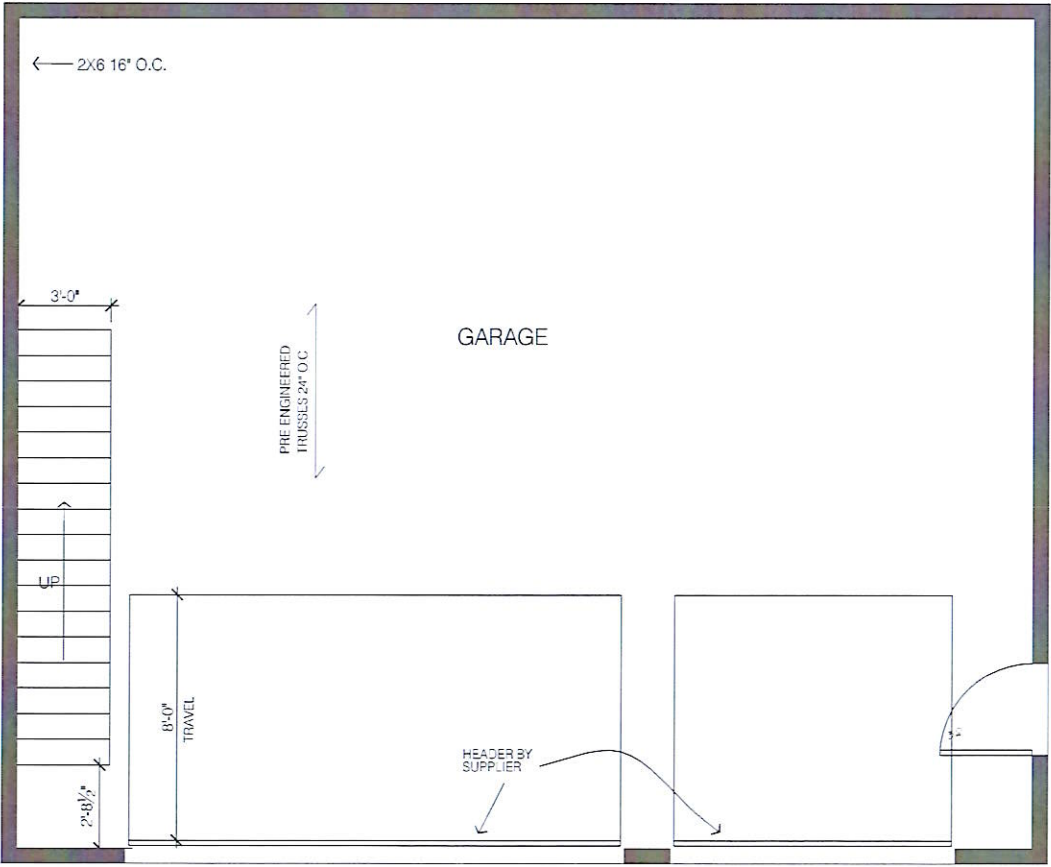
SuiteLiving

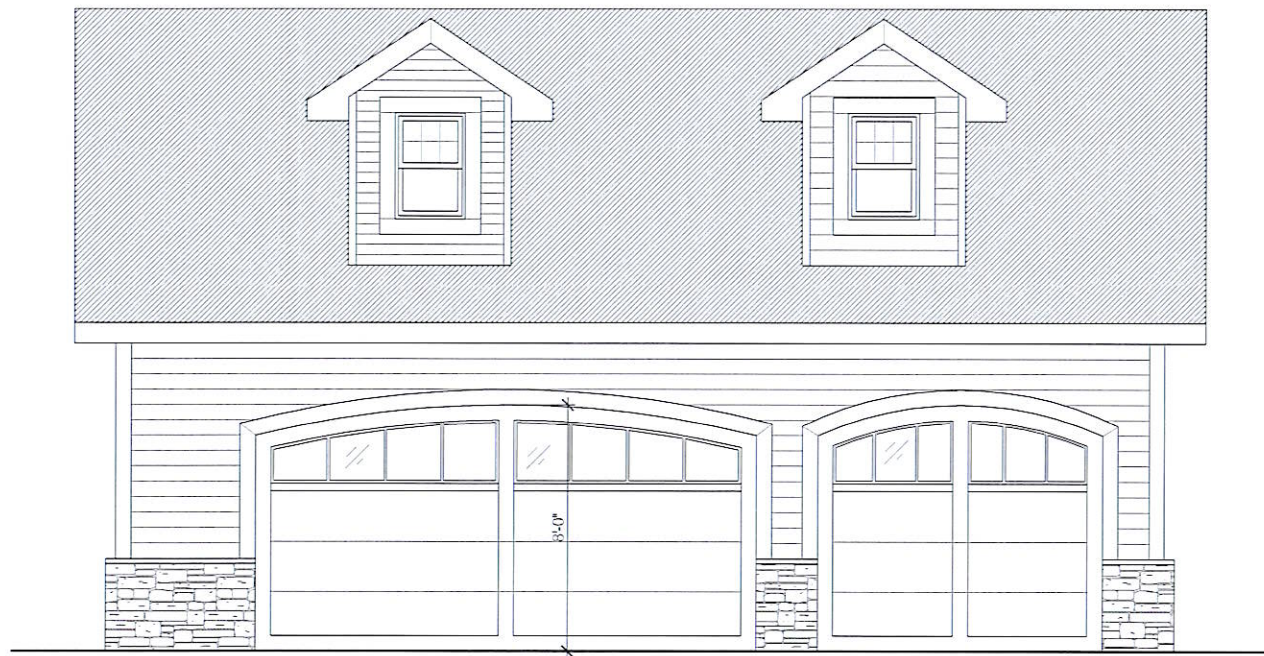
SENIOR CARE



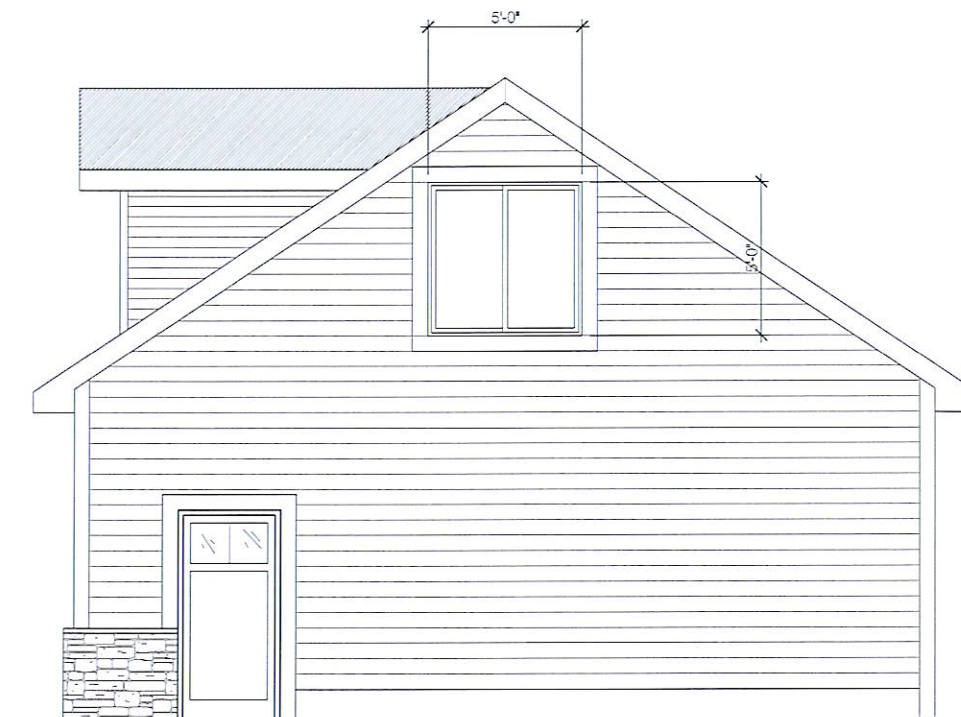


1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

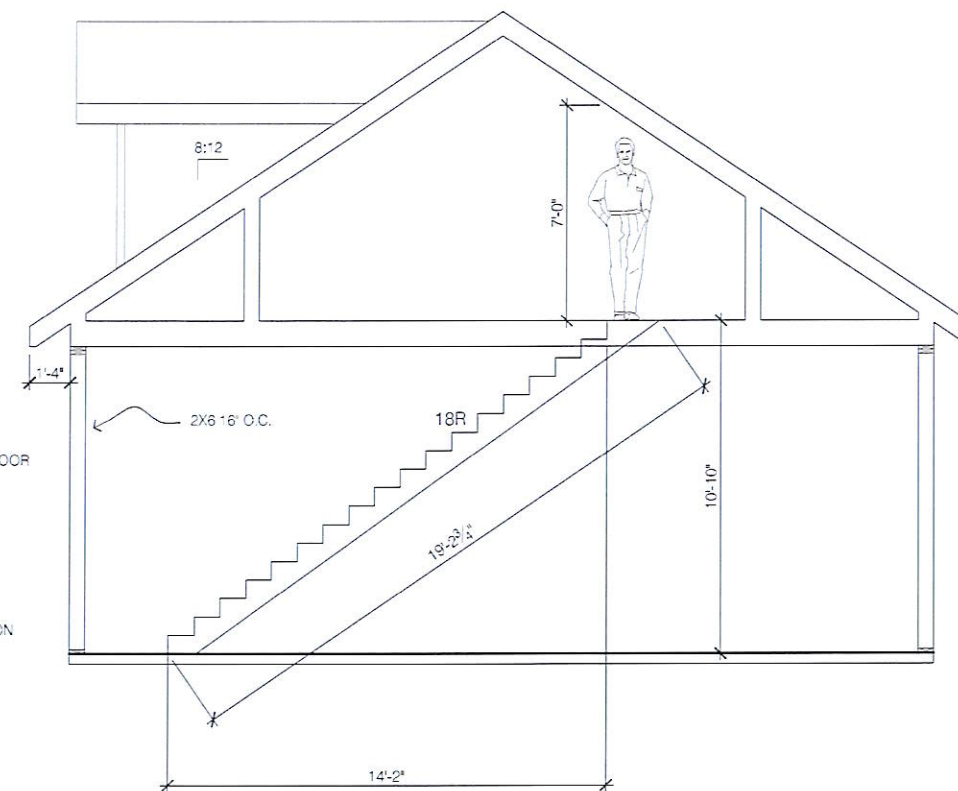
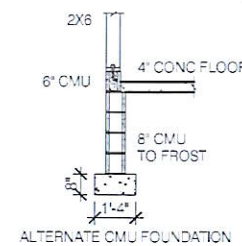
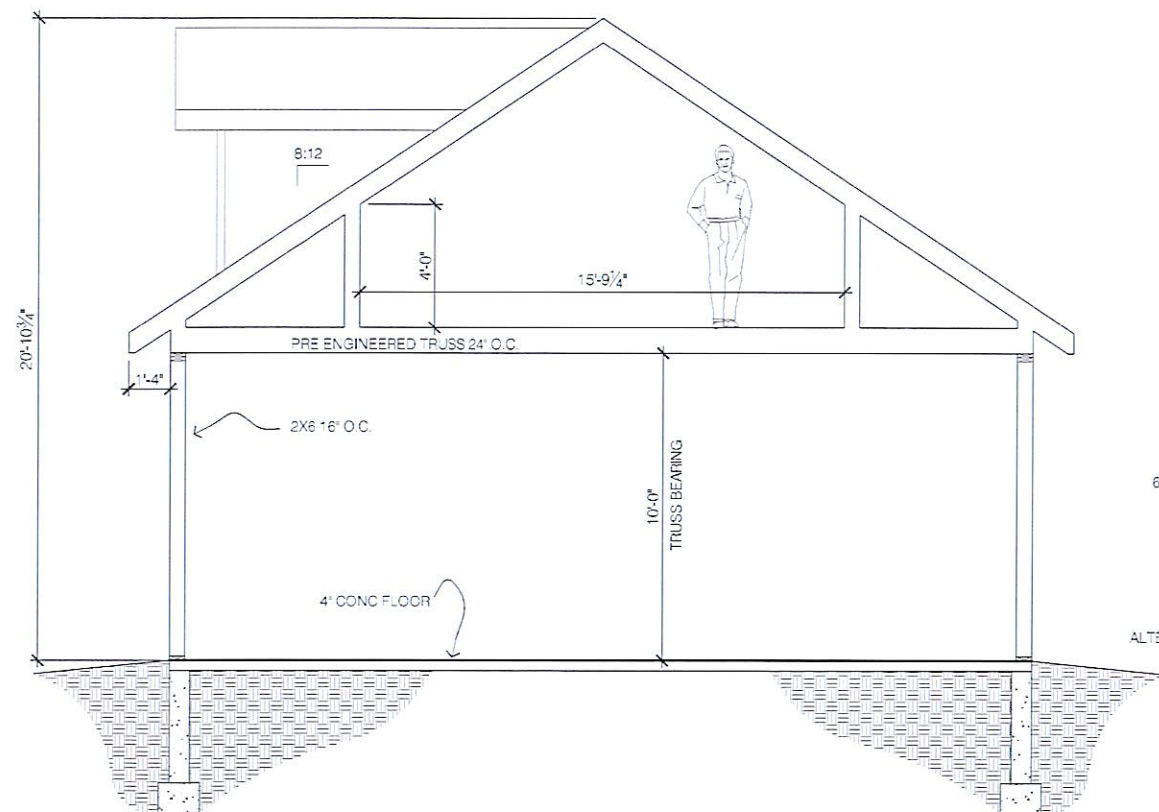




3 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

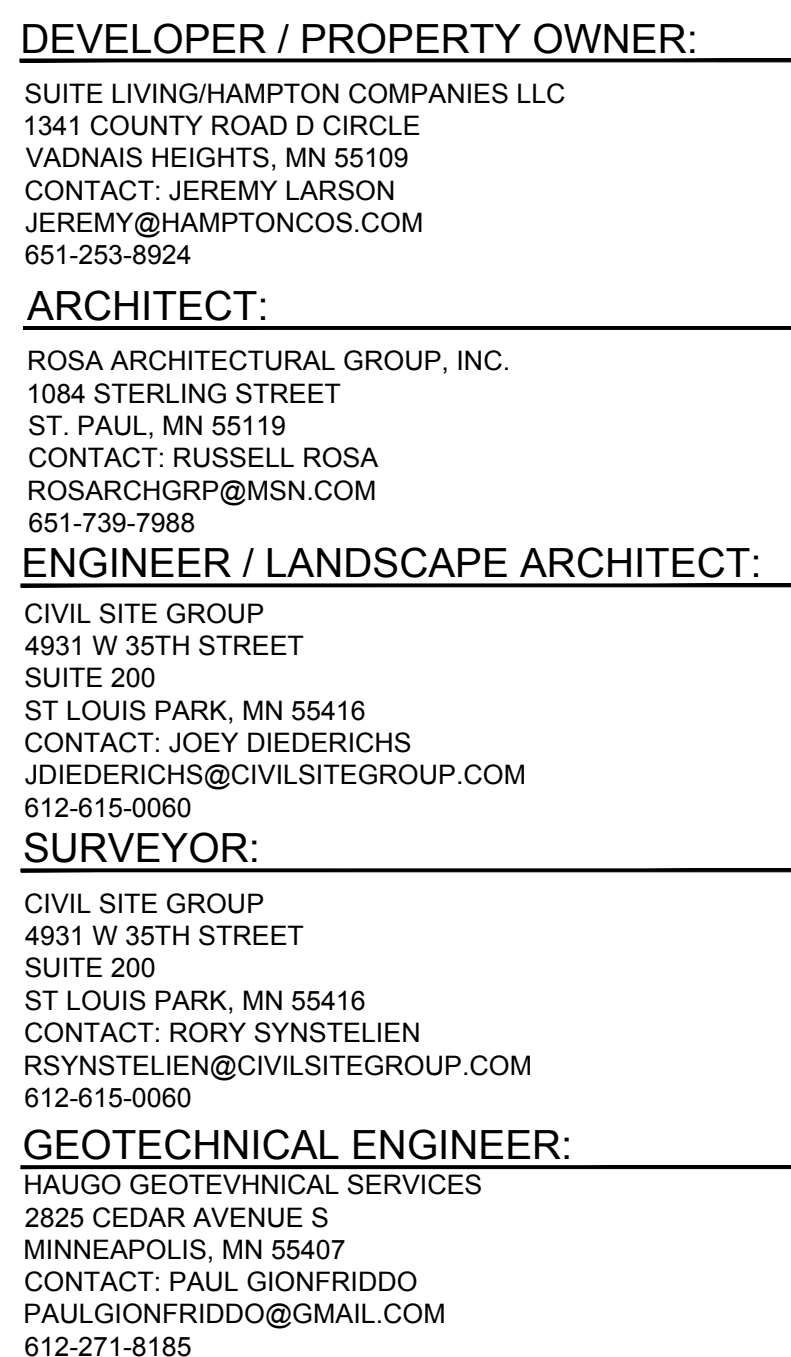


1 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



2 BUILDING SECTION
SCALE: 1/4"=1'-0"

SPRING LAKE PARK, MINNESOTA
ISSUED FOR: CITY SUBMITTAL

[illegible]

SUITE LIVING-SPRING LAKE PARK

525 Osborne Rd NE, Spring Lake Park, MN 55432

SUITE LIVING/HAMPTON COMPANIES, LLC

1341 County Rd D Circle, Vadnais Heights, MN 55109

PROJECT

CLIENT

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

RORY L. SYNSTELIEN

DATE 3-18-20 LICENSE NO. 44565

QA/QC

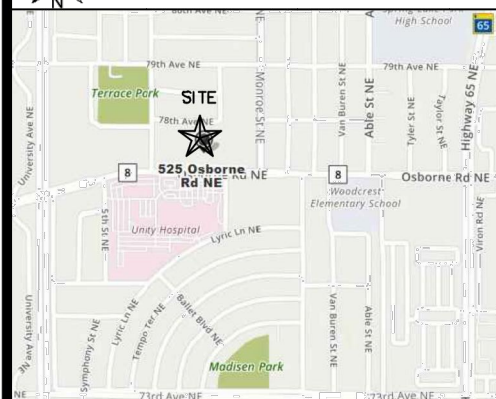
FIELD CREW DOJWVN

DRAWN BY JRN

REVIEWED BY

UPDATED BY

VICINITY MAP



REVISION SUMMARY

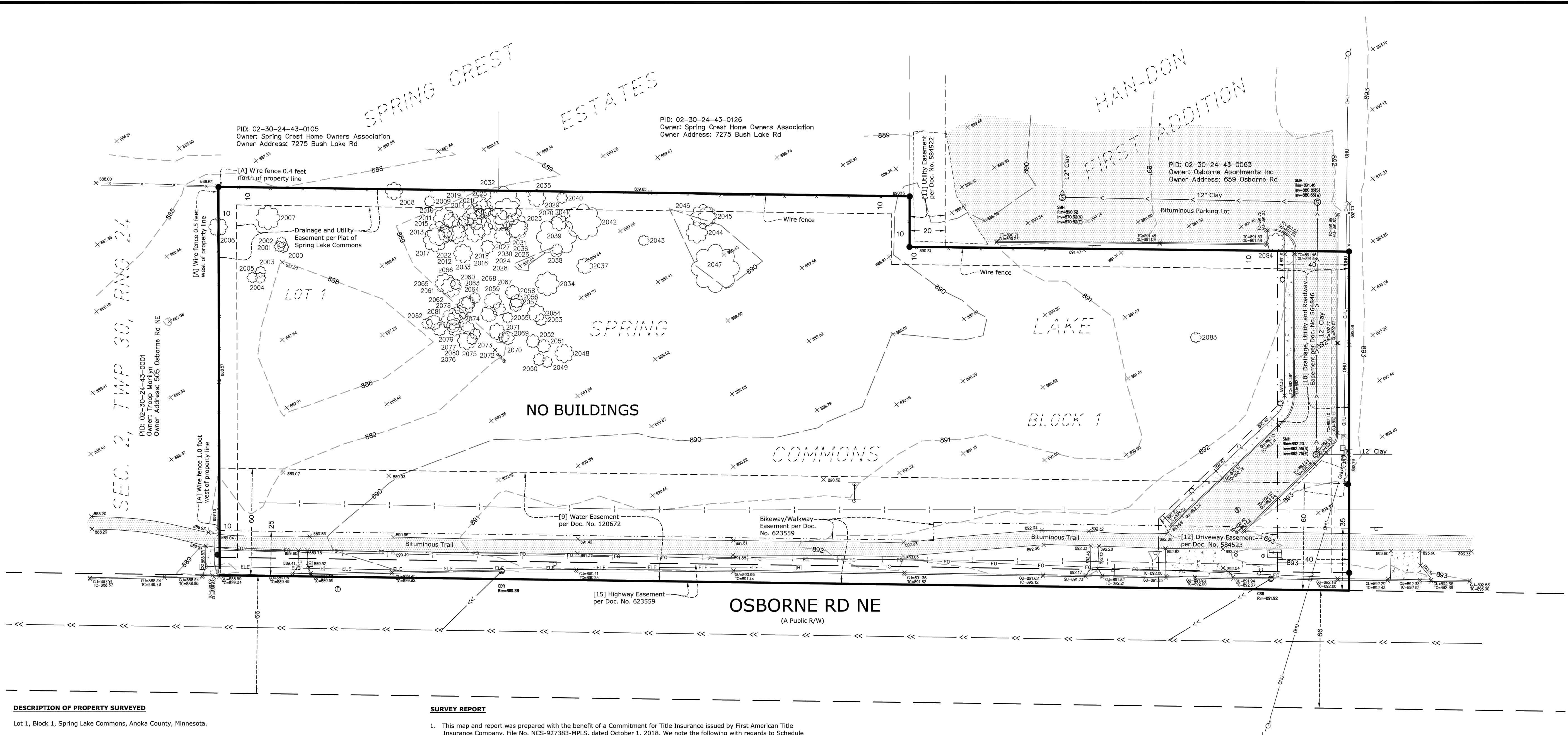
DATE DESCRIPTION

PROJECT NO.: 19441

ALTA/NSPS LAND
TITLE SURVEY

V1.0

©COPYRIGHT 2020 CIVIL SITE GROUP INC.



DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, Spring Lake Commons, Anoka County, Minnesota.

Abstract Property

ALTA/NSPS Land Title Survey Notes

(numbered per Table A)

- Bearings are based on the Anoka County Coordinate System (1986 Adjustment).
- Site Address: 525 Osborne Rd NE, Spring Lake Park, MN 55432.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0382E, effective date of December 16, 2015.
- The Gross land area is 130,813 +/- square feet or 3.003 +/- acres. The Net land area (excluding CSAH No. 8 Right of Way) is 124,486 +/- square feet or 2.858 +/- acres.
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the center of rim of the sanitary manhole located 33+/- feet northwest of the northwest property corner, having an elevation of 891.46 feet. As shown hereon.
- The current Zoning for the subject property is was not provided.

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

- We did not observe any striped parking stalls on subject property.

11. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies; plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. here additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Anoka County GIS.

SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-927383-MPLS, dated October 1, 2018. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-8, 13, 14 and 17 are not survey related.
- The following are numbered per the referenced title Commitment:
 - Easement for water supply purposes, in favor of the Board of Water Commissioners of the City of St. Paul, as contained in Condemnation Record dated November 27, 1923, recorded March 4, 1947, in Book 200 of Misc., Page 523, as Document No. 120672. As shown hereon over the southerly 60 feet of subject property.
 - Easements for drainage, utility and roadway purposes, as contained in Warranty Deed dated January 13, 1981, recorded January 29, 1981, as Document No. 564846. As shown hereon over the east 40 feet of subject property.
 - Underground Utility Deed of Easement and Agreement between Osborne Apartments, Inc. and Partnership Number Three, dated September 30, 1981, recorded January 14, 1982, as Document No. 584522. This easement lies north of subject property, as shown hereon.
 - Driveway Deed of Easement and Agreement between Osborne Apartments, Inc. and Partnership Number Three, dated September 30, 1981, recorded January 14, 1982, as Document No. 584523. As shown hereon over a portion of the southwest corner of subject property.
 - Easements for bikeway/walkway and highway purposes, in favor of Anoka County, as contained in Final Certificate dated August 25, 1983, recorded September 15, 1983, as Document No. 623559. As shown hereon over the southerly portion of subject property, covering the bituminous trail.
 - Drainage and utility easements as shown on the recorded plat of Spring Lake Commons, dated October 8, 2003, recorded October 8, 2003, as Document No. 1860071. As shown hereon over the east, west and north 10 feet of subject property.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:

[A] Please note there is a wire fence that crosses the west and north property line. As shown hereon.

ALTA CERTIFICATION

To: City of Spring Lake; Interstate LLC; and First American Title Insurance Company:

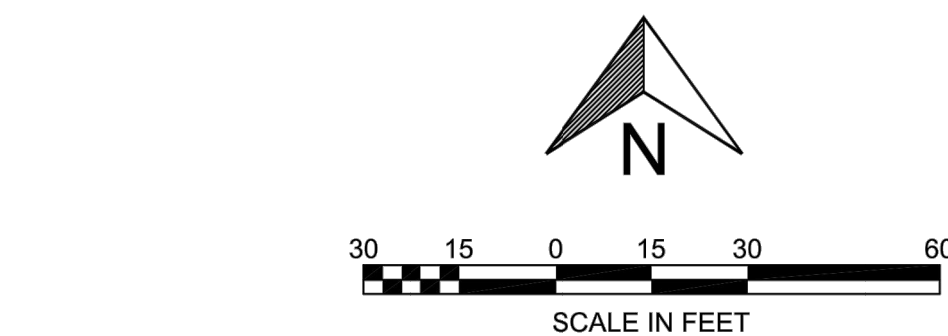
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 8, 9, 11, and 13 of Table A thereof. The field work was completed on 2-28-2020.

Dated this 18th day of March, 2020.

Rory L. Synsteliien Minnesota License No. 44565

rory@civilsitegroup.com

Tree Table		Tree Table		Tree Table	
Point #	Description	Point #	Description	Point #	Description
2024	8" COT	2002	8" BOX	2047	36" COT
2025	12" COT	2003	8" BOX	2048	14" ELM
2010	16" COT	2004	8" BOX	2049	8" COT
2074	10" COT	2005	8" BOX	2050	9" COT
2026	16" COT	2006	14" ASH	2051	10" ELM
2027	10" COT	2007	18" ELM	2052	10" COT
2028	15" COT	2008	13" BOX	2053	9" ELM
2029	17" COT	2009	8" BOX	2054	13" COT
2030	13" COT	2019	16" COT	2055	8" COT
2031	15" COT	2020	14" COT	2056	10" COT
2011	12" COT	2021	14" COT	2057	10" ELM
2075	14" COT	2022	14" COT	2058	11" COT
2012	12" COT	2023	13" COT	2059	13" COT
2076	10" COT	2032	25" COT	2060	13" COT
2013	18" COT	2033	22" COT	2061	8" COT
2077	10" COT	2034	18" COT	2062	15" COT
2014	16" COT	2035	13" COT	2063	10" COT
2078	16" COT	2036	18" COT	2064	8" COT
2015	18" COT	2037	12" BOX	2065	15" ELM
2079	10" COT	2038	8" BOX	2066	11" COT
2016	8" COT	2039	30" COT	2067	10" COT
2080	10" COT	2040	8" BOX	2068	12" COT
2017	14" COT	2041	12" COT	2069	8" COT
2081	11" COT	2042	27" COT	2070	10" ELM
2018	15" COT	2043	8" ELM	2071	12" COT
2082	8" COT	2044	16" ELM	2072	8" COT
2000	8" BOX	2045	14" COT	2073	8" COT
2001	8" BOX	2046	18" COT		



Linetype & Symbol Legend

FD	FIBER OPTIC	⊕	SIGN	⊠	AIR CONDITIONER
GAS	GASMAIN	⊙	UTILITY MANHOLE	⊙	BOLLARD
WATERMAIN	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
SANITARY SEWER	SANITARY SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
STORM SEWER	STORM SEWER	⊙	CATCH BASIN	⊙	FLARED END SECTION
OVERHEAD UTILITIES	OVERHEAD UTILITIES	⊙	ROOF DRAIN	⊙	GAS VALVE
TELEPHONE LINE	TELEPHONE LINE	⊙	TELEPHONE BOX	⊙	HANDICAP SYMBOL
ELECTRIC LINE	ELECTRIC LINE	⊙	TELEPHONE MANHOLE	⊙	HYDRANT
CABLE LINE	CABLE LINE	⊙	ELECTRIC TRANSFORMER	⊙	WATER MANHOLE
CHAINLINK FENCELINE	CHAINLINK FENCELINE	⊙	TRAFFIC SIGNAL	⊙	WATER VALVE
WOODEN FENCELINE	WOODEN FENCELINE	⊙	CABLE TV BOX	⊙	POWER POLE
GUARDRAIL	GUARDRAIL	⊙	ELECTRICAL METER	⊙	GUY WIRE
CONCRETE SURFACE	CONCRETE SURFACE	⊙	GAS METER	⊙	CONIFEROUS TREE
PAVER SURFACE	PAVER SURFACE	⊙	FOUND IRON MONUMENT	⊙	DECIDUOUS TREE
BITUMINOUS SURFACE	BITUMINOUS SURFACE	⊙	SET IRON MONUMENT		
GRAVEL/LANDSCAPE SURFACE	GRAVEL/LANDSCAPE SURFACE	⊙	CAST IRON MONUMENT		

PRELIMINARY:
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SUITE LIVING/HAMPTON COMPANIES, LLC

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UNDER THE LAWS OF THE STATE OF
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Matthew R. Pavak
DATE 05/07/2020 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

[illegible]

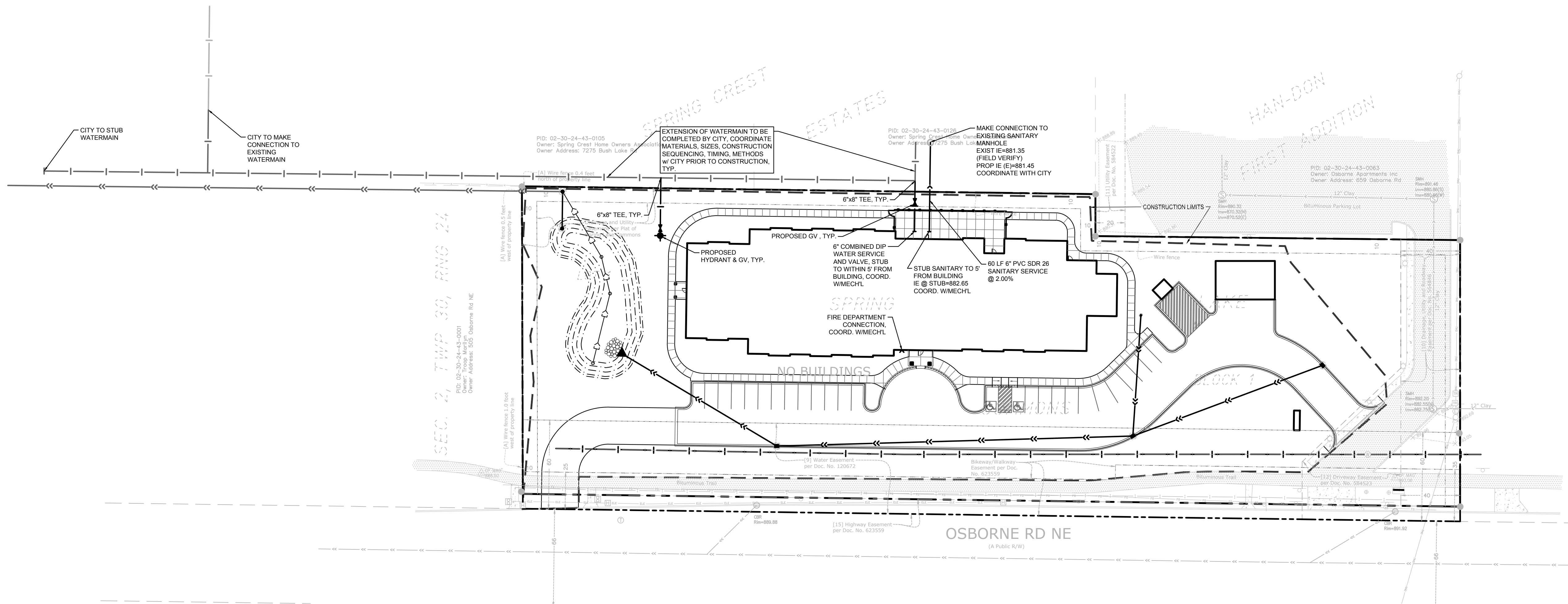
DRAWN BY: JD, KB REVIEWED BY: MP, PS
PROJECT NUMBER: 19441

REVISION SUMMARY

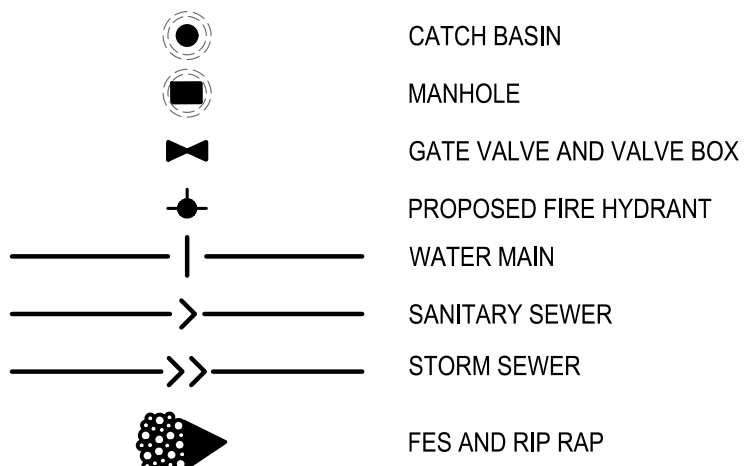
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UTILITY PLAN - EXTENSION

C4.1



UTILITY LEGEND:



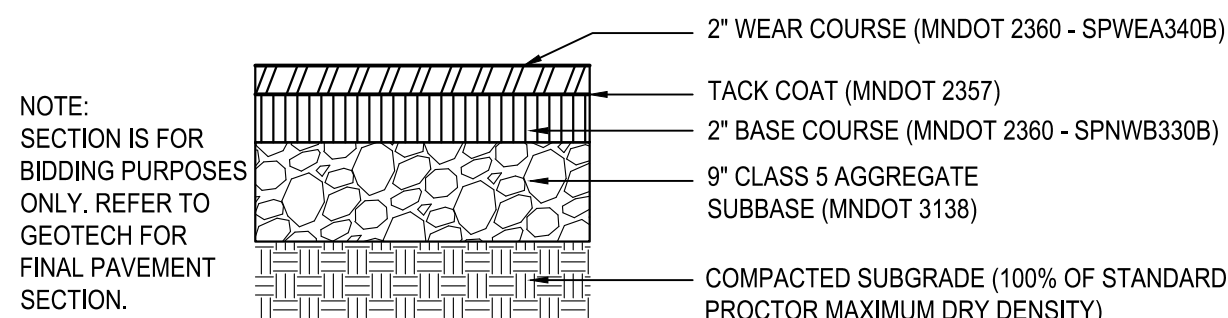
Know what's **below**.
Call before you dig.



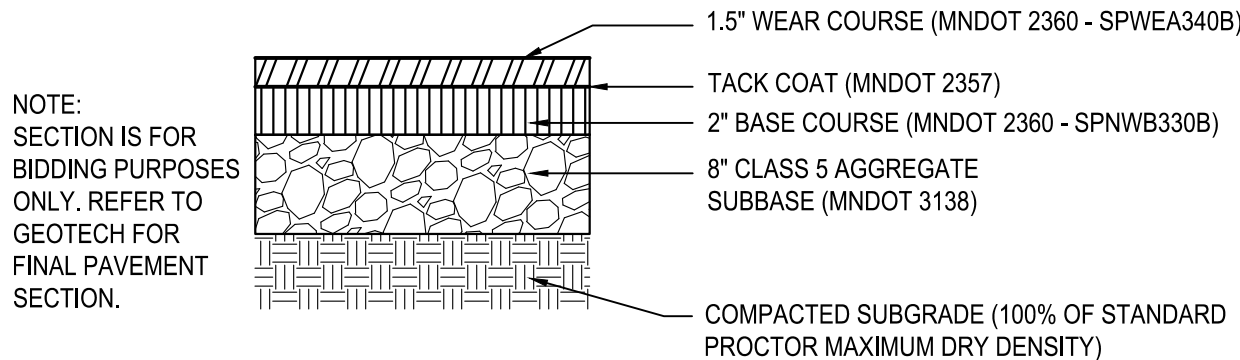
1" = 40'-0"



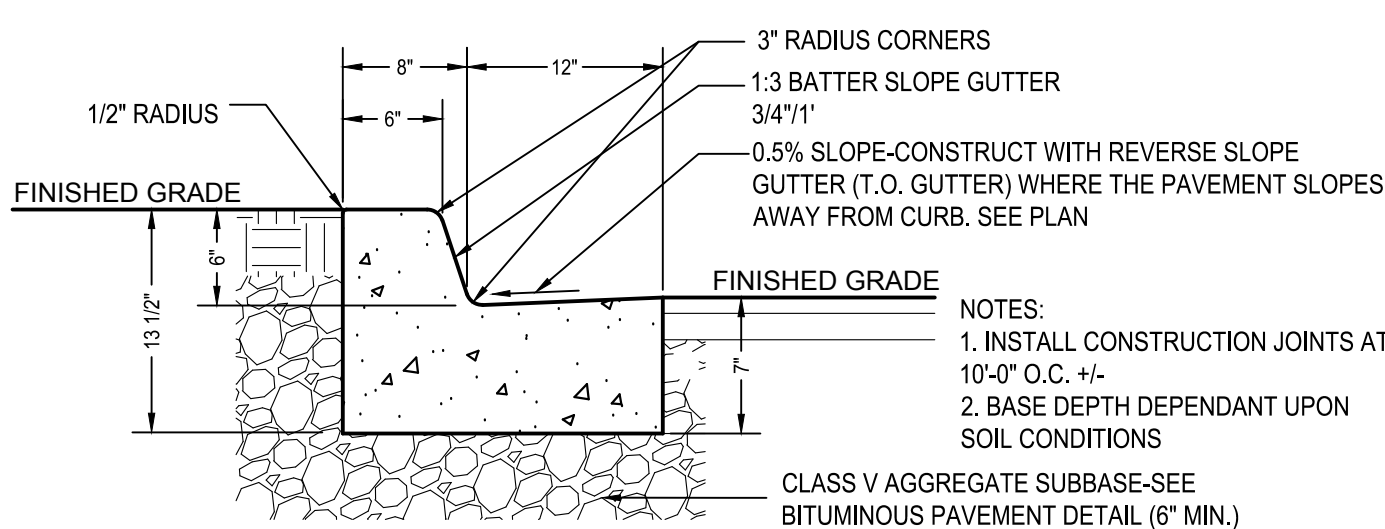
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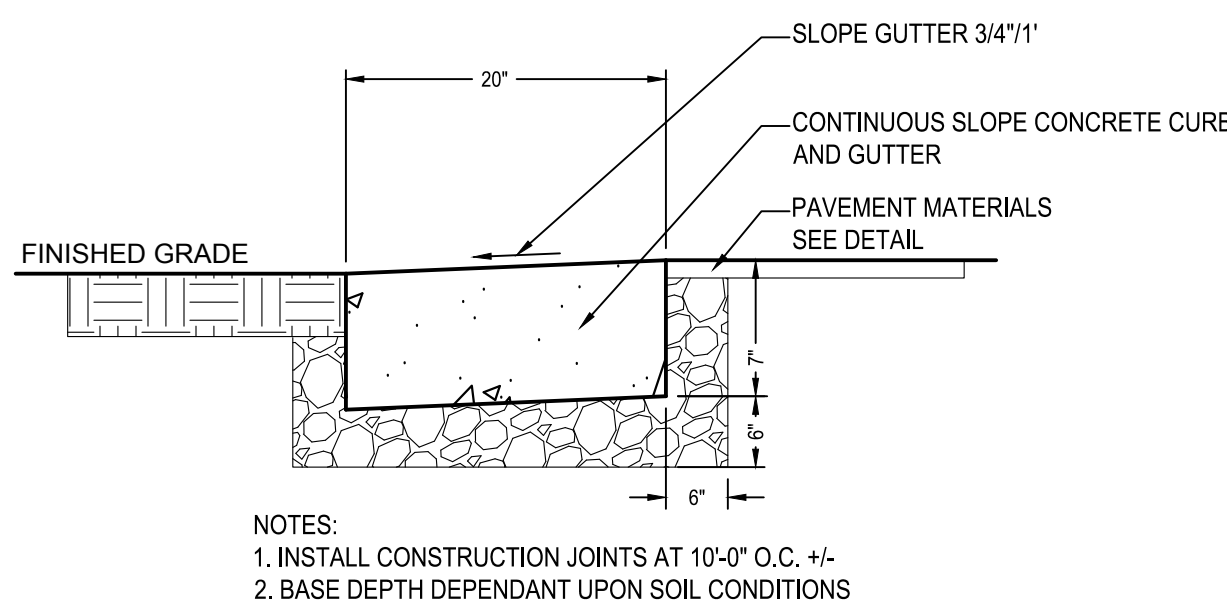
1 HEAVY DUTY BITUMINOUS PAVEMENT
N T S



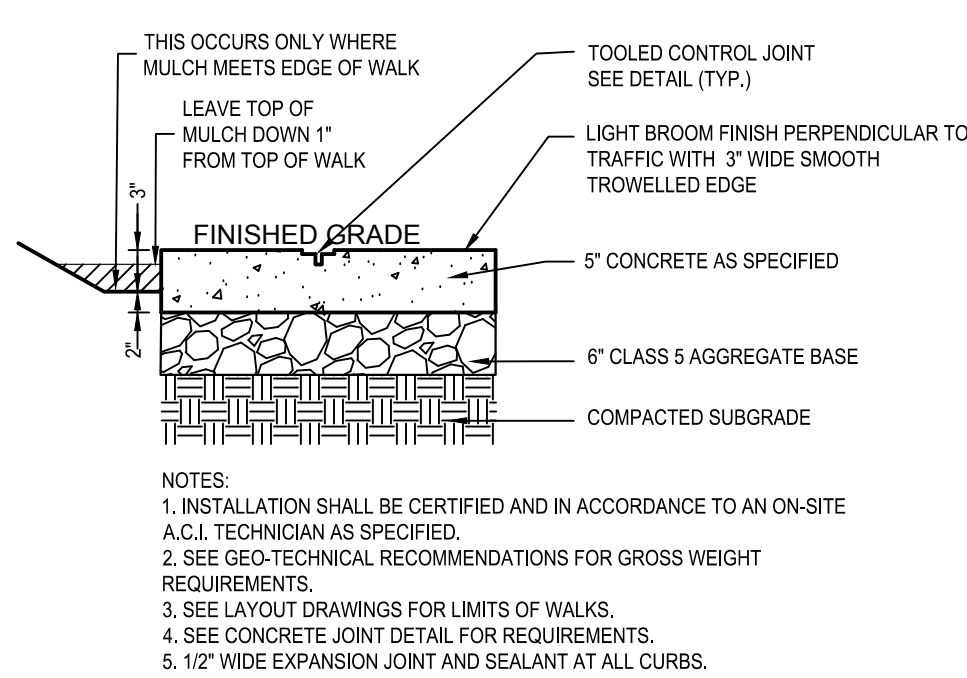
2 LIGHT DUTY BITUMINOUS PAVEMENT
N T S



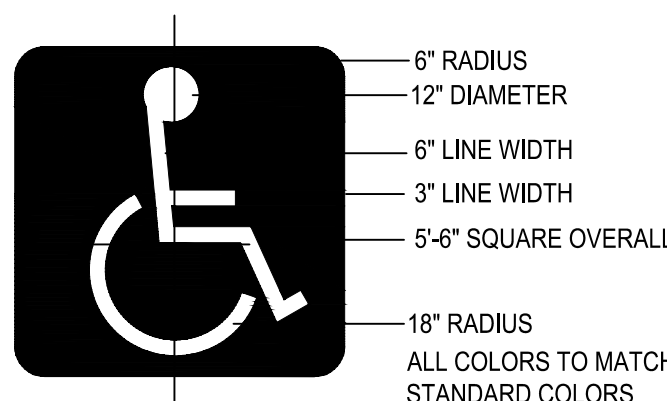
3 B-612 CONCRETE CURB AND GUTTER
N T S



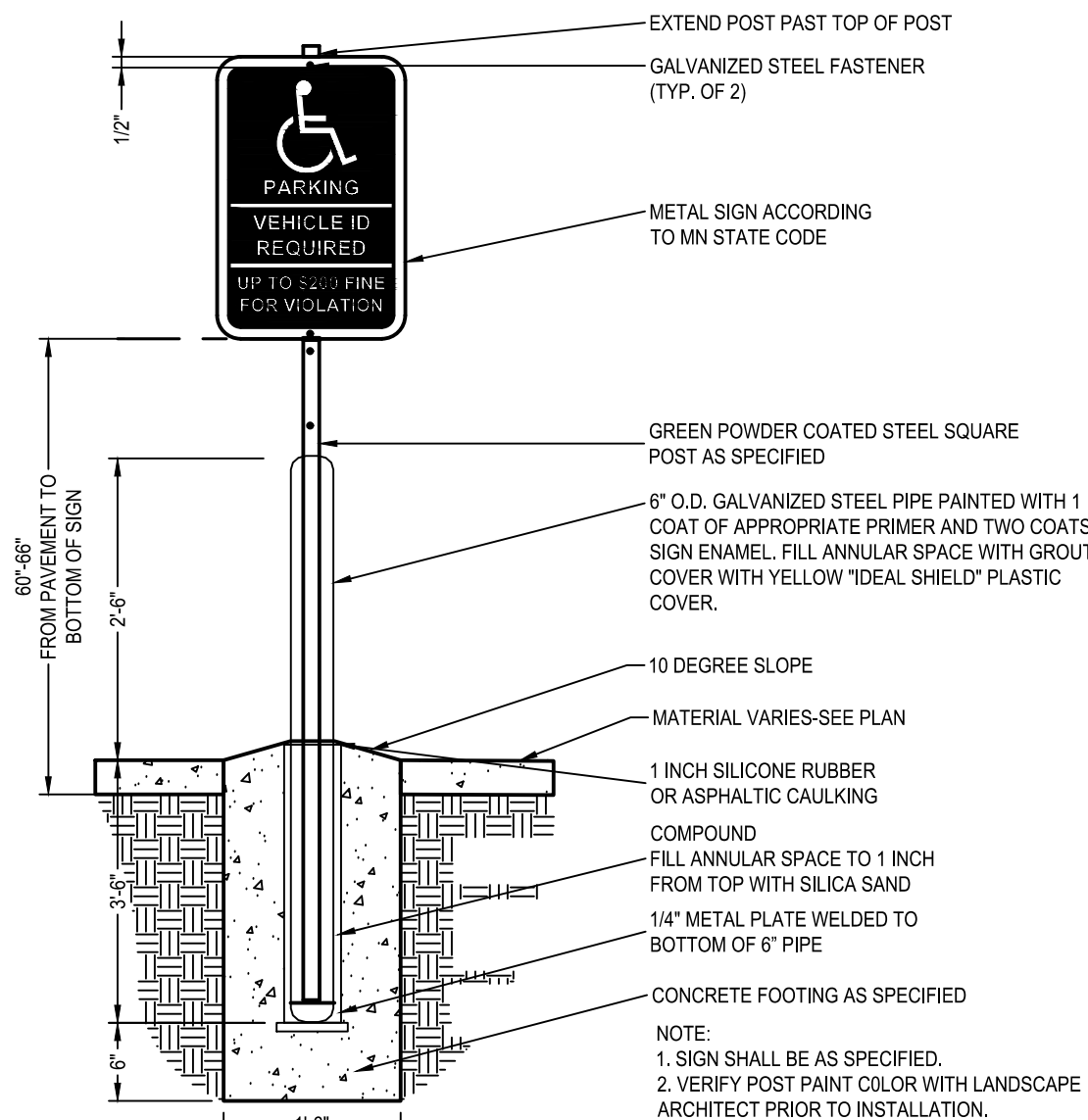
4 RIBBON CURB
N T S



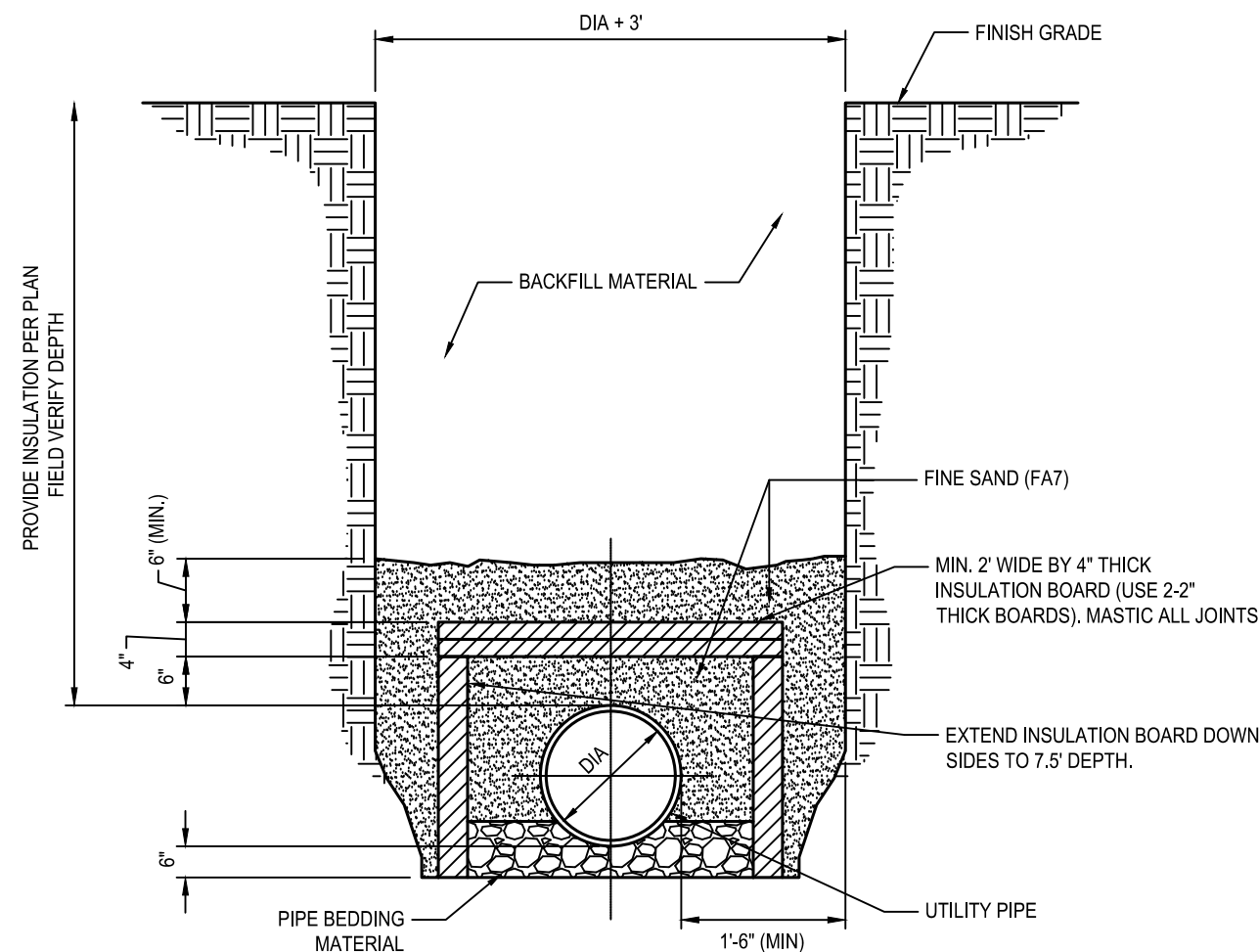
5 CONCRETE WALK/PAD
N T S (PRIVATE PROPERTY)



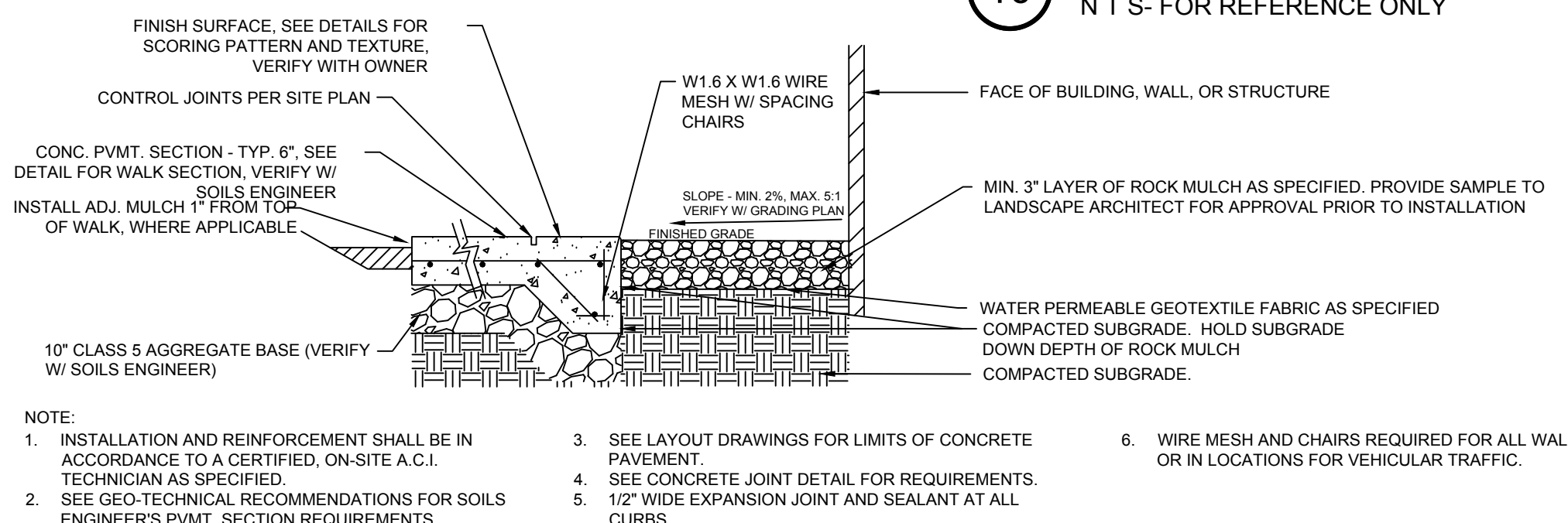
6 ACCESSIBLE PARKING PAVEMENT MARKING
N T S



8 ACCESSIBLE SIGN AND POST
N T S



10 UTILITY PIPE INSULATION DETAIL
N T S - FOR REFERENCE ONLY



7 THICKENED EDGE CONCRETE W/ ROCK MULCH TRANSITION
N T S

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SUITE LIVING/HAMPTON COMPANIES, LLC
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Matthew R. Pavak
DATE 05/07/2020 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
05/07/2020 CITY SUBMITTAL

DRAWN BY: J.D. KB REVIEWED BY: M.P. PS
PROJECT NUMBER: 19441

REVISION SUMMARY
DATE DESCRIPTION

CIVIL DETAILS
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CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. PLANT ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND/OR ROCK MULCH BIORETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

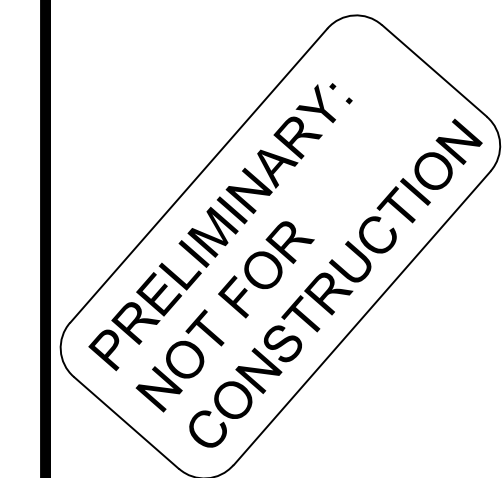
GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



BIO-FILTRATION BASIN (RAIN GARDEN - TYP.)

NTS



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Matthew D. Revelle

DATE 05/07/2020 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

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DRAWN BY: JD, KB REVIEWED BY: MP, PS
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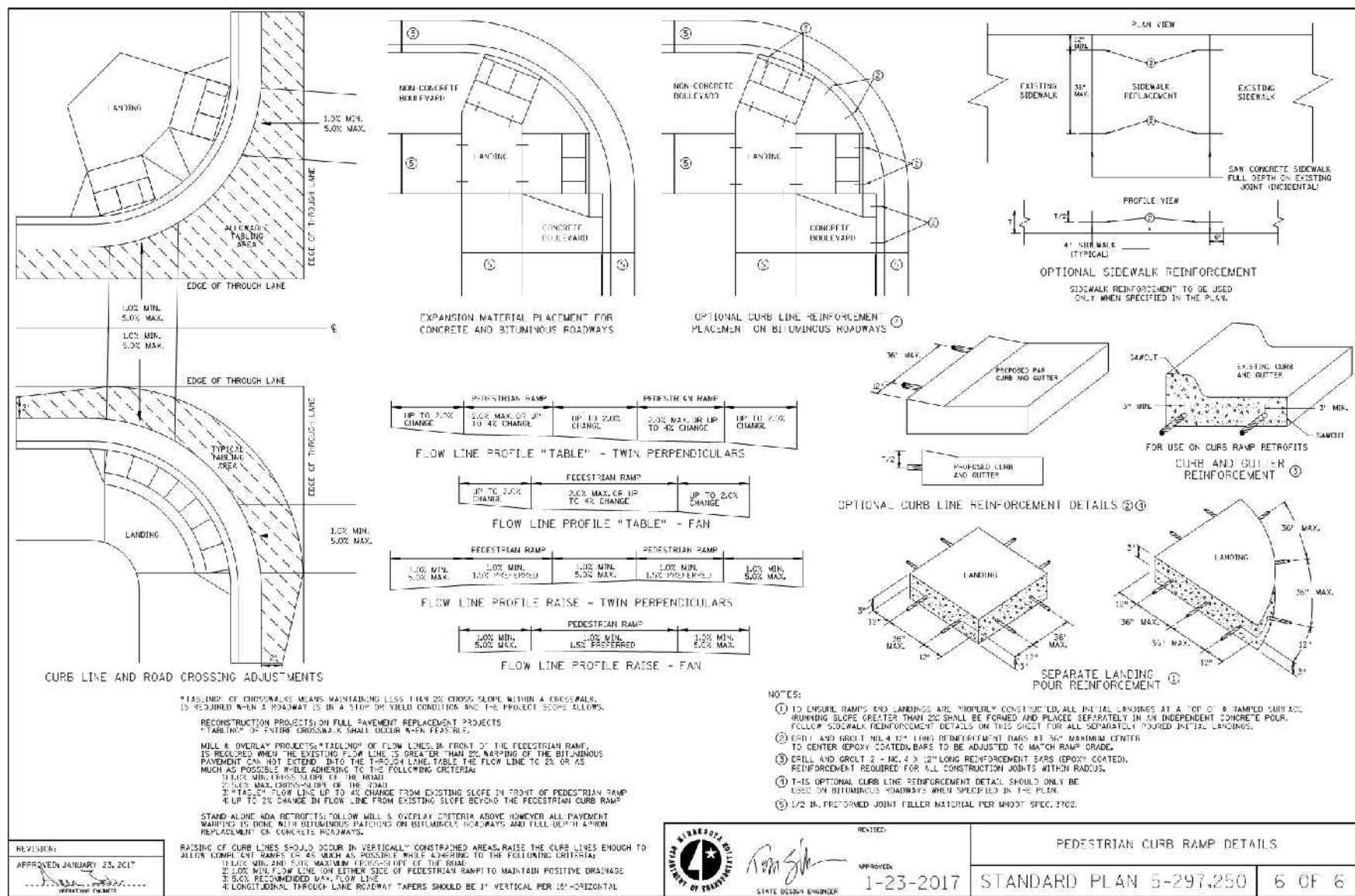
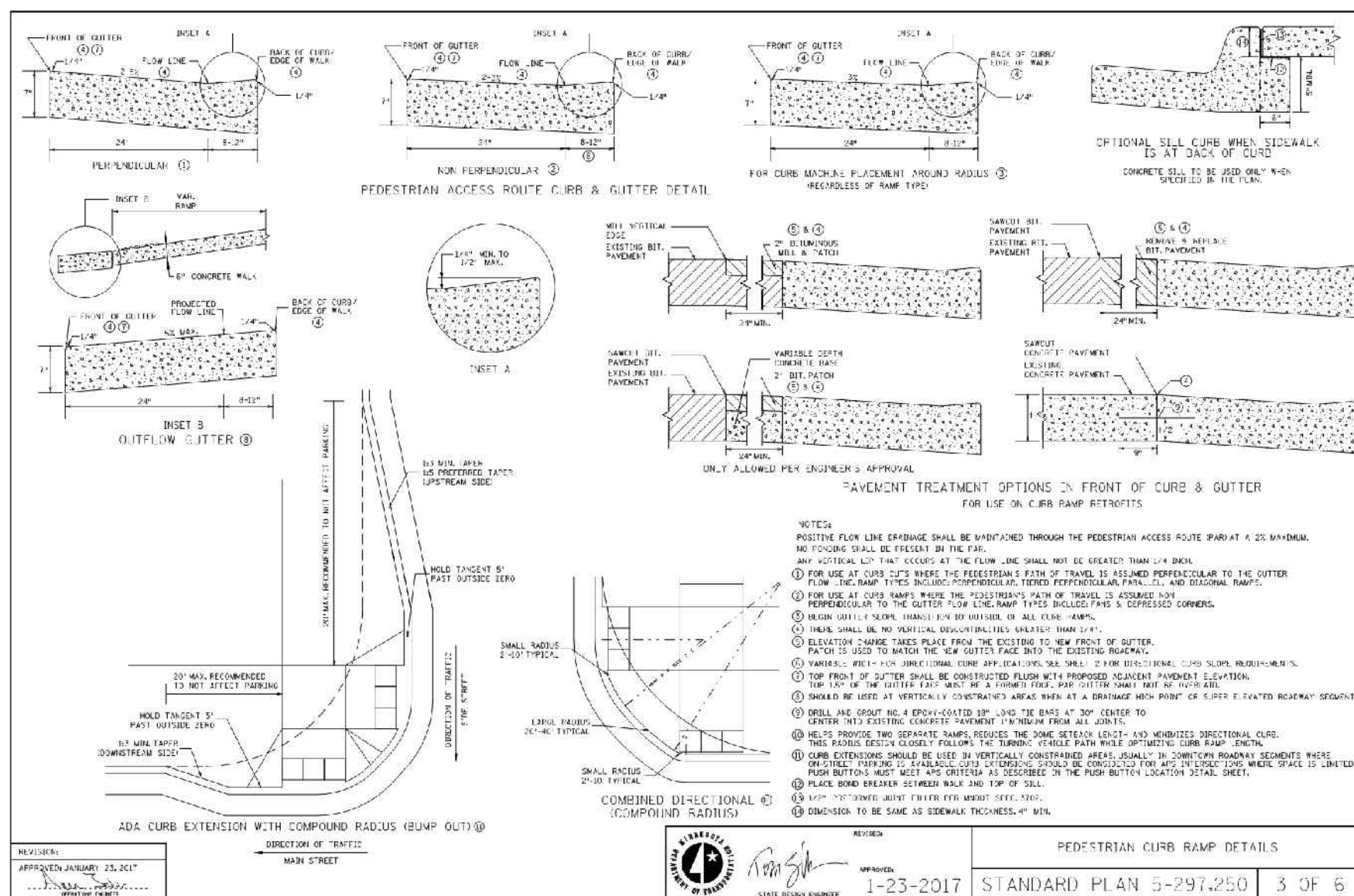
REVISION SUMMARY

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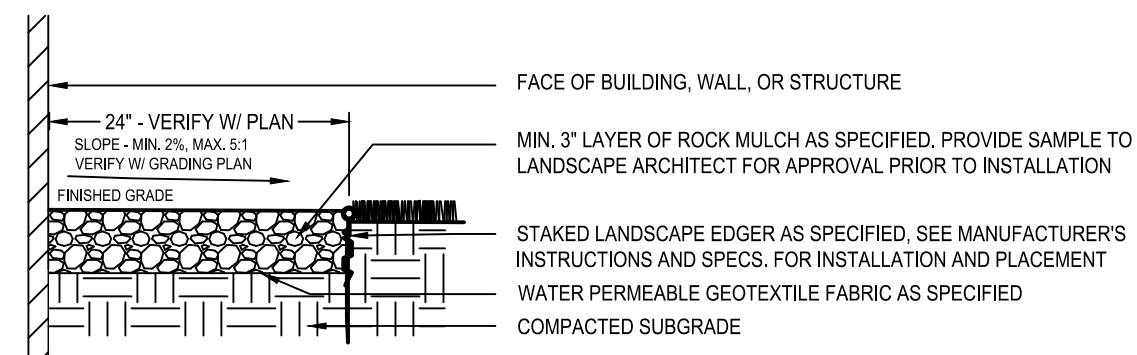
CIVIL DETAILS

C5.1

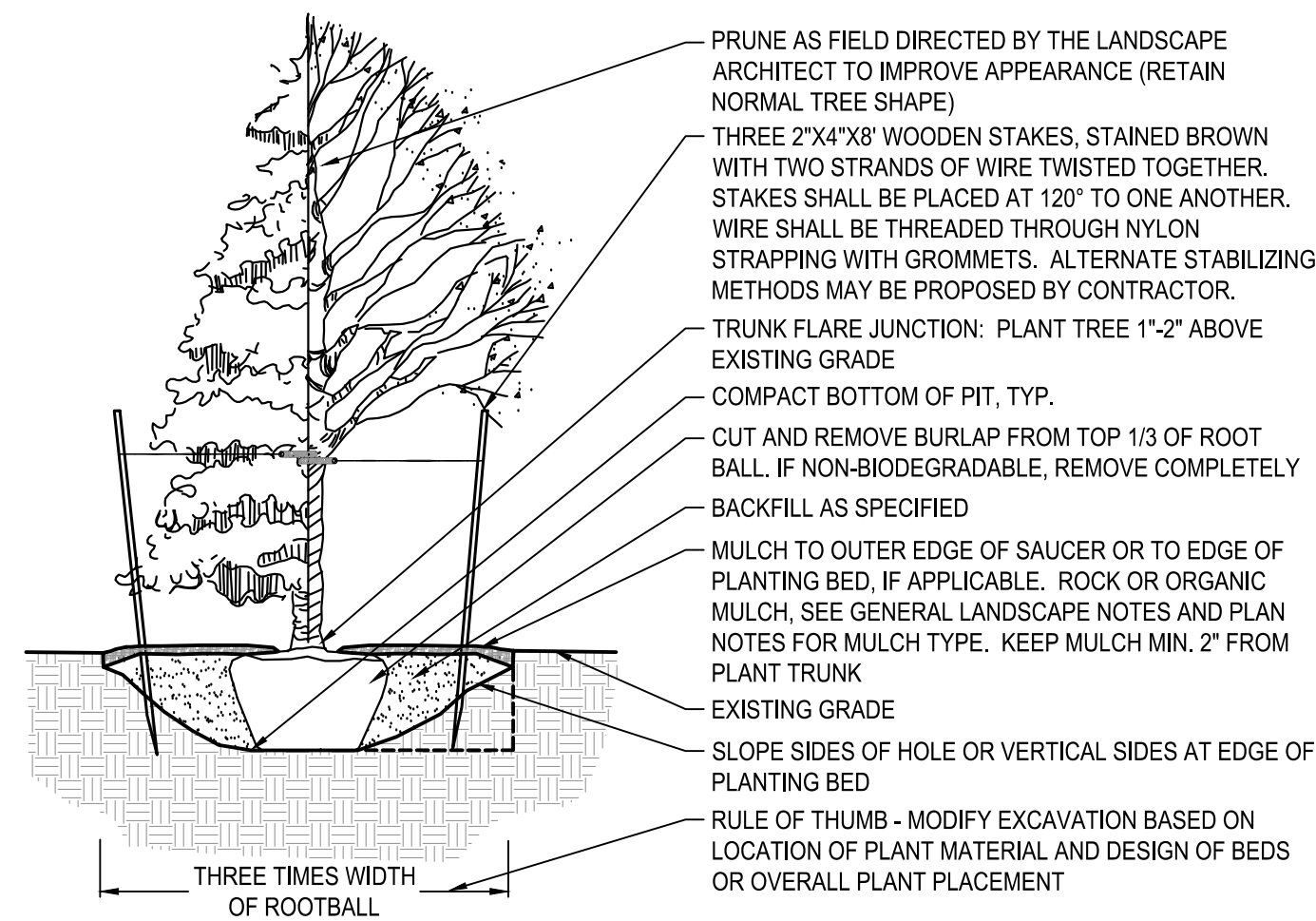
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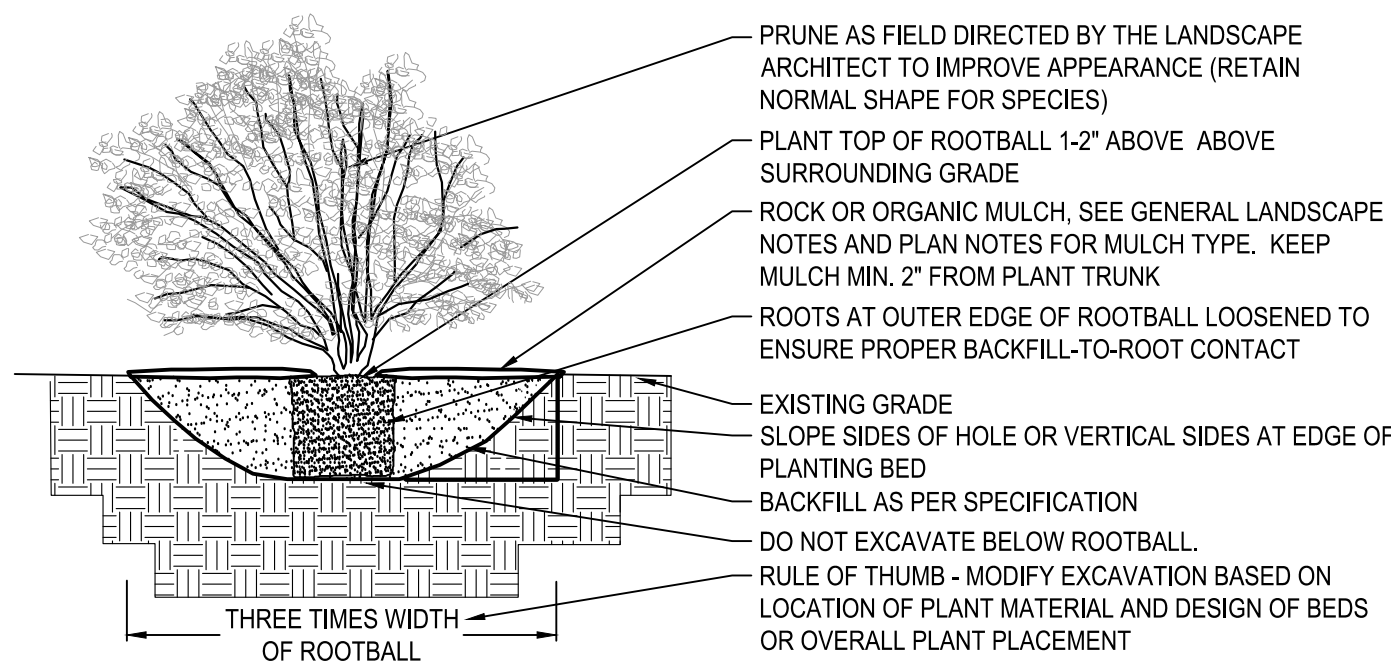




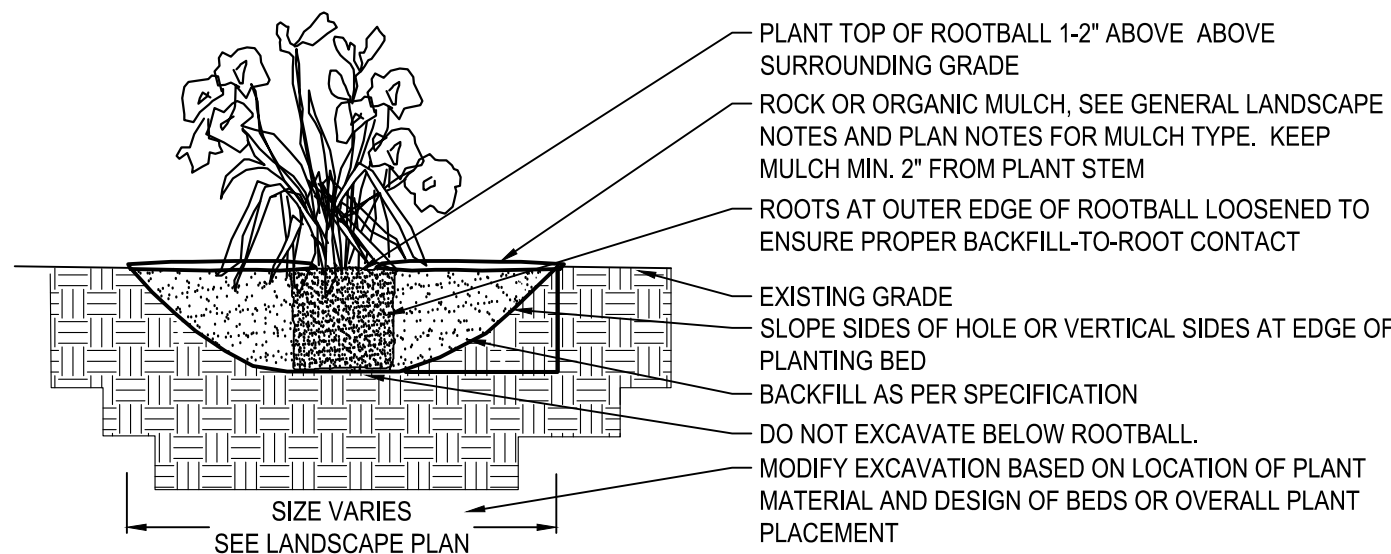
1 AGGREGATE MAINTANANCE STRIP



2 DECIDUOUS & CONIFEROUS TREE PLANTING



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING

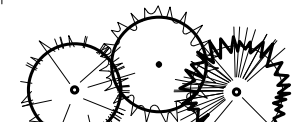
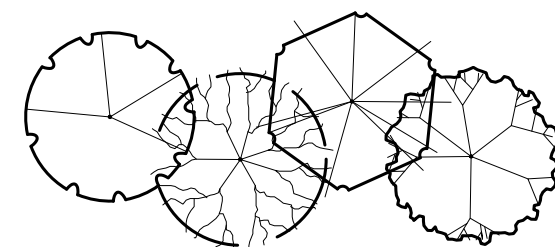
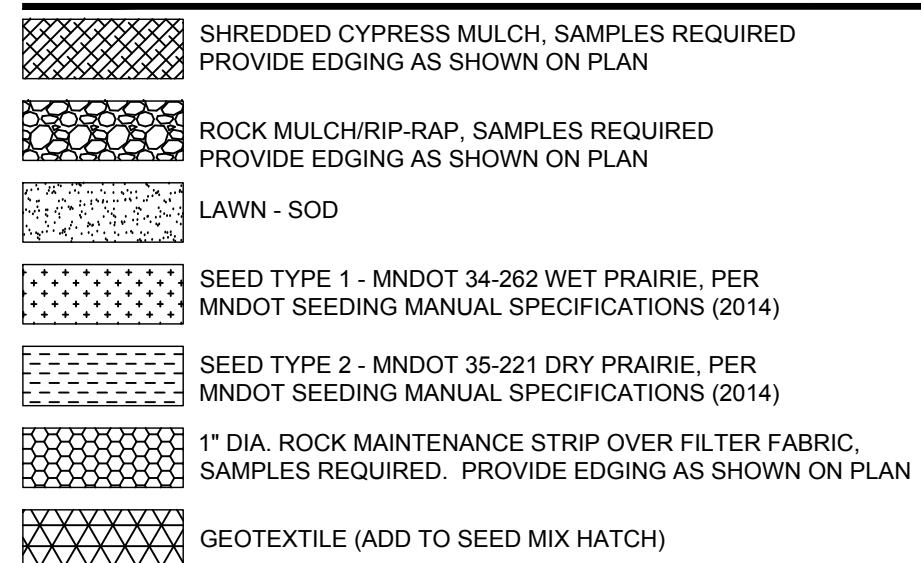


4 PERENNIAL BED PLANTING

- IRRIGATION NOTES:

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

LEGEND



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Patrick J. Sarver
DATE 05/07/2020 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

[illegible]

DRAWN BY: JD, KB REVIEWED BY: MP, PS
PROJECT NUMBER: 19441

REVISION SUMMARY

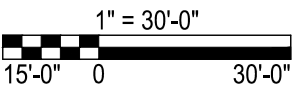
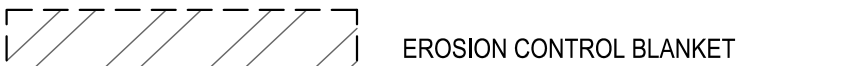
[illegible]LANDSCAPE PLAN
NOTES & DETAILS

L1.1

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GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 & MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

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

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

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

RECORDS RETENTION:

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

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPs AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS OF REQUEST BY THE MPCA. CONTRACTOR OR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
 - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT;
 - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING;
 - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

- 1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPs IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE

- WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
 7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
 8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
 9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPs ON ALL DOWNGRAIENT PERIMETERS OF THE SITE AND DOWNGRAIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADE/ LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRAIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADE/ SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT FENCE PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETE, PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPs DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRAIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROL MEASURES WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF IT IS INSTALLED IN A MANNER THAT DOES NOT CAUSE EROSION.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LOADED WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPs SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPs WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST 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 SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
 - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
 - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR

- c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
 - a. DATE AND TIME OF INSPECTIONS; AND
 - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
 - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
 - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
 - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
 - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OR ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADED PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

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

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL, NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

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

MULCH

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

SLOPES

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

TRAINING SECTION 21

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 3/16/2017 (8 HOURS), EXP. 5/31/2020

OWNER INFORMATION

OWNER:
HAMPTON COMPANIES
1824 BUEKLE ROAD
WHITE BEAR LAKE, MN 55110

CONTACT:
JEREMY LARSON
651-253-8924

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	2,647 SF	1.5%	25,026 SF	14.3%
ALL PAVEMENTS	3,776 SF	2.2%	66,993 SF	38.2%
ALL NON-PAVEMENTS	169,026 SF	96.3%	83,430 SF	47.6%
TOTAL SITE AREA	175,449 SF	100.0%	175,449 SF	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	6,423 SF	3.7%		
PROPOSED CONDITION	92,019 SF	52.4%		
DIFFERENCE (EX. VS PROP.)	85,596 SF	48.8%		
EROSION CONTROL QUANTITIES				
DISTURBED AREA	228,320 SF	5.2		
SILT FENCE/BIO-ROLL	±2,100 LF			
EROSION CONTROL BLANKET	0 SF			
INLET PROTECTION DEVICES	±15 EA			

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

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:

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

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

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

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

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

ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

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

PROJECT NARRATIVE:

PROJECT IS THE DEVELOPMENT OF AN EXISTING VACANT LOT INTO A MULTI-RESIDENTIAL ASSISTED LIVING FACILITY. SITE, GRADING, AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50' NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED AS PART OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS PROVIDED AS PART OF THE PROJECT'S PERMANENT STORM WATER MANAGEMENT SYSTEM.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

1. DURING CONSTRUCTION:
 - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14, MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

- PERMANENT SEED MIX
 - FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SOODED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
 - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
 - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
 - MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

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

SITE NAME: _____
FACILITY ADDRESS: _____ PERMIT NUMBER: _____
CITY: _____ STATE: _____ ZIP CODE: _____

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

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

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

COMMENTS:

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

COMMENTS:

1.	ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING 90% GROUND COVER?	☐	☐	☐
2.	ANY DITCH EROSION OBSERVED?	☐	☐	☐
3.	PERIMETER CONTROL--HAS SEDIMENT REACHED ONE HALF THE HEIGHT OF THE DEVICE?	☐	☐	☐
4.	ARE INLET PROTECTION DEVICES MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐

COMMENTS:

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

COMMENTS:

7. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION, SEDIMENT, WATER, OR OTHERWISE?		Y	N	N/A
7.1.	IF YES, STATE THE EXACT LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH THE DISCHARGE AND DESCRIBE THE DISCHARGE (COLOR, ODOR, FOAM, OIL SHEEN, ETC); HOW WILL IT BE REMOVED? HOW DID THE DISCHARGE HAPPEN? HOW MUCH WAS DISCHARGED? HOW WILL IT BE STOPPED, AND HOW LONG WILL IT TAKE TO STOP? IS THE DISCHARGE GOING INTO AN ADJACENT SITE? WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN 7 DAYS?	☐	☐	☐

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

9. IS ANY DEWATERING OCCURRING ON SITE? ☐ YES ☒ NO

9.1. IF YES, WHERE? WHAT BMP IS BEING USED? HOW MUCH WATER IS BEING DEWATERED? IS THE WATER CLEAR? WHERE IS THE WATER BEING DISCHARGED TO?

10. IS A COPY OF THE SWPPP LOCATED ON THE CONSTRUCTION SITE?	☒ Y	☐ N	☐ N/A
11. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE?	☐	☐	☐
12. IS A SEDIMENTATION BASIN REQUIRED FOR THIS PROJECT AS SPECIFIED IN THE PERMIT?	☐	☐	☐
12.1. IF YES, ARE THEY MAINTAINED AS SPECIFIED IN THE PERMIT?	☐	☐	☐
13. IS THE TOPSOIL ON THIS PROJECT BEING PRESERVED?	☐	☐	☐
13.1. IF YES, EXPLAIN HOW THE TOP SOIL IS BEING PRESERVED. IF NO, EXPLAIN WHY IT WAS INFEASIBLE.			

14. ARE ALL INFILTRATION SYSTEMS MARKED TO AVOID COMPACTION?	☐	☐	☐
14.1. DO ALL INFILTRATION AREAS HAVE PRETREATMENT DEVICES?	☐	☐	☐

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

16. PROPOSED AMENDMENTS TO THE SWPPP:

17. POTENTIAL AREAS OF FUTURE CONCERN:

18. ADDITIONAL COMMENTS

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

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

• THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMP'S UNTIL ANOTHER PERMIT HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO PART II B.5, OR THE PROJECT HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA.

ATTACHMENT C - COMBINED FACILITY MANAGEMENT SCHEDULE

1. ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE/TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE WET STORAGE VOLUME BY 50 PERCENT OR DRY STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
2. ALL GRIT CHAMBERS, SUMP CATCH BASINS, SUMP MANHOLES, OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAR, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE KEPT CLEAR, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN AN INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).
4. UNDERGROUND STORAGE CHAMBERS MUST BE INSPECTED AT LEAST ONCE A YEAR TO ENSURE THAT ADEQUATE STORAGE CAPACITY REMAINS. CAPACITY WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE STORAGE VOLUME BY 50 PERCENT OF ITS ORIGINAL DESIGN VOLUME. ACCUMULATED DEBRIS AND SEDIMENT WILL BE REMOVED, AND INLET AND OUTLET STRUCTURES WILL BE CLEARED OF ANY FLOW IMPEDIMENTS.

PRELIMINARY:
NOT FOR
CONSTRUCTION

JECT
SUITE LIVING OF SPRING LAKE PARK

525 OSBORNE RD NE, SPRING LAKE PARK, MN 55432

SUITE LIVING/HAMPTON COMPANIES, LLC
1824 BUERKLE RD. WHITE BEAR LAKE. MN 55110

1824 BUERKLE RD, WHITE BEAR LAKE, MN 55110

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


Matthew R. Pavek
DATE 05/07/2020 LICENSE NO. 44263

[illegible]

DRAWN BY: JD, KB REVIEWED BY: MP, PS
PROJECT NUMBER: 19441

[illegible]

SWPPP - ATTACHMENTS

SW1.5

Hope all is well
with you!

May 17 2020

Hi Dan,

With the proposed project, I would like or need a
fence & some shrubbery along my property line. The
holding pond is a concern for me with 2 great grandsons
ages 6 & 12^{thurs} would be curious about that area.

I have an old farm fence on my property line now.
that would have to be removed also. 505 Osborn Rd

Thanks for your help in this matter. If you have
questions my cell 763-486-7456 I believe you have it
already as I talked to you in Puerto Vallarta!! Marian Gross