

Planning Commission

February 24, 2020 – 7 pm
Council Chambers
Golden Valley City Hall
7800 Golden Valley Road

REGULAR MEETING AGENDA

1. Call to Order

2. Approval of Agenda

3. Approval of Minutes

February 10, 2020, Regular Planning Commission Meeting

4. Informal Public Hearing – Major PUD Amendment

Applicant: John Gabbert

Address: 1601 Noble Drive (Sweeny Lake Woods PUD No. 120)

Purpose: To subdivide properties within an existing PUD and incorporate some portions of adjacent properties

5. Informal Public Hearing – Zoning Code Text Amendment

Applicant: City of Golden Valley

Purpose: Amending zoning districts to regulate tobacco sales

--Short Recess--

6. Council Liaison Report

7. Reports on Meetings of the Housing and Redevelopment Authority, City Council, Board of Zoning Appeals, and other meetings

8. Other Business

9. Adjournment



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Planning Commission

February 10, 2020 – 7 pm
Council Chambers
Golden Valley City Hall
7800 Golden Valley Road

REGULAR MEETING MINUTES

1. Call to Order

The meeting was called to order at 7:05 pm by Commissioner Johnson

Roll Call

Commissioners present: Rich Baker, Ron Blum, Adam Brookins, Andy Johnson, Ari Prohofsky, Ryan Sadeghi, and Chuck Segelbaum

Commissioners absent: Lauren Pockl

Staff present: Planning Manager Jason Zimmerman and Planner Myles Campbell

Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

Commissioner Johnson, acting in the absence of the Chair, asked for a motion to approve the agenda.

MOTION made by Commissioner Baker, seconded by Commissioner Segelbaum to approve the agenda of February 10, 2020, as submitted and the motion carried unanimously.

3. Approval of Minutes

Commissioner Johnson asked for a motion to approve the minutes from January 27, 2020.

MOTION made by Commissioner Segelbaum, seconded by Commissioner Baker to approve the meeting minutes from January 27, 2020, as submitted, and the motion carried unanimously.

4. Discussion – Tobacco Sales

Myles Campbell, City Planner, reminded commissioners that City Council asked them to consider new zoning regulations on the sale of tobacco. **Campbell** added that tobacco licensing was amended and approved at the October 15, 2019 City Council meeting. Council made the request of the Planning Commission and their initial conversation was at the December 9, 2019 Planning Commission meeting; key takeaways from that meeting were:

- Commissioners supported allowing tobacco retailers only in the Commercial zoning district
- Commissioners showed more interest in proximity restrictions for tobacco retailers from youth-oriented facilities rather than between multiple retailers
- Commissioners requested a variety of examples and some flexibility with the definition of youth-oriented facilities



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Considerations for focus are:

- Whether the restriction still allows a reasonable number of options for the restricted use to locate within the City
- Whether the restriction is reasonable in its definition and justification of the types of land uses that require a proximity restriction
- Whether the restriction is reasonable for staff to enforce and manage compliance with in the future

Campbell expanded by stating that keeping code compliance simple would mean using existing or planned zoning districts. Making the code more complex includes creating multiple land use categories with varying restriction distances. Campbell displayed a series of zoning map scenarios, each with potential sale restriction buffers based on areas of assembly and parks/natural areas. Staff will base preliminary ordinance language on the direction of the Planning Commission but suggest concise language that will be easily understood by both staff and potential retailers.

Based on presented information and the displayed scenario maps, the three questions for commissioners to answer are:

1. Should proximity restrictions be based off of a zoning category, or a defined set of uses?
2. If defining a set of Youth-Oriented Facilities, what should be included?
3. What should the distance of the proximity restriction be?

Commissioner Segelbaum confirmed with staff that current retailers are grandfathered in to the proposed ordinance. **Campbell** responded affirmatively and added that the City Clerk has 11 returning tobacco retailers slotted for licenses in Golden Valley in 2020. They will be expected to meet licensing requirements set by the city in fall 2019 but any changes to the zoning requirements will not impact the retailers. If all 11 retailers continue to meet their licensing requirement, they may continue to renew their licenses for the foreseeable future. In the event that retailers dip below the 8 retailer cap, then any new tobacco retailers will be expected to meet licensing and zoning requirements.

Discussion continued around the differences in the six mapped scenarios and varying buffer distances, as well as the staff ability to monitor buffers versus zoning districts.

Commissioners circled back to the three questions presented by staff. **Commissioner Baker** stated favor for scenario D, it allows retail to continue in downtown Golden Valley while providing park buffers. The discussion continued on to define a proximity restriction if the buffer cuts through another parcel. The commissioners discussed the expiration of a tobacco retailer's license in a restricted area and revisited the results of that. Other potential zoning ideas surfaced and staff reminded commissioners that in order to instate a zoning regulation, there must be a connection to a reasonable justification.

Commissioners discussed the need for buffers from schools what with the age restriction increasing to 21. **Commissioner Prohofsky** added that the legal drinking age is also 21 and underage drinking is still a problem. **Prohofsky** added that he's more concerned with tobacco retailers having a close proximity to schools than parks. The former decreasing the ease of accessing products while on a school day break, the latter being something that happens outside of school hours. Discussion continued on to who holds the tobacco license: the location, the building, or the operator. **Segelbaum** stated his preference for scenario B or H. **Commissioner Johnson** stated his favor for something less restrictive and supports scenario B. **Commissioner Brookins** stated uncertainty that the group was looking at the scenarios in the present but not looking far enough in the future. **Commissioner Sadeghi** stated his support for B but said scenario H is a good compromise. **Baker** stated a support change and now supports scenario H. **Campbell** asked if the desire for B was due to using the zoning district or was it the use of "assembly". **Johnson** responded that it was anything that fell under the category of assembly. **Jason Zimmerman, Planning Manager**, stated if that was the consensus, then the second item to consider was moot and the group could move on to item 3. **Campbell** stated that staff will draft scenario H with two different buffers for comparison.

5. DISCUSSION – Narrow Lots

Jason Zimmerman, Planning Manager, gave a broad summary of the items the commissioners are to possibly modify, as directed by City Council. Based on that direction and the topics brought up, the focus is on these 6 themes; three are zoning related and three are engineering related.

1. Setbacks – side yards, front yards on corner lots
2. Lot coverage/impervious percentage
3. Height
4. Stormwater management
5. Tree removal/mitigation
6. Solar access

Zimmerman stated that it may make sense to start the conversation on setbacks at this meeting and then layer in items 2 and 3. Items 4-6 can be discussed but are not items under the zoning portion of the City Code so planning staff won't be making changes on those.

Before jumping into that conversation, **Zimmerman** gave a summary of the online survey regarding narrow lots, 369 people took this survey. The data was collected and calculated and made into a report with all the data and input from residents. This report is called the Community Input Report and is publicly available on the City's website.

One thing to note is that residents of narrow and non-narrow lots were sent the same survey, however narrow-lot owners were asked a few more questions about their reasons for owning a narrow lot. Some residents didn't know they lived on a narrow lot, often because they owned two narrow lots and their home was built across the two. **Commissioner Johnson** added that for how green Golden Valley is becoming, purchasing a narrow lot to be more energy efficient only calculated to 5% of the responses.

Zimmerman returned to the setback conversation and started by providing a quick diagram of a lot; the building envelope is where a building can be built and the setback area is where a building cannot be built. There are setbacks on all sides of the envelope and the size of the setback is based on the lot width. Looking at seven peer city side setbacks, Golden Valley has the largest total setback amount on narrow lots. **Zimmerman** then showed the group a table of lot widths with the corresponding setbacks and building envelope width. When considering any alteration to the setback, they need to balance the distance between structure and property line, the remaining width of the building envelope, and the resulting impact on façade/garage and entry width. At the last meeting it was noted that R-1 zoned properties require a two car garage, per the zoning code. Two car garages typically have a 22 foot minimum. A two car garage on a 40 foot lot leaves only 6 feet in the envelope for a front entry; in this situation, increasing side setbacks decreases that entry width.

Staff proposed a two part solution:

- 1) Maintain a minimum of 15 feet of total side setback for all lots, even below 50 feet in width
 - a. Better aligns with fire/building code issues (5 foot minimum)
- 2) Reduce garage requirement to a one-car garage
 - a. Similar to R-2 zoning requirements for 50 foot single-family lots
 - b. Reduces space crunch and allows for more attractive façades

Commissioner Segelbaum asked if tandem garages were permitted under the two car garage ordinance. **Zimmerman** stated that they're valid under the code but hasn't seen any in the time he's been with the City.

If both revisions we adopted, a narrow lot could have the max width for a single car garage at 16.25 feet wide and still have space for an 8.75 entry within the 25 foot envelope. A main complaint of narrow lots is the garage dominant façade and this would help alleviate that aesthetic.

Chair Blum asked if the building envelope was reduced to 20 feet wide, would there be enough room for a single car garage and a 3.75 foot entry way within that. **Zimmerman** responded affirmatively however, current building code requires a 22 foot wide structure minimum so that would need to change in order to accommodate.

Zimmerman addressed secondary front yards, as seen in a corner lot. The secondary front yard, while appearing to be a side yard, holds the same 35 foot setback requirement as a front yard. Other cities set secondary front yard setbacks at a lesser amount, anywhere between 8-15 feet. Maintaining that setback on a corner narrow-lot, eliminates any possibility for construction on the property.

To alleviate this, staff made a two part recommendation:

- 1) Set secondary front yard setback at 15 feet for lots 65 feet wide and under
 - a. In general, leaves sufficient building envelope for construction
- 2) Ensure no building envelopes are below minimum of 22 feet to reduce variance requests
 - a. Would only apply to SOME lots 47 feet in width or less (depending on the north/south and east/west distinctions)

Zimmerman moved on to side wall articulations and that some features (chimneys, bay windows) can extend in to the side setback up to 2 feet. Potential solutions would be to remove side wall articulation or to disallow articulation extensions into side setbacks; the latter being the staff recommendation.

Commissioner Brookins asked if the zoning was changed, would modifications on grandfathered in residents need to comply with new restrictions and likely require a variance. **Zimmerman** stated it depends on the home location within the envelope and where the modification is intended. **Blum** commented that he's in favor of very large setbacks and would like to see 10 feet on each side.

Commissioner Baker asked Blum how he responded to that creating a smaller envelope and thus ensuring a taller building. **Commissioner Sadeghi** added that creating a 20 foot building envelope creates an unbuildable lot. It won't allow for a 2 car garage and then the city has created a lot that a builder will not take on. **Blum** responded that he thought that was up to the builder and this group wasn't there to serve the needs of the builder but rather the community. The conversation continued into the setback/height correlation and articulations for two story homes. During the conversation, **Baker** asked staff if the City Attorney has drawn a line on where the Planning Commission stops their ordinance revision due to creating an unbuildable lot. **Zimmerman** responded that the legal definition would need to be studied and addressed but ultimately it comes down to legally taking the right from someone to build and how practical is it to assume a build will occur with a restricted envelope. **Baker** added the need for the Commission to have transparency in intent. If the intent is to prevent development on narrow lots, then the Commissioners need to be overt and transparent about that intent. If the intent is to allow building on those lots, then the group needs to be overt about that intention as well. **Blum** responded that he felt generous setbacks are in line with the feelings of the community, the City's comp plan, and falls within the understanding of what's reasonable and buildable. **Brookins** voiced his disagreement, adding that stating residents want generous setbacks is a strong generalization. **Brookins** added when reading the community engagement report, he read that residents want to maintain the character of their neighborhood. To him that means ranch style houses, homes that fit the neighborhood, and doubts the ability to drive through Golden Valley and find a 20 foot wide home now. Building a home at that width is smaller than a detached garage and **Brookins** added he is not comfortable going on record saying that people want large setbacks when that's not the consensus from respondents to the survey. **Segelbaum** added that it doesn't seem possible to come to a decision that will satisfy owners on all lots, 40'-80' as well as satisfy the Commission. **Zimmerman** reminded the group that majority of the narrow lots are on 50 foot and 60 foot lots. While a lot of focus is on the 40 foot lots, the 50-60 foot lots need setback and envelope ordinances to help navigate future remodeling.

The group continued a conversation around setbacks and height. **Johnson** made comments on how to add construction impacts on neighbors to the equation, stating there should be some kind of regulation on creating impacts to neighbors. **Blum** stated he felt that was attributed to space between properties and thus is cause for larger setbacks. **Baker** added that it's related to grading. **Zimmerman** added that this group is not able to impact stormwater regulations but things can be passed along to that department.

Segelbaum asked the group to come back and focus on 60-65 foot lots as that seems to be the size that's impacted the most. **Baker** asked staff what created the setback dimensions on each side of the

house and why the larger setbacks were to the south and east. This seems to cause more shadowing to neighbors. **Zimmerman** responded that the setbacks have been instated for decades and he hasn't yet uncovered documentation to understand the why behind the decision. Circling back to Segelbaum's point about the 60-65 foot lots, **Zimmerman** stated that the setback changes discussed, don't impact those lots. Once the conversation moves to height and the building envelope, then maybe setbacks can come back in to the equation. **Zimmerman** asked if the current setbacks on the 50-65 foot lots are satisfactory: the majority chimed in affirmatively, **Blum** responded that he would increase those setbacks as well.

Sadeghi requested shifting the conversation to height requirements. **Baker** added that the conversation will be iterative, and he believes the height conversation will lead into another setback conversation.

Zimmerman asked about articulation and **Baker** responded that he felt it was better to articulate in than out. **Zimmerman** followed up with corner lot setbacks and suggested they were less of a concern in 50-60 foot lots but that becomes a greater issue on a 40 foot corner lot. The group decided to focus on 50-60 foot lots and after that determination, to move on to 40 foot lots.

Television portion of the meeting concluded at 9:06pm

--Short Recess--

6. Council Liaison Report

Councilmember Rosenquist provided an update to commissioners covering the most recent activities of the City Council as well as activities around the City. She detailed the Council's recent goal-setting session, the first for new Council Members **Kimberly Sanberg** and **Maurice Harris**. **Rosenquist** also gave a brief overview of the City's goals for the upcoming state legislative session.

7. Reports on Meetings of the Housing and Redevelopment Authority, City Council, Board of Zoning Appeals, and other meetings

No other reports were given.

8. Other Business

No other business was reported.

9. Adjournment

MOTION made by **Baker**, seconded by **Sadeghi** and the motion carried unanimously to adjourn the meeting at 9:42 PM.

Adam Brookins, Secretary

Amie Kolesar, Planning Assistant



MEMORANDUM
Physical Development Department
763-593-8095 / 763-593-8109 (fax)

Date: February 24, 2020
To: Golden Valley Planning Commission
From: Jason Zimmerman, Planning Manager
Subject: Informal Public Hearing – Sweeney Lake Woods PUD No. 120, Amendment #1 – John Gabbert, Applicant

Summary

Civil Site Group, on behalf of John Gabbert as applicant, is seeking approval of a Major Amendment to a Planned Unit Development (PUD) in order to modify the current boundary of the Sweeney Lake Woods PUD No. 120 and to incorporate portions of additional adjacent properties. Doing so would expand the area within the PUD, reconfigure property lines, and create two new lots while consolidating others. The end result would be a net increase of one in the number of residential parcels available for development. A new plat would be needed in addition to other agreements and permits with the City.

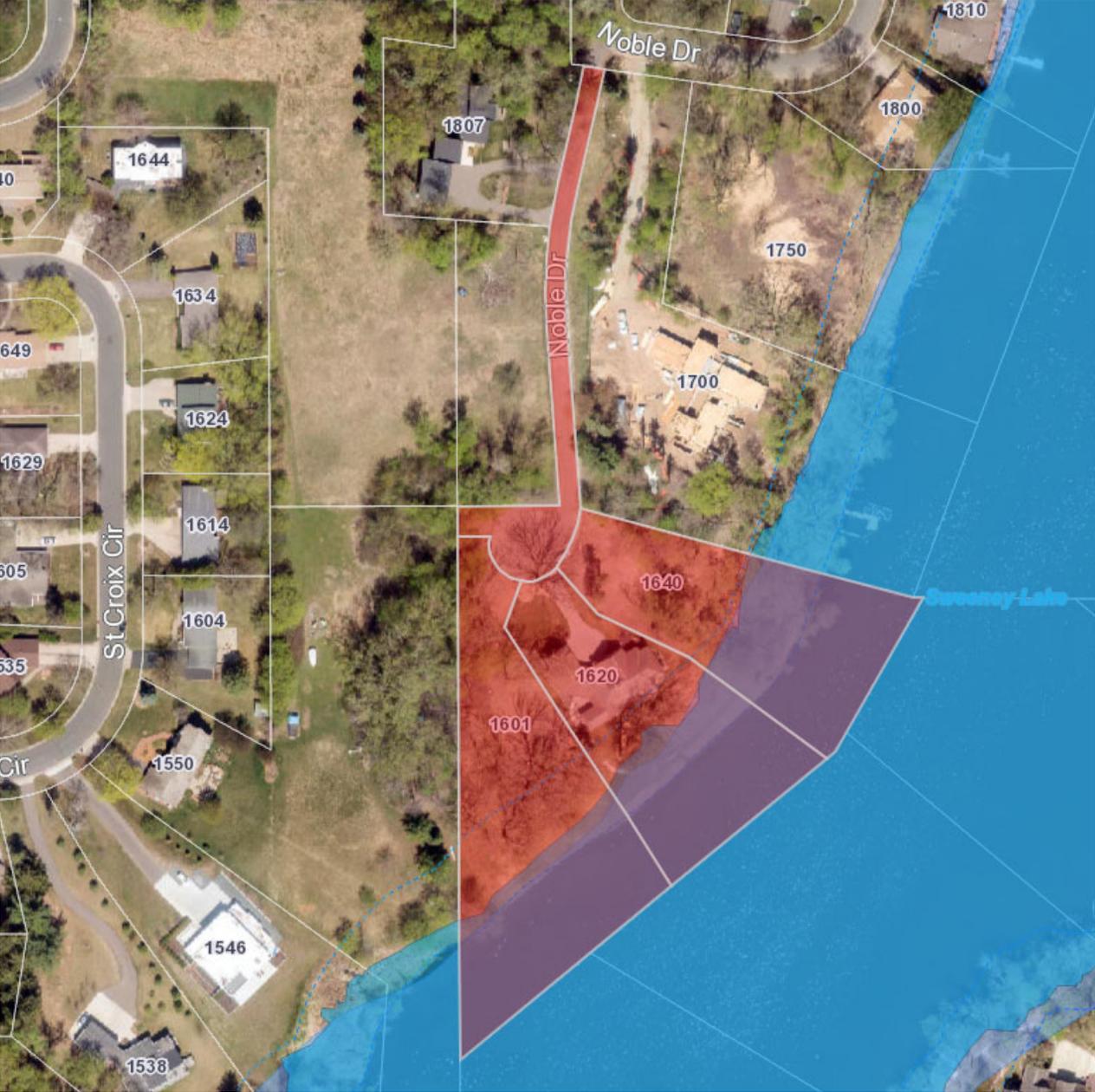
Background

PUD No. 120 was created in 2015 and continued the transformation of a large area of land along the western edge of Sweeney Lake. Two vacant lots – one 3.27 acres and a 0.2 acre lot containing a driveway – were approved for a private residential development consisting of three single-family lots accessed from Noble Drive to the north via a private street. Previously in 2014, two additional single-family lots (1700 Noble Drive and 1750 Major Drive) had been created to the north of the PUD boundary and were subsequently developed. A large area of vacant land – 2.98 acres – remains to the west and is the primary focus of this proposal.

Water and sanitary sewer lines run underneath the private street within the PUD and are protected by a public drainage and utility easement. Conservation easements cover much of the shore along Sweeney Lake, though one of the three properties within the PUD is currently without a recorded document.

As part of the approval of the original PUD, the property at 1700 Noble Drive was granted the ability to utilize the shared private street, rather than construct a long parallel driveway north to Noble Drive. This did not occur, however, and only three properties currently share the entire

length of the private street. A residence at 1807 Noble Drive that predates the PUD utilizes approximately the northernmost 50 feet of the private street. The private street was constructed and paved to support the weight of large fire vehicles and includes a cul-de-sac with a fire hydrant at the southern terminus.



Existing Sweeney Lake Woods PUD

Existing Conditions

Since 2015, three single-family homes have been constructed in the area – two outside of the PUD (along Sweeney Lake) and one of the three lots within the PUD. The private street serves the home within the PUD at 1620 Noble Drive and partially serves the residence at 1807 Noble Drive. The

homeowners association owns and maintains the private street, including responsibility for snow removal. Conservation easements have been recorded all along the Sweeney Lake shoreline, with the exception of 1640 Noble Drive where a draft easement still needs to be finalized and recorded.

The properties involved in the proposed PUD amendment include not only the original three lots and private street, but also two vacant parcels to the northwest, an underutilized portion of a lot to the west (1550 St. Croix Circle), and the residential lot immediately to the north (1700 Noble Drive). A majority of the area within the two vacant parcels is open field with some mature trees at the periphery. The underutilized portion of 1550 St. Croix Circle contains a number of mature trees as well as a small delineated wetland of approximately 9,000 square feet.



Additional Properties Included in the Proposal

There is a large (16 inch diameter) sanitary sewer line that runs roughly southwest to northeast beneath portions of both vacant parcels. This utility eventually aligns under the private street and continues underneath Noble Drive as finds its way to the Metropolitan Council Environmental Services (MCES) main north of Sweeney Lake.

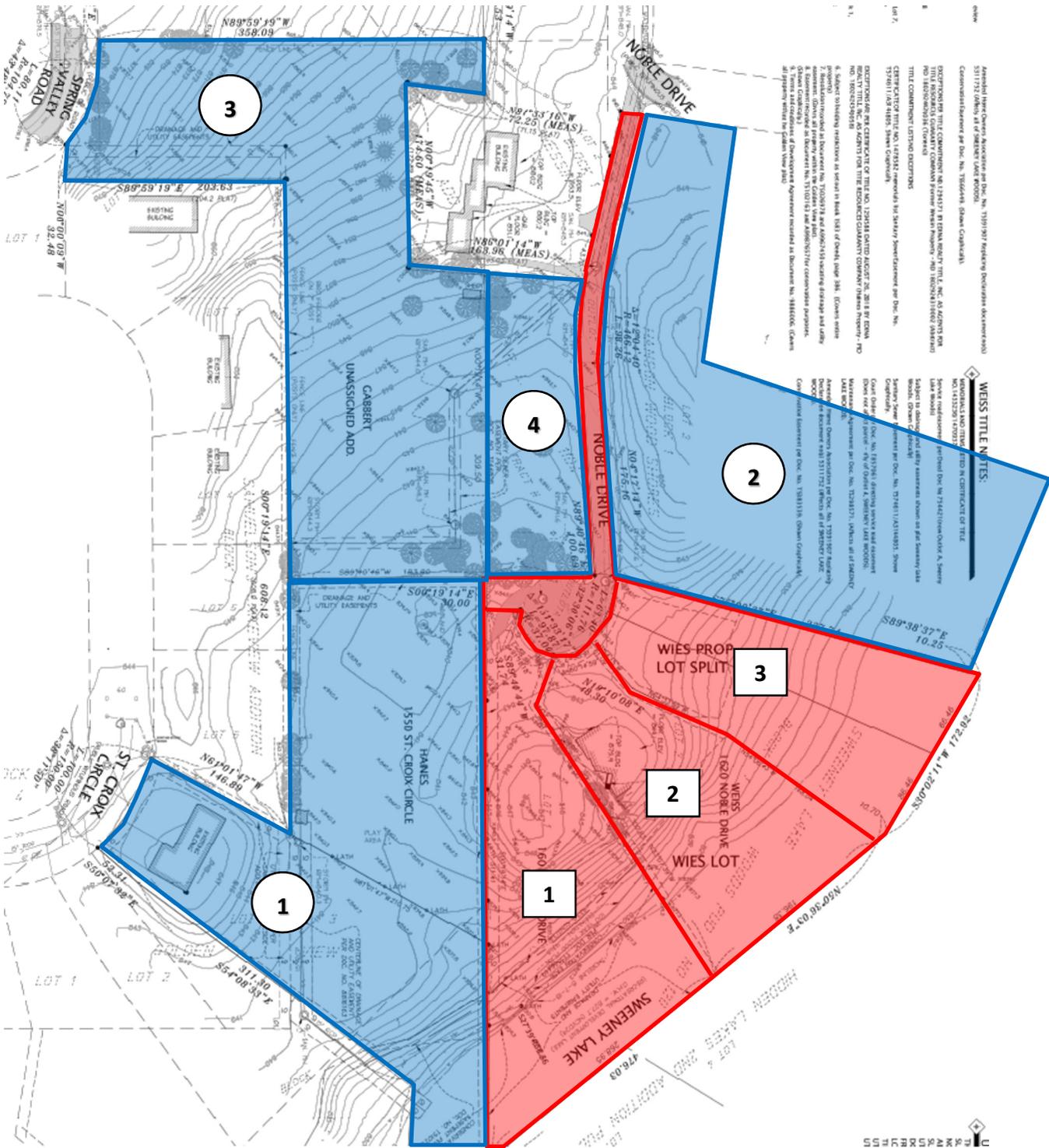
The entire area sits within a Single-Family Residential (R-1) zoning district and across the lake from the Hidden Lakes PUD.

Proposal

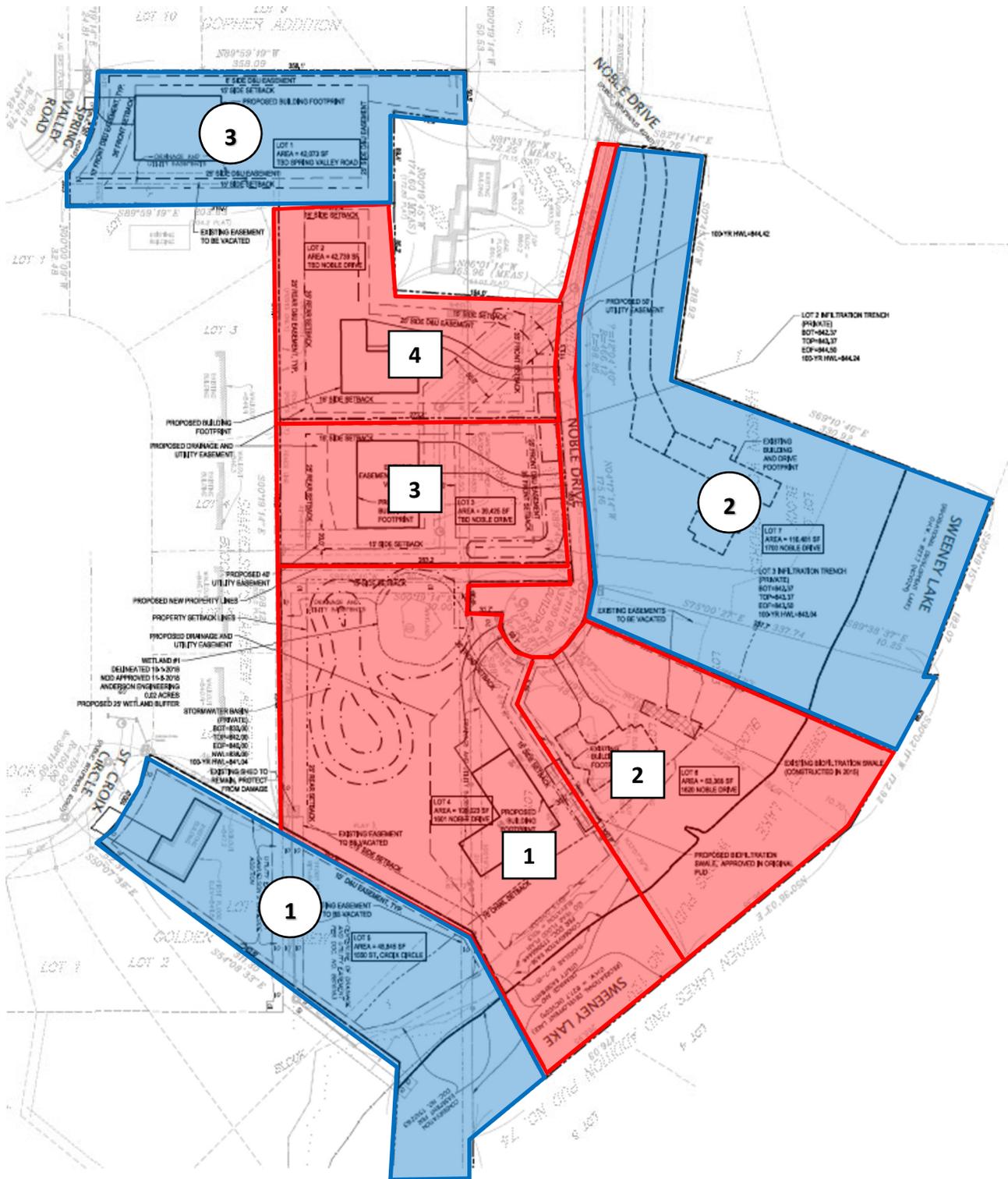
The applicant is proposing to modify two parcels within the existing PUD – increasing the size of one and splitting the other in order to combine the two halves with the adjacent properties on either side. In addition, the expanded PUD boundary would incorporate vacant land to the west of the private street, creating two new residential lots within the PUD. Finally, an existing residential lot outside of the PUD and accessed from Spring Valley Road would be reduced in size. Overall, this would add one buildable residential lot to the area. (See images on following pages)

The PUD is adjacent to Sweeney Lake and therefore the management of stormwater runoff and drainage throughout the area is important – especially with the addition of new impervious surfaces resulting from the construction of new homes and driveways. Generally, topography directs water from the northwest to the southeast and into Sweeney Lake. In order to address the runoff rate and volume, and water quality treatment, the applicant is proposing a low impact development which will incorporate vegetated swales, biofiltration trenches, and a stormwater pond constructed to the west of the existing wetland.

Access to all four of the properties within the PUD would continue to be through the shared private street. This street is currently non-conforming with respect to width and the applicant requested a variance from the Board of Zoning Appeals in October of 2019. The request was denied and the decision was appealed to the City Council on December 17, 2019. The Council approved the variance with one condition – that any new homes constructed within the PUD include a sprinkler system. Because of the variance approval, expansion of the PUD via the amendment is able to move forward.



Existing: Red Properties within the PUD, Blue Properties outside the PUD



Proposed: Red Properties within the PUD, Blue Properties outside the PUD

In concert with the changes to the plat, the applicant is proposing to change the name of the PUD from Sweeney Lake Woods to Sweeney Lake Shores.

Neighborhood Meeting

Notices regarding the proposal were sent to property owners within 500 feet of the site and a neighborhood meeting was held on October 16, 2019. Roughly 10-12 residents attended. After a brief overview of the development, questions were asked regarding the number of lots being created, how stormwater would be handled, and the pending variance for the width of the private street.

Staff Review

Lot Requirements

As a PUD, the City can offer flexibility from the regular zoning requirements in order to achieve a better development. The original PUD allowed three residential lots to be created without the usual minimum amount of frontage on a public right-of-way. All three lots met the minimum lot area and lot width requirements.

Under the proposed changes, the four lots within the PUD will continue to have sufficient area and width, but will still only have access via the private street.

The existing private street is paved to a width of 18 feet and sits within a parcel that is 20 feet wide. The standards for private streets within a PUD are a minimum of 20 feet of paved width approximately centered within an easement that is at least four feet wider than the street. A variance was granted upon appeal to the City Council that allows the driveway to remain at its current width under the proposed scenario with the condition that any new home constructed within the PUD contains a sprinkler system.

The following table describes the size of the existing lots and those proposed under the PUD amendment. It should be noted that the lot on St. Croix Circle extends across Sweeney Lake and includes a small amount of land on the peninsula.

Lots Within the PUD			Lots Outside the PUD		
	Existing	Square Feet		Existing	Square Feet
1	1601 Noble Dr	53,964	①	1550 St. Croix Cr	199,634
2	1620 Noble Dr	41,700	②	1700 Noble Dr	97,316
3	1640 Noble Dr	40,820	③	Spring Valley Rd	104,096
			④	Tract H	25,557
	Proposed			Proposed	
1	1601 Noble Dr	105,023	①	1550 St. Croix Cr	153,771
2	1620 Noble Dr	63,365	②	1700 Noble Dr	116,481
3	Unassigned lot 3	39,425	③	Spring Valley Rd	42,073
4	Unassigned lot 4	42,739			

Each of the three lots being modified and remaining outside of the PUD (1550 St. Croix Circle, 1700 Noble Drive, and the unassigned Spring Valley Road property) must be evaluated against the City’s minimum subdivision requirements found in Chapter 109 of the City Code:

Factor/Finding
<p>1. A minor subdivision shall be denied if the proposed lots do not meet the minimum area and dimensional requirements for the Zoning District in which they are located, or if vehicular access is not provided from an abutting improved street.</p>
<p>Standard met. All of the proposed lots continue to meet the requirements of the R-1 Single Family Zoning District and have access from improved streets.</p>
<p>2. A minor subdivision may be denied upon the City’s determination that a resulting new lot is encumbered by steep slopes or excessive wetness.</p>
<p>Standard met. Two of the three lots have been developed with single-family homes in recent years. The third lot appears to be buildable, but has a steeper slope that has been addressed as part of the overall grading and stormwater plan.</p>
<p>3. A minor subdivision may be denied if sewer and water connections are not directly accessible by each proposed lot.</p>
<p>Standard met. Two of the three lots are already served with sewer and water; connections are directly accessible for the development of the third lot.</p>
<p>4. Approval shall be conditioned on the granting of easements for necessary public purposes.</p>
<p>Standard conditionally met. New utility easements will be dedicated as shown on the preliminary plat and as may be modified pending further review by the City.</p>
<p>5. Approval may be conditioned on the requirements of outside public agencies with jurisdiction.</p>
<p>Not applicable.</p>
<p>6. Approval shall be conditioned on the resolution of any title issues raised by the City Attorney.</p>
<p>Standard conditionally met. The City Attorney will determine if such a title review is necessary prior to approval of the final plat.</p>
<p>7. Minor subdivisions of nonresidential parcels may be denied if new development will cause undo strain on adjacent roads or on public utilities or will adversely affect adjacent uses.</p>
<p>Not applicable.</p>
<p>8. Approval shall be conditioned on the payment of a park dedication fee, sewer and water access charge, and pending or levied deferred assessments.</p>
<p>Standard conditionally met. A park dedication fee of \$34,560 (6% of the estimated land value of the unplatted areas) is required for this development. This includes all unplatted land within</p>

and outside of the PUD. Deferred assessments of \$35,000 from a past pavement management project will need to be paid prior to the release of the final plat.

9. The conditions spelled out shall provide the only basis for denial of a minor subdivision. Approval will be granted to any application that meets the established conditions.

Standard met.

Engineering Considerations

As is standard practice for development proposals, plans were reviewed by the City’s Engineering Division. Engineering staff found the plans to be in general conformance with the City’s standards and specifications, the environmental goals and policies listed in the 2040 Comprehensive Plan, and the water quality goals for Sweeney Lake. Staff will continue to work with the developer during the entitlement process to ensure the completion of a construction phasing plan, a storm sewer construction plan and profile, and a detailed tree and landscape plan that meet City standards and code requirements.

Fire Safety Considerations

The Fire Department reviewed this proposal and strongly supported the approval of the requested variance with the condition that sprinkler systems be required in all new homes subsequently constructed within the PUD. The Fire Department has expressed belief that this level of fire protection is more effective than widening the private road. They had no other comments or concerns.

Fees and Assessments

A park dedication fee equivalent to 6 percent of the estimated land value of the currently unplatted properties (\$34,560) would be required prior to the release of the final plat. There are also deferred assessments of \$35,000 from the City’s 2006 Pavement Management Program for the three undeveloped properties in the area.

Evaluation

Staff finds that the proposed amendment to the existing PUD, if modified by the conditions being recommended below, would not be in conflict with the initial findings supporting the creation of Sweeney Lake Woods PUD No. 120. Specifically:

Standard	Finding
<p>1. Quality Site Planning. <i>The plan is tailored to the specific characteristics of the site and achieves a higher quality of site planning and design than is generally expected under conventional provisions.</i></p>	<p>Standard met. The proposed amendment has been carefully designed to accommodate the unique characteristics of the site, including the challenge of limited access via a shared private street and topography that drains a large area into Sweeney Lake. The low impact development approach that includes</p>

	vegetated swales, biofiltration trenches, and a new stormwater basin complements an existing wetland and helps to manage and treat stormwater.
2. Preservation. <i>The plan preserves and protects substantial desirable portions of the site’s characteristics, open space, and sensitive environmental features including steep slopes, trees, scenic views, creeks, wetlands, and open waters.</i>	Standard conditionally met. The existing wetland will be preserved with a vegetated buffer, many trees and wooded areas will be retained, and conservation easements have been or will be established along the shoreline of Sweeney Lake to protect the slope, trees, vegetation, and natural habitat.
3. Efficient; Effective. <i>The plan includes efficient and effective use (which includes preservation) of the land.</i>	Standard conditionally met. The size of each of the proposed single-family lots—well over the minimum area required by R-1 zoning—is consistent with the surrounding residential uses and the amount of impervious surface (hard cover) allowed is below the maximum established in the City Code.
4. Consistency. <i>The plan results in development that is compatible with adjacent uses and consistent with the Comprehensive Plan and redevelopment plans and goals.</i>	Standard met. The use of the properties for single-family homes is compatible with neighboring properties and the density being proposed is consistent with the land use section of the City’s Comprehensive Plan.
5. General Health. <i>The plan is consistent with preserving and improving the general health, safety, and general welfare of the people of the City.</i>	Standard met. The proposed stormwater management strategies help control and treat stormwater entering Sweeney Lake, protecting and enhancing water quality and improving the overall health of the lake.
6. Meets Requirements. <i>The plan meets the intent and purpose provisions of Section 113-123 (a) and all other provisions of the section.</i>	Standard met. Following the approval of the variance for the reduce width of the private street, the PUD plan meets all of the required provisions of the City Code.

Next Steps

Following action by the Planning Commission, a number of additional steps remain to be taken before the conclusion of the entitlement process:

- The proposal is subject to review and approval by the Bassett Creek Watershed Management Commission.
- Due to its proximity to Sweeney Lake, the proposal is subject to review and approval by the Department of Natural Resources.
- The PUD Amendment must be considered by the City Council.

- Existing easements throughout the site must be vacated and new easements must be proposed, consistent with the preliminary plat.
- The City Council must consider approval of:
 - A final plat (with the new easements)
 - An amended PUD Permit
 - A development agreement outlining the costs and responsibilities of the developer
 - A maintenance agreement outlining the responsibilities of the property owners

Recommendation

Staff recommends approval of Sweeney Lake Woods PUD No. 120, Amendment #1, subject to the following conditions:

1. The plans prepared by Civil Site Group dated February 13, 2020, shall become a part of this approval.
2. The applicant shall vacate existing easements and dedicate new drainage and utility easements as shown on the preliminary plat.
3. The City Attorney will determine if a title review is necessary prior to approval of the final plat.
4. A park dedication fee of \$34,560 shall be paid prior to the release of the final plat.
5. A deferred special assessment of \$35,000 shall be paid prior to the release of the final plat.
6. The conservation easement for 1640 Noble Drive must be signed and recorded prior to the release of the final plat.
7. The impervious surface area on each of the four undeveloped lots (three within the PUD, one outside of the PUD) shall be limited to 10,000 square feet in order to preserve open space within the shoreland area of Sweeney Lake and to remain consistent with the stormwater calculations that determined the design of the stormwater management facilities.

Attachments

Location Map (1 page)

Project Narrative (1 page)

Plans prepared by Civil Site Group dated February 13, 2020 (13 pages)

Images of existing and proposed conditions (2 pages)

Sweeney Lake Shores PUD Narrative
9-13-19

The following describes the rationale for the proposed Planned Unit Development (PUD) as well as differences from the underlying zoning requirements and descriptions of the over-all development concept.

The proposed Sweeney Lake Shores PUD is the redevelopment of vacant residential land along with the re-platting of adjacent single-family parcels to complete a large “estate lot” single family vision for this area along the western shoreline of Sweeney Lake. Due to the unique shape of the vacant parcels with no access to public streets, and the existing platted parcels with existing homes, private driveways, lakeshore restrictions and other qualities unique to this land, a subdivision adhering to a standard zoning district is not feasible. A PUD is the best way to provide high quality, creative development of this area into large estate lots that will fit in well with the character of the surrounding homes and lots.

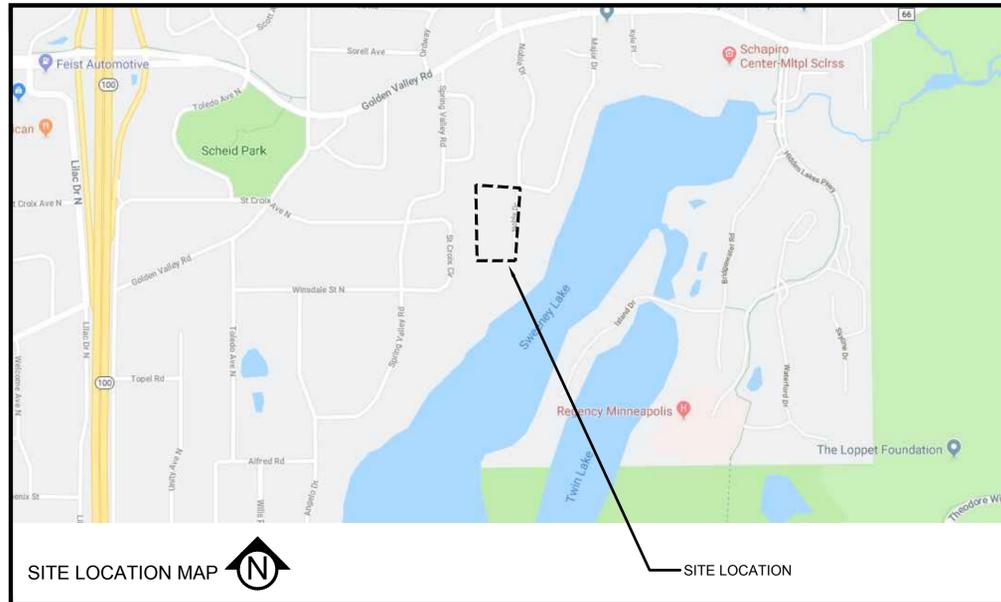
The underlying zoning for this area is Single Family (R-1). This underlying zoning standards are not proposed to be changed. The proposed lots will generally exceed all the lot size and dimensional minimums in the R-1 district. The only difference in the proposed PUD is that the lots will not have frontage on a public street. The lots in the PUD will be served by a shared private driveway.

The overall development concept is somewhat unique to Golden Valley in terms of recent single-family subdivisions which adds to the variety of housing stock that is available within the City. This project is proposing larger estate lots, an acre plus in size which has many benefits. The larger lots provide additional open space and less impervious surfaces, has the potential so save more trees and have a lesser impact on Sweeney Lake due to generating less runoff. This project will be an asset to not only this area of the City, but to Golden valley as a whole.

SWEENEY LAKE SHORES PUD

GOLDEN VALLEY, MINNESOTA
ISSUED FOR: CITY RESUBMITTAL

PRELIMINARY:
NOT FOR
CONSTRUCTION



PROJECT
SWEENEY LAKE SHORES PUD
GOLDEN VALLEY, MN 55422
JOHN GABBERT
312 FERNDALE ROAD WEST, WAYZATA, MN 55391

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
Matthew R. Pavek
DATE 09/27/19 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
09/27/19	PRELIMINARY PLAT SUBMITTAL
11/08/19	RESUBMITTAL
01/10/20	CITY RESUBMITTAL
01/29/20	CITY RESUBMITTAL
02/12/20	CITY RESUBMITTAL

DRAWN BY: WB, KW REVIEWED BY: MP
PROJECT NUMBER: 19280

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

2/13/2020 1:59 PM
© COPYRIGHT 2018 CIVIL SITE GROUP INC.

DEVELOPER / PROPERTY OWNER:

JOHN GABBERT
312 FERNDALE ROAD WEST
WAYZATA, MN 55391
612-803-2620

ENGINEER / LANDSCAPE ARCHITECT:

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

SURVEYOR:

CORNERSTONE LAND SURVEYING INC.
1970 NORTHWESTERN AVE. SUITE #200
STILLWATER, MN 55082
651-275-8969

GEOTECHNICAL ENGINEER:

HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVENUE SOUTH
MINNEAPOLIS, MN 55407

MASTER LEGEND:

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

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C2.0	SITE PLAN / PRELIMINARY PLAT
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS



GABBERT LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 146711
 Lot 1, Block 1, Sweeney Lake Woods PUD No. 120
 Together with a perpetual service road easement now over and upon Outlot A, as shown in Deed Doc No. 754421;
 Subject to drainage and utility easements as shown on plat. Subject to restrictions as reserved in Deed document no(s) 5545909 (TORRENS)
 LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 1294571 BY EDINA REALTY TITLE, INC. AS AGENTS FOR TITLE RESOURCES GUARANTY COMPANY
 Lot 3, Auditor's Subdivision No. 330, except that part thereof platted as Wessin Addition, as Gopher Addition and Samuelson's Lakeview Addition. (Abstract)
 AND, The North 30 feet of Lot 2, Block 1, Samuelson's Lakeview Addition
 AND, Tract H, Registered Land Survey No. 1104 (Torrens), Hennepin County, Minnesota

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 1294588 DATED AUGUST 26, 2018 BY EDINA REALTY TITLE, INC. AS AGENTS FOR TITLE RESOURCES GUARANTY COMPANY
 That part of Lot 3, Block 1, Golden View, embraced within Lot 7, Block 1, Samuelson's Lakeview Addition, Hennepin County, Minnesota. (Torrens Property)
 and
 Lot 3, Block 1, Golden View, except that part of Lot 3, Block 1, Golden View, embraced within Lot 7, Block 1, Samuelson's Lakeview Addition, Hennepin County, Minnesota. (Abstract Property)

SBB LAKE, LLC LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. PRE237796 BY EDINA REALTY TITLE, INC. AS AGENT FOR OLD REPUBLIC TITLE INSURANCE COMPANY.
 Lot 2, Block 1, HANSON WOOD SHORES, Hennepin County, Minnesota.

SBB LAKE, LLC TITLE NOTES:

EXCEPTIONS PER TITLE COMMITMENT NO. PRE237796 BY EDINA REALTY TITLE, INC. AS AGENT FOR OLD REPUBLIC TITLE INSURANCE COMPANY.
 25. Subject to Terms and conditions of Conservation Easement Doc. No. 5246720
 26. Subject to Terms and conditions of Declaration per Doc. No. T5482817.

TITLE NOTES:

MEMORIALS AND ITEMS LISTED IN CERTIFICATE OF TITLE NO. 146711
 Service road easement per Deed Doc No 754421 (now shown graphically as Outlot A, Sweeney Lake Woods)
 Subject to drainage and utility easements as shown on plat of Sweeney Lake Woods. (Shown Graphically)
 Subject to restrictions as reserved in Deed Doc. No(s) 5545909. (See letter from Lecy to Gabbert)
 Sanitary Sewer Easement per Doc. No. T574611/A3144805. Shown Graphically.
 Court Order per Doc. No. T857061 directing service road easement (Does not affect parcel - nly of Outlot A, SWEENEY LAKE WOODS).
 Maintenance Agreement per Doc. No. T5298571. (Affects all of SWEENEY LAKE WOODS).
 Amended Home Owners Association per Doc. No. T5391907 Replacing Declaration document no(s) 5311752 (Affects all of SWEENEY LAKE WOODS).
 Conservation Easement per Doc. No. T5566449. (Shown Graphically).

EXCEPTIONS PER TITLE COMMITMENT NO. 1294571 BY EDINA REALTY TITLE, INC. AS AGENTS FOR TITLE RESOURCES GUARANTY COMPANY (Former Wessin Property - PID 1802924310002 (Abstract) PID 1802924420036 (Torrens))
 TITLE COMMITMENT LISTS NO EXCEPTIONS
 CERTIFICATE OF TITLE NO. 1478582 memorial list Sanitary Sewer Easement per Doc. No. T574611/A3144805. Shown Graphically.
 EXCEPTIONS ARE PER CERTIFICATE OF TITLE NO. 1294588 DATED AUGUST 26, 2018 BY EDINA REALTY TITLE, INC. AS AGENTS FOR TITLE RESOURCES GUARANTY COMPANY (Haines Property - PID NO. 1802424340058)
 6. Subject to building restrictions as set out in Book 1583 of Deeds, page 386. (Covers entire property)
 7. Resolution recorded as Document No. T5026978 and A9967450 vacating drainage and utility easement. (Covers all property within the Golden View plat).
 8. Easement recorded as Document No. T5102163 and A9987657 for conservation purposes. (Shown Graphically.)
 9. Terms and conditions of Development Agreement recorded as Document No. 9886006. (Covers all property within the Golden View plat).

WEISS LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 1433236
 Lot 2, Block 1, Sweeney Lake Woods PUD No. 120
 Subject to drainage and utility easements as shown on plat.
 Together with a perpetual service road easement now over and upon Outlot A, as shown in Deed Doc No 754421 y, Minnesota. (Abstract Property)
 LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 1470937
 Lot 3, Block 1, Sweeney Lake Woods PUD No. 120
 Subject to drainage and utility easements as shown on plat.

WEISS TITLE NOTES:

MEMORIALS AND ITEMS LISTED IN CERTIFICATE OF TITLE NO. 1433236/1470937
 Service road easement per Deed Doc No 754421 (now Outlot A, Sweeney Lake Woods) (Shown Graphically)
 Sanitary Sewer Easement per Doc. No. T574611/A3144805. Shown Graphically.
 Court Order per Doc. No. T857061 directing service road easement (Does not affect parcel - nly of Outlot A, SWEENEY LAKE WOODS).
 Maintenance Agreement per Doc. No. T5298571. (Affects all of SWEENEY LAKE WOODS).
 Amended Home Owners Association per Doc. No. T5391907 Replacing Declaration document no(s) 5311752 (Affects all of SWEENEY LAKE WOODS).
 Conservation Easement per Doc. No. T5383539. (Shown Graphically).

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE HENNEPIN COUNTY SURVEYORS OFFICE.
 2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF GOLDEN VALLEY PUBLIC WORKS DEPARTMENT.
 3. THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK CV 006 WITH AN ELEVATION OF 867.50 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 183032758. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

TREE INVENTORY:

TAG #	TREE SPECIES	DBH	NOTES	TAG #	TREE SPECIES	DBH	NOTES
901	Boxelder	14		953	White Oak	26	
902	Boxelder	15		954	White Oak	14	
903	Locust	8		955	White Oak	20	
904	Locust	18		956	White Oak	24	
905	Hackberry	12		957	White Oak	26	
906	Rock Elm	15		958	Locust	12	
907	Rock Elm	15		959	White Oak	26	
908	Rock Elm	8		960	White Oak	12	
909	Rock Elm	12		961	White Oak	18	
910	Rock Elm	8		962	White Oak	20	
911	Rock Elm	10		963	White Oak	18	
912	Rock Elm	10		964			Last Tag
913	Bur Oak	20		965			Last Tag
914	Rock Elm	8		966	White Oak	20	
915	Rock Elm	8		967	Cottonwood	44	
916	Boxelder	6		968	White Oak	18	
917	Boxelder	12		969	Sugar Maple	12	
918	Boxelder	8		970	Boxelder	7	
919	Ginkgo	6		971	Maple	10	
920	Paper Birch	6	Triple	972	Spruce	15	
921	Apple Tree	15	not a double	973	Paper Birch	18	
922	Ash	12		974	Paper Birch	20	
923	Ash	9		975	Paper Birch	12	
924	Sugar Maple	20		976	Paper Birch	26	
925	Sugar Maple	13		977	Locust	10	
926			Down	978	Locust	11	
927	Ginkgo	24		979	Locust	10	
928	Elm	12		980	Locust	10	
929	Sugar Maple	6		981	Spruce	12	
930	Elm	6		982	Locust	12	
931	Boxelder	9		983	Oak	18	
932	Boxelder	16		984	Boxelder	10	
933	Boxelder	24		985	Boxelder	10	
934	Boxelder	9		986	Boxelder	12	
935	Boxelder	18		987	Boxelder	12	
936	Boxelder	8		988	Boxelder	12	
937	Boxelder	10		989	Boxelder	20	
938	Boxelder	9		990	Silver Maple	9	
939	Rock Elm	16		991	Silver Maple	8	
940	Sugar Maple	15		992	Silver Maple	7	
941	Sugar Maple	16		993	Silver Maple	7	
942	Rock Elm	14		994	Boxelder	9	
943	Boxelder	14		995	Silver Maple	12	
944	Boxelder	14		996	Silver Maple	24	
945	Cottonwood	52	Double	997	Boxelder	6	
946	Cottonwood	44		998	Silver Maple	14	
947	Cottonwood	32		999	Boxelder	13	
948	Cottonwood	58		1000	Ash	11	
949	Locust	15		A	Spruce	8	NOT TAGGED
950	Rock Elm	16		B	Spruce	7	NOT TAGGED
951	Locust	12		C	Spruce	8	NOT TAGGED
952	White Oak	22					

GABBERT RESIDENCE
 GOLDEN VALLEY, MINNESOTA

CONTACT:
 CIVIL SITE GROUP
 Attn: Matt Pavek
 4931 West 35th Street
 Suite 200
 St. Louis Park, MN 55416
 Phone: 612.615-0060 Email: mpavek@civilsitegroup.com

COUNTY/CITY:
 HENNEPIN COUNTY
 CITY OF GOLDEN VALLEY

REVISIONS:

DATE	REVISION
12-21-18	PRELIM. ISSUE
03-12-19	ROUGH LAYOUT
09-10-19	INITIAL ISSUE
11-22-19	ADD TREES/ADJ EL

CERTIFICATION:
 I hereby certify that this plan 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.

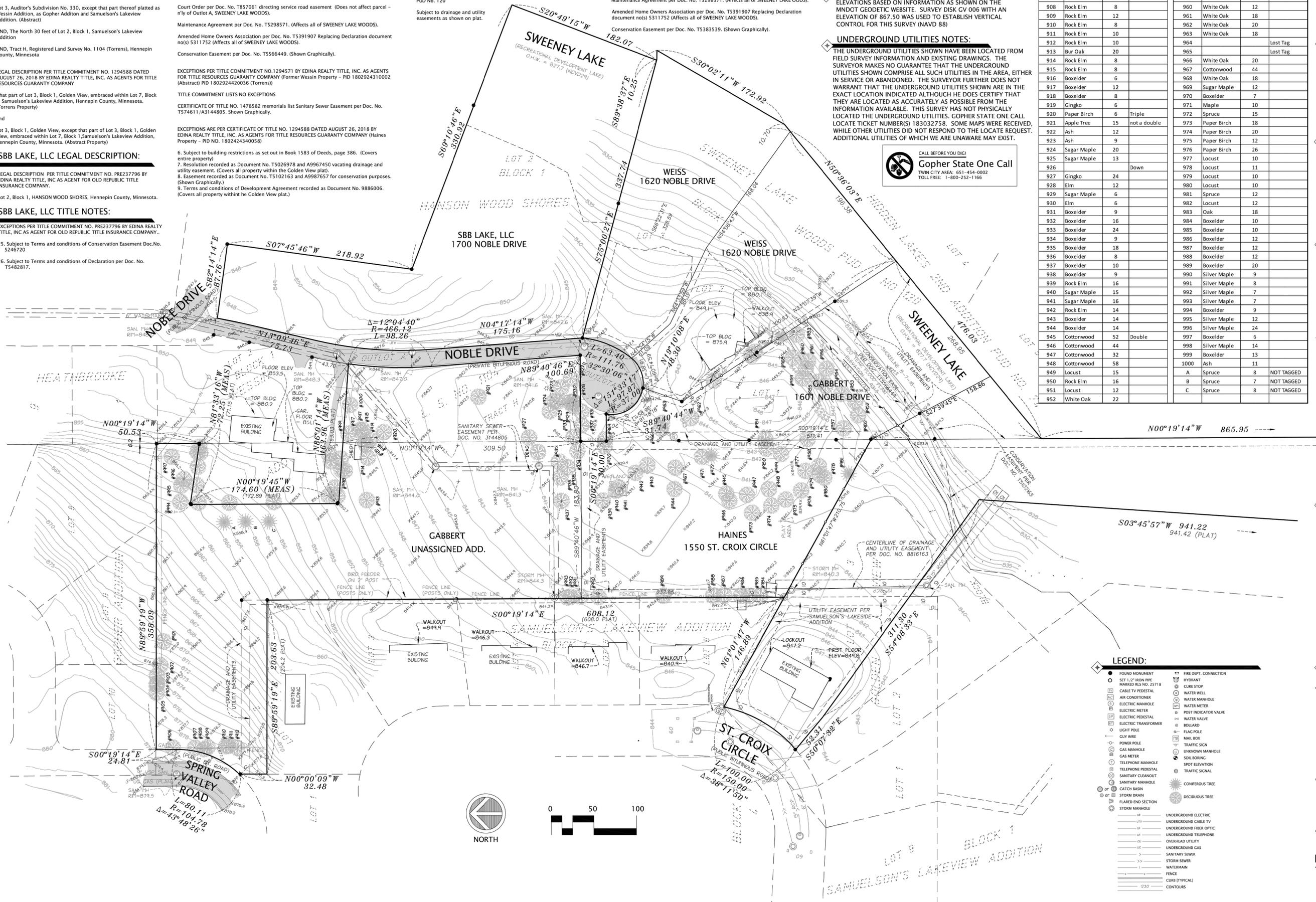
 Daniel L. Thurmes Registration Number: 25718
 Date: 12-21-18

PROJECT LOCATION:
1601 NOBLE DRIVE
 PID#1802924430019
 PID#1802924340058
 PID#1802924310002
 PID#1802924420056
 PID#1802924430020
 PID#1802924430021
 PID#1802924420050

Suite #200
 1970 Northwestern Ave.
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@cssurvey.net

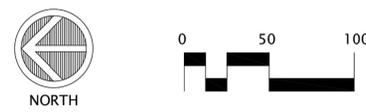
CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVSTR61A
 PROJECT NO. STR18061A
 SHEET
V1.0



LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED R/S NO. 25718
- CABLE TV RESTRICTION
- ⊕ AIR CONDITIONER
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC TRANSFORMER
- ⊕ LIGHT POLE
- ⊕ GUY WIRE
- ⊕ POWER POLE
- ⊕ GAS MANHOLE
- ⊕ GAS METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ SANITARY CLEANOUT
- ⊕ SANITARY MANHOLE
- ⊕ CATCH BASIN
- ⊕ STORM DRAIN
- ⊕ FLARED END SECTION
- ⊕ STORM MANHOLE
- ⊕ FIRE DEPT. CONNECTION
- ⊕ HYDRANT
- ⊕ CURB STOP
- ⊕ WATER WELL
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ MAIL BOX
- ⊕ POST INDICATOR VALVE
- ⊕ WATER VALVE
- ⊕ BOLLARD
- ⊕ FLAG POLE
- ⊕ MAIL BOX
- ⊕ TRAFFIC SIGN
- ⊕ UNKNOWN MANHOLE
- ⊕ SOIL BORING
- ⊕ SPOT ELEVATION
- ⊕ TRAFFIC SIGNAL
- ⊕ CONFIRMED TREE
- ⊕ DECIDUOUS TREE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FENCE
- CURB (TYPICAL)
- CONTOURS



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
SWEENEY LAKE SHORES PUD
GOLDEN VALLEY, MN 55422
JOHN GABBERT
312 FERNDALE ROAD WEST, WAYZATA, MN 55391

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: 09/27/19 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
09/27/19	PRELIMINARY PLAT SUBMITTAL
11/09/19	RESUBMITTAL
01/10/20	CITY RESUBMITTAL
01/29/20	CITY RESUBMITTAL
02/13/20	CITY RESUBMITTAL

DRAWN BY: WB, KW REVIEWED BY: MP
PROJECT NUMBER: 19280

REVISION SUMMARY

DATE	DESCRIPTION

**SITE PLAN /
PRELIMINARY PLAT**

C2.0

2/13/2020 1:59 PM

CITY OF GOLDEN VALLEY SITE SPECIFIC NOTES:

1. DETAILED LANDSCAPE PLAN WILL BE SUBMITTED AT TIME OF FINAL PLANS SUBMITTAL.
2. CONSTRUCTION PHASING PLANS WILL BE SUBMITTED PRIOR TO COUNCIL CONSIDERATION OF FINAL PLAT.
3. PHASE 2 GRADING OF INDIVIDUAL HOME SITES TO BE IN ACCORDANCE WITH THE APPROVED OVERALL GRADING PLAN.
4. PHASE 2 INDIVIDUAL GRADING PLANS WILL REQUIRE THAT ALL IN-PLACE STORMWATER BMP'S BE PROTECTED WITH 2 LAYERS OF SILT FENCING OR SIMILAR DURING CONSTRUCTION OF HOMES.

PRELIMINARY PLAT NOTES:

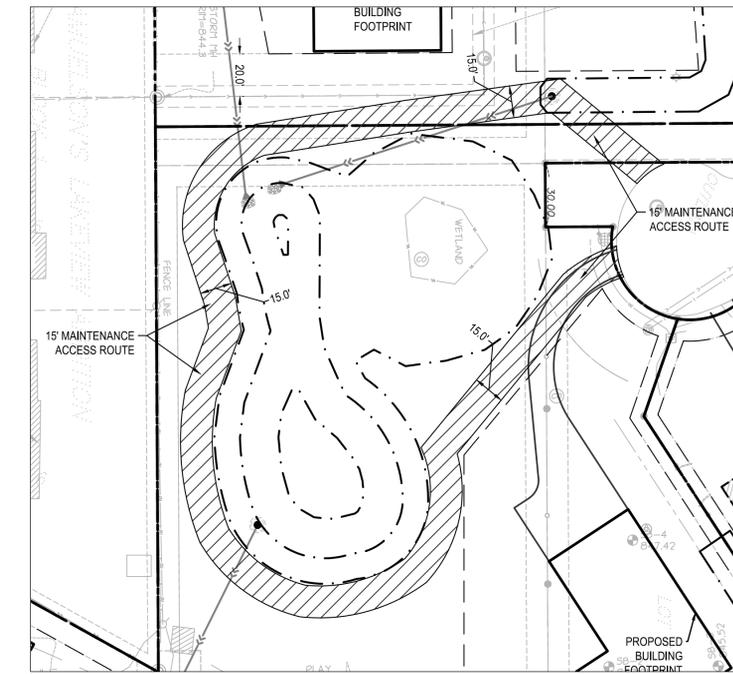
1. PROPOSED NAME OF SUBDIVISION: SWEENEY LAKE SHORES PUD
2. LEGAL DESCRIPTION OF THE PROPERTY: PID #: 1802924310002, 1802924430058, 1802924420036, 1802924430019, 1802924430020, 1802924430021, 1802924420050.
3. SITE ADDRESS: ADDRESSES ASSOCIATED WITH PID NUMBERS LISTED ABOVE.
4. PROPERTY OWNER: BRET AND DAWN WEISS, JOHN GABBERT, J D HAINES AND H J C HAINES AND SARAH BLACK.
5. SUBDIVIDER: JOHN GABBERT
6. ENGINEER: CIVIL SITE GROUP, 4931 W 35TH ST, SUITE 200, ST. LOUIS PARK, MN 55416
7. SURVEYOR: CORNERSTONE LAND SURVEYING INC., 1970 NORTHWESTERN AVE. SUITE #200, STILLWATER, MN 55082
8. CURRENT ZONING: R-1/PUD
9. PROPOSED SETBACKS: PER R-1 OF THE CITY OF GOLDEN VALLEY; 35' FRONT, 15' SIDE, 25' REAR.
10. THE GROSS LAND AREA IS 562,877 +/- SQUARE FEET OR 12.92 +/- ACRES.

SITE AREA TABLE:

OWNER	LOT	INC. IN PUD (Y/N)	GROSS LAND AREA (SF)	ABOVE OHW	SF IMPERVIOUS	% IMPERVIOUS AREA	SF ASSUMED FOR STORMWATER	% ASSUMED FOR STORMWATER
GABBERT	1	N	42,073	42,073	6,158	0.15	10,000	24%
GABBERT	2	Y	42,739	42,739	6,636	0.16	12,000	28%
GABBERT	3	Y	39,425	39,425	7,837	0.20	12,000	30%
GABBERT	4	Y	105,023	90,347	8,871	0.08	20,000	19%
HAINES	5	N	153,771	48,845	3,854	0.03	10,000	7%
WEISS	6	Y	63,365	40,206	5,070	0.08	10,000	16%
BLACK	7	N	116,481	92,098	11,729	0.10	10,000	9%

TOTAL	562,877	395,733
ACRES	12.92	9.08

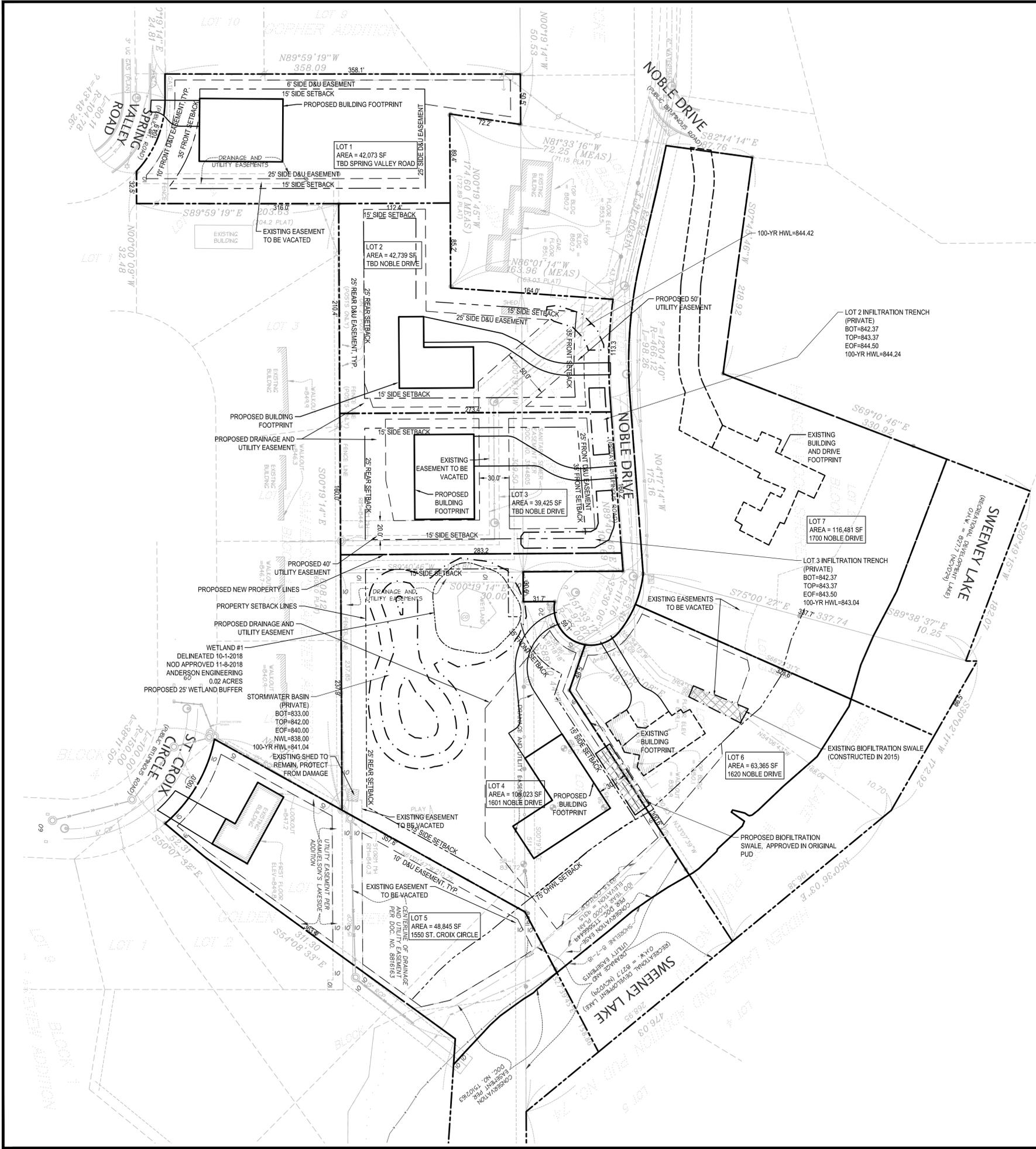
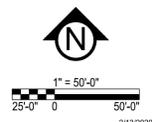
TOTAL AREA IN PUD	250,552	212,717
ACRES IN PUD	5.75	4.88

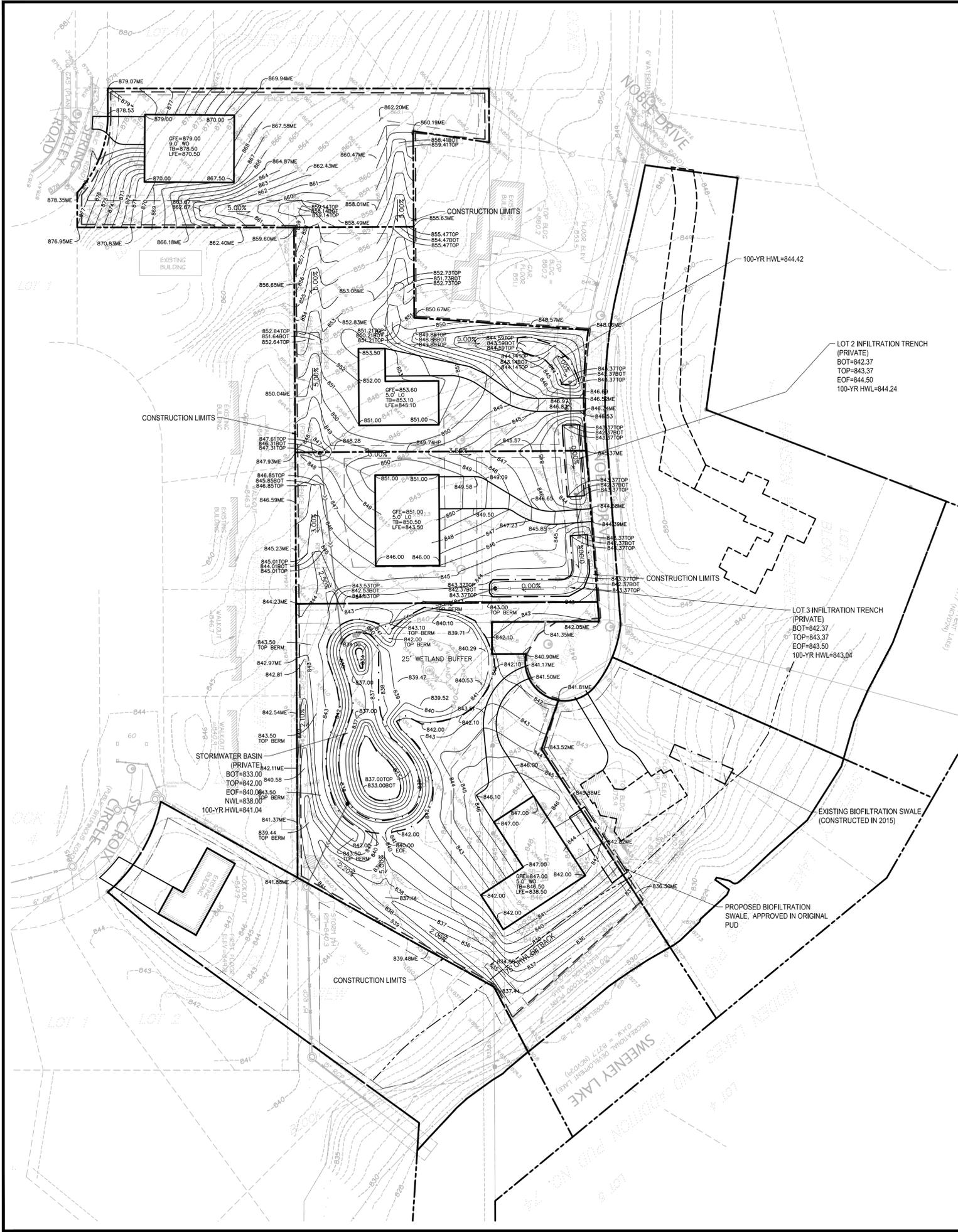


1 POND MAINTENANCE ACCESS ROUTE
1" = 40'-0"
20'-0" 0 40'-0" N

SITE PLAN LEGEND:

- PROPERTY LINE
- - - PROPOSED EASEMENT
- - - PROPOSED SETBACK
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
- HC = ACCESSIBLE SIGN
- NP = NO PARKING FIRE LANE
- ST = STOP
- CP = COMPACT CAR PARKING ONLY





EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW1.0-SW1.5

GROUNDWATER INFORMATION:
PER GEOTECHNICAL REPORTS BY HAUGO GEOTECHNICAL SERVICES, DATED 06-18-2015 AND 11-21-2018, 12-11-2019. GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 833.50 TO 838.08.

THE BORINGS & GROUNDWATER ARE AS FOLLOWS:

SB-1 (2015)	836.50
SB-2 (2015)	835.00
SB-3 (2015)	838.50
SB-4 (2015)	833.50
SB-5 (2015)	833.50
SB-1 (2018)	833.00
SB-2 (2018)	834.50
SB-3 (2018)	-
SB-4 (2018)	834.50
SB-1 (2019)	837.66
SB-2 (2019)	838.08

CITY OF GOLDEN VALLEY GRADING NOTES:

- DETAILED LANDSCAPE PLAN WILL BE SUBMITTED AT TIME OF FINAL PLANS SUBMITTAL.
- CONSTRUCTION PHASING PLANS WILL BE SUBMITTED PRIOR TO COUNCIL CONSIDERATION OF FINAL PLAN.
- PHASE 2 GRADING OF INDIVIDUAL HOME SITES TO BE IN ACCORDANCE WITH THE APPROVED OVERALL GRADING PLAN.
- PHASE 2 INDIVIDUAL GRADING PLANS WILL REQUIRE THAT ALL IN-PLACE STORMWATER BMP'S BE PROTECTED WITH 2 LAYERS OF SILT FENCING OR SIMILAR DURING CONSTRUCTION OF HOMES.

PROJECT SPECIFIC GRADING NOTES:

- GRADING FOR NEW HOMES IS CONCEPTUAL. HOMES SHALL BE CUSTOM GRADED.

TREE REMOVAL NOTES:

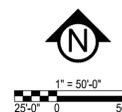
- TREE REMOVAL SHALL BE ON A LOT TO LOT BASIS. TREE PRESERVATION PERMITS WILL BE PULLED AT TIME OF BUILDING PERMITS.

GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.20 FOOT ABOVE, OR 0.20 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.20 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES, DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD. ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GRADING PLAN LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 --- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME SPOT GRADE ELEVATION MATCH EXISTING
- 68 --- GRADE BREAK - HIGH POINTS
- 70 --- CURB AND GUTTER (T.O = TIP OUT)
- EOF=1135.52 EMERGENCY OVERFLOW



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
SWEENEY LAKE SHORES PUD
GOLDEN VALLEY, MN 55422
JOHN GABBERT
312 FERNDALE ROAD WEST, WAYZATA, MN 55391

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavsek
DATE: 09/27/19 LICENSE NUMBER: 44283

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
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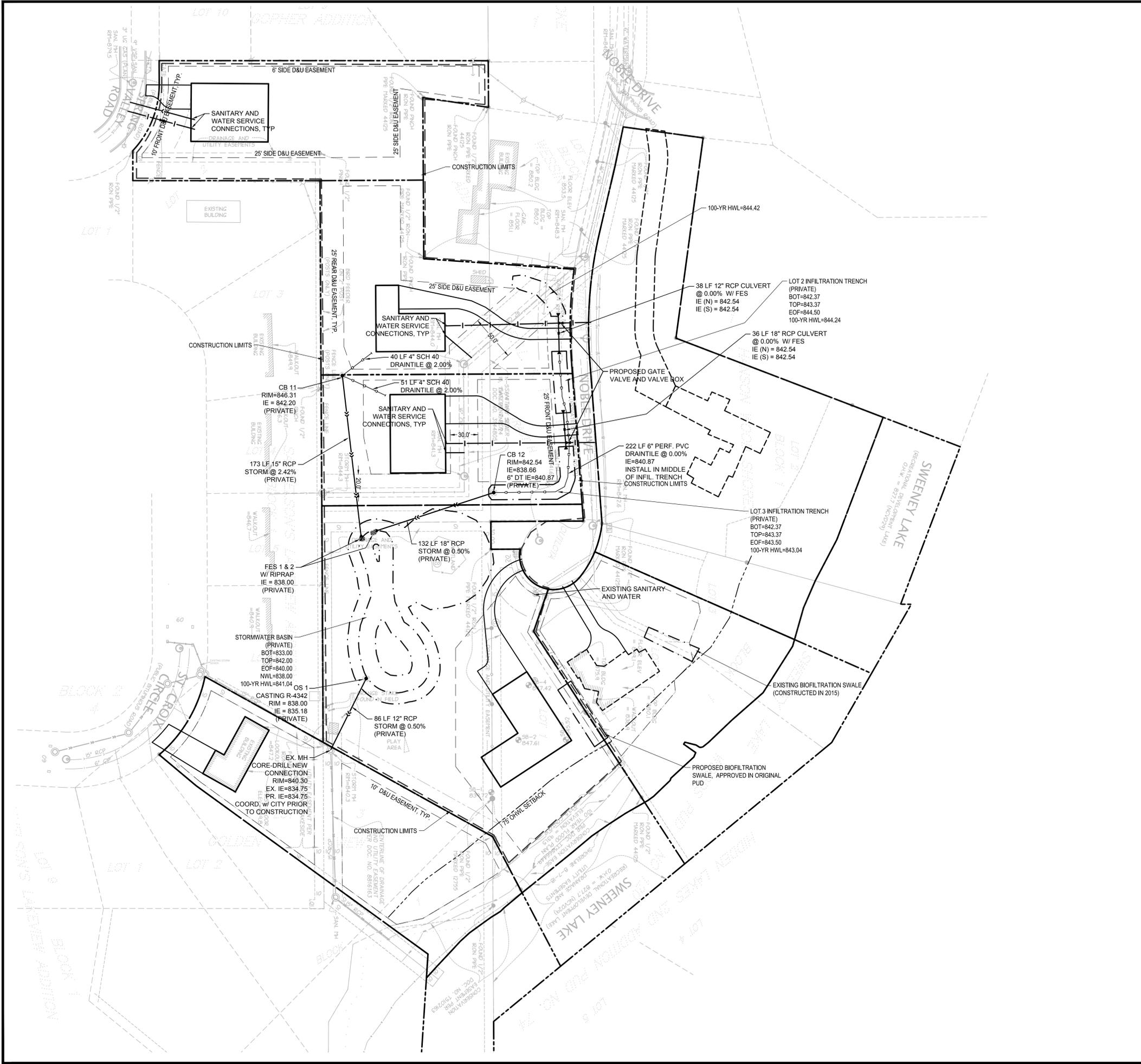
REVISION SUMMARY

DATE	DESCRIPTION

DRAWN BY: WB, KW REVIEWED BY: MP
PROJECT NUMBER: 19280

GRADING PLAN

C3.0



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

- CITY OF GOLDEN VALLEY UTILITY NOTES:**
- SEWER AND WATER SERVICES FOR LOTS 2 AND 3 SHALL BE INSTALLED WITH THE PHASE 1 INFRASTRUCTURE AND GRADING. ALL REMAINING SEWER AND WATER SERVICES SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT.

UTILITY LEGEND:

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



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
SWEENEY LAKE SHORES PUD
GOLDEN VALLEY, MN 55422
JOHN GABBERT
312 FERNDALE ROAD WEST, WAYZATA, MN 55391

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Matthew R. Pavek
Matthew R. Pavek
DATE 09/27/19 LICENSE NO. 44283

ISSUE/SUBMITTAL SUMMARY

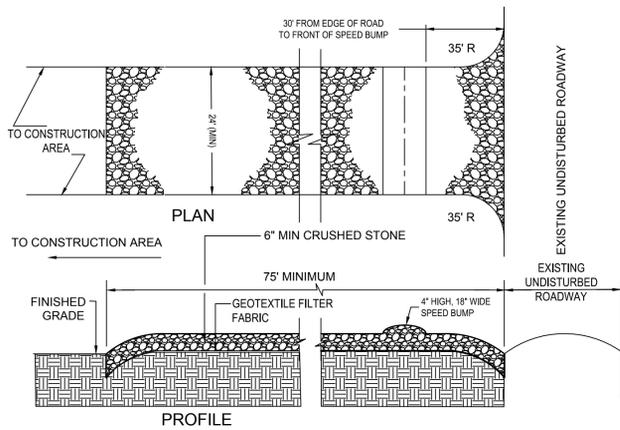
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01/10/20	CITY RESUBMITTAL
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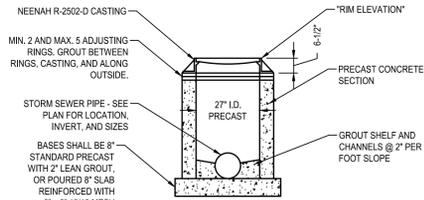
DATE	DESCRIPTION

DRAWN BY: WB, KW REVIEWED BY: MP
PROJECT NUMBER: 19280

UTILITY PLAN

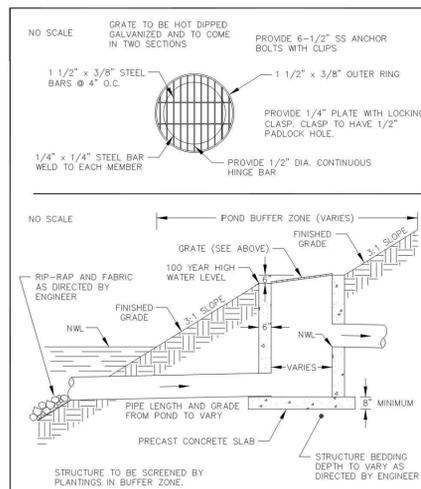


- NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR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

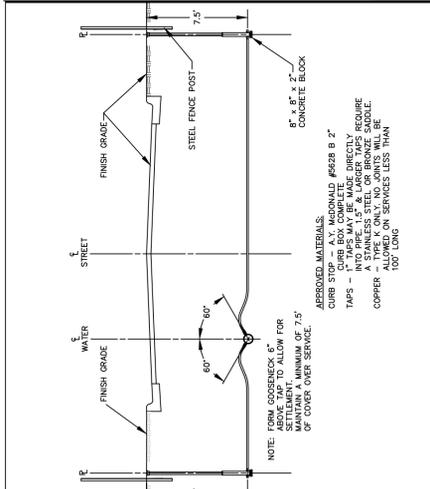


1 CATCH BASIN - 27" DIA.
NTS

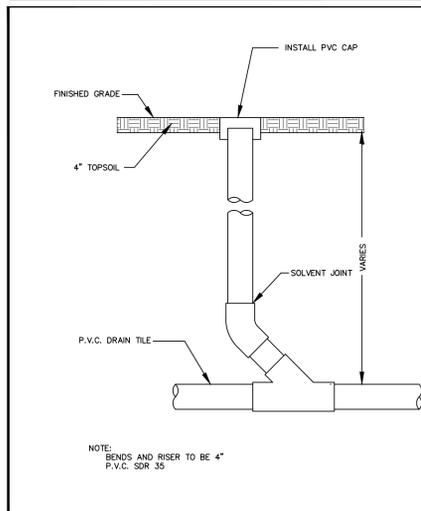
3 STABILIZED CONSTRUCTION ACCESS
NTS



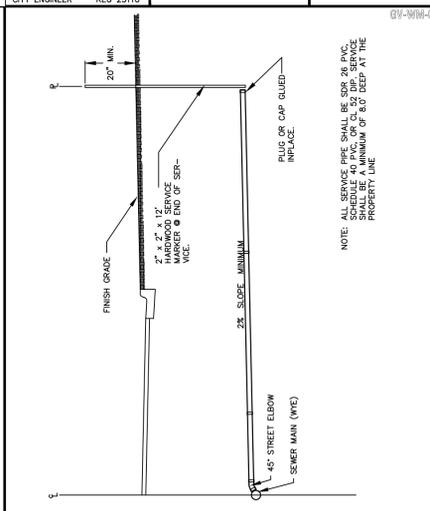
APPROVED JANUARY 1, 2018
CITY ENGINEER REG 23110
OUTLET CONTROL SKIMMER STRUCTURE WITH GRATE
Golden Valley
GV-ST-080



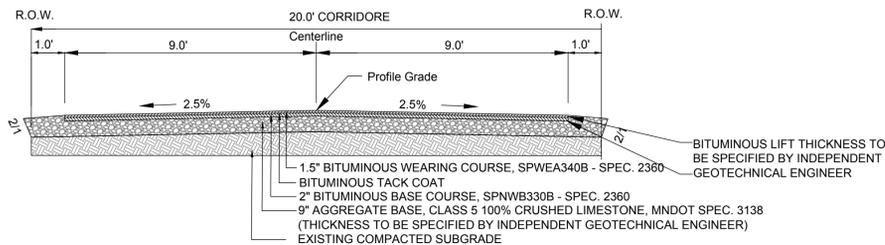
APPROVED DECEMBER 1, 1999
CITY ENGINEER REG 23110
TYPICAL WATER SERVICE (ON 6" TO 8" DUCTILE IRON MAIN)
CITY OF GOLDEN VALLEY



APPROVED DECEMBER 1, 1999
CITY ENGINEER REG 23110
CLEANOUT ASSEMBLY
CITY OF GOLDEN VALLEY

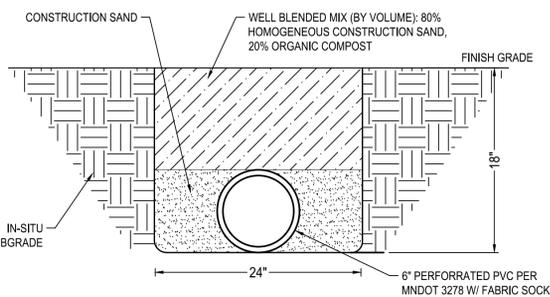


APPROVED DECEMBER 1, 1999
CITY ENGINEER REG 23110
SANITARY SEWER SERVICE
CITY OF GOLDEN VALLEY

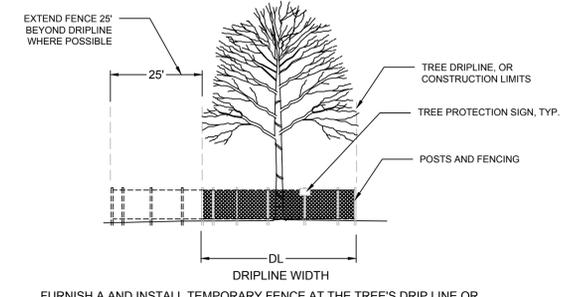


TYPICAL PRIVATE DRIVEWAY (NO CURB)

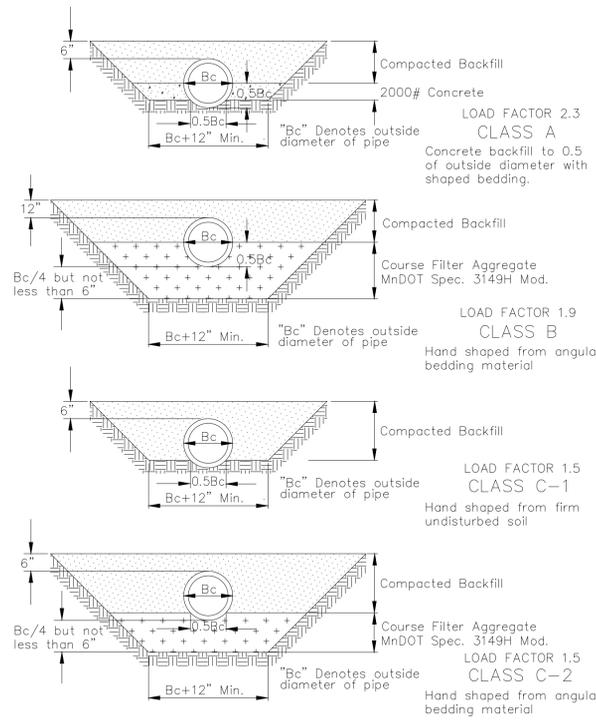
- TYPICAL NOTES:**
1. SECTIONS ARE THE MINIMUM THICKNESS REQUIRED FOR A PRIVATE DRIVEWAY. BOTH BITUMINOUS PAVEMENT THICKNESS AND CLASS 5 AGGREGATE BASE THICKNESS SHALL BE RECOMMENDED BY AN INDEPENDENT GEOTECHNICAL ENGINEER.
 2. DESIGN SHALL BE BASED ON SOIL BORINGS R-VALUE DETERMINED BY AN INDEPENDENT TESTING COMPANY.
 3. PRIVATE DRIVEWAY SECTION SHALL BE 7-TON DESIGN STANDARD.
 4. TACK COAT SHALL BE PLACED BETWEEN BITUMINOUS LIFTS. THE STREET SHALL BE CLEANED PRIOR TO PLACING THE TACK COAT.
- GRADING NOTES:**
1. IN AREAS OF FILL, BACKFILL SHALL BE COMPACTED PER SOIL REPORT RECOMMENDATIONS AND STRUCTURALLY BUILT WITH A 1:1 SLOPE MAX EXTENDING FROM 2' BEHIND THE LIMITS OF BITUMINOUS PAVEMENT OUTWARDS FOR OVERSIZING.
 2. ALL ORGANIC OR UNSUITABLE MATERIAL SHALL BE REMOVED FROM BENEATH THE ROADWAY.



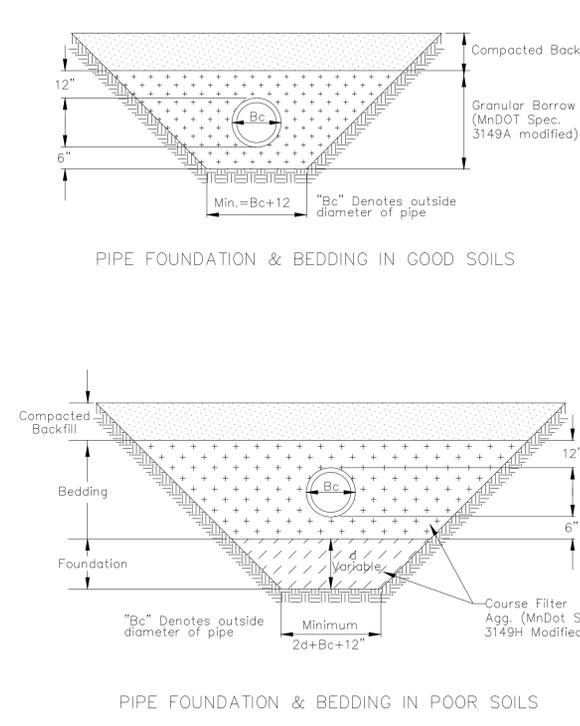
6 6" PVC DRAIN TILE DETAIL
NTS



2 TREE PROTECTION
NTS



4 PIPE BEDDING - RCP & DIP
NTS



5 PIPE BEDDING - PVC
NTS

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

SWEENEY LAKE SHORES PUD
GOLDEN VALLEY, MN 55422
JOHN GABBERT
312 FERNDALE ROAD WEST, WAYZATA, MN 55391

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Matthew R. Pavsek
DATE 09/27/19 LICENSE NO. 44283

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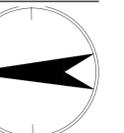
REVISION SUMMARY

DATE	DESCRIPTION

DRAWN BY: WB, KW REVIEWED BY: MP
PROJECT NUMBER: 19280

CIVIL DETAILS

C5.0



CITY OF GOLDEN VALLEY SITE SPECIFIC NOTES:

1. DETAILED LANDSCAPE PLAN WILL BE SUBMITTED AT TIME OF FINAL PLANS SUBMITTAL.
2. CONSTRUCTION PHASING PLANS WILL BE SUBMITTED PRIOR TO COUNCIL CONSIDERATION OF FINAL PLAN.
3. PHASE 2 GRADING OF INDIVIDUAL HOME SITES TO BE IN ACCORDANCE WITH THE APPROVED OVERALL GRADING PLAN.
4. PHASE 2 INDIVIDUAL GRADING PLANS WILL REQUIRE THAT ALL IN-PLACE STORMWATER BMP'S BE PROTECTED WITH 2 LAYERS OF SILT FENCING OR SIMILAR DURING CONSTRUCTION OF HOMES.

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GOLDEN VALLEY, MN 55422
JOHN GABBERT
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Patrick J. Sarver
Patrick J. Sarver
DATE: 09/27/19 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

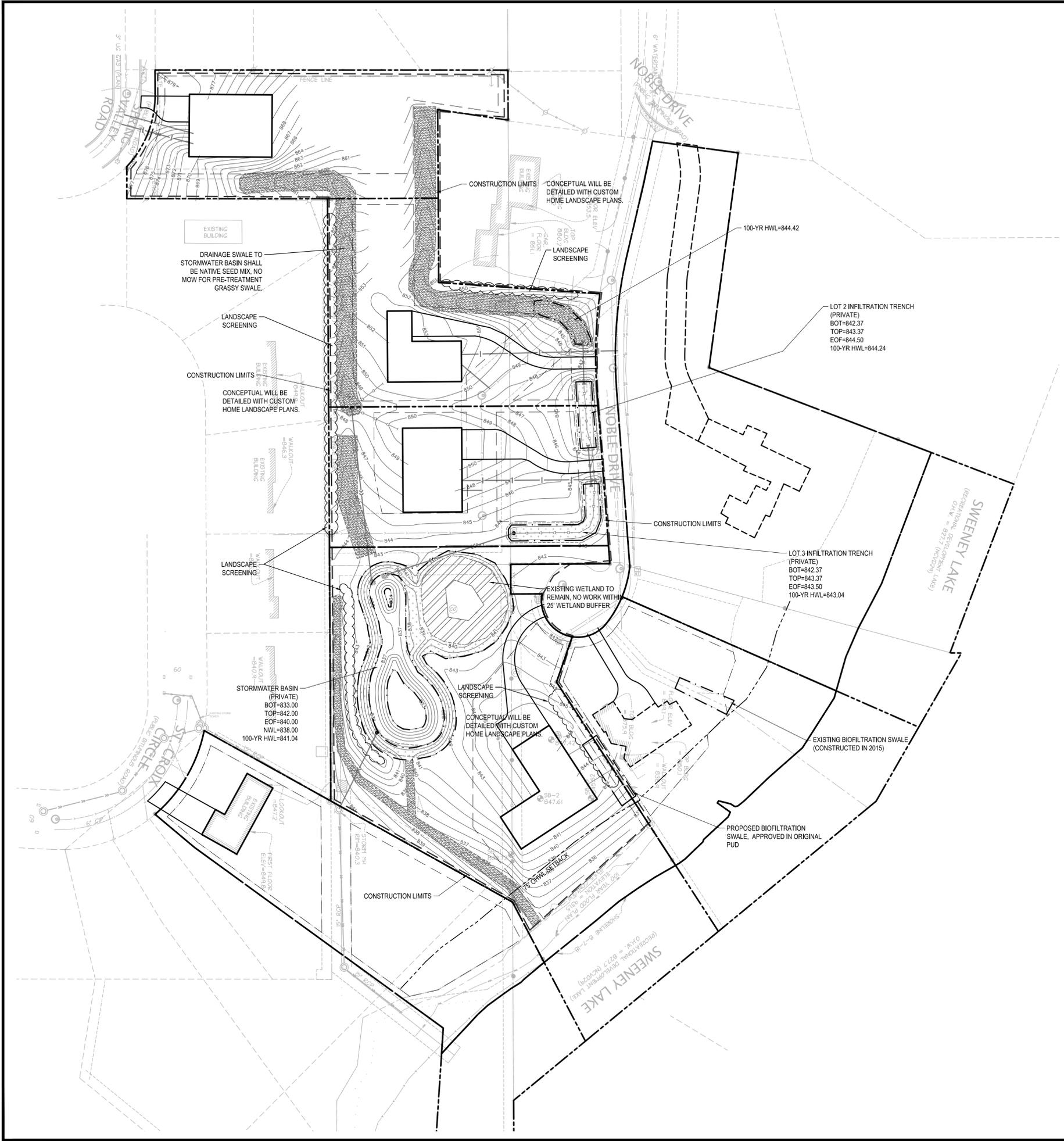
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DRAWN BY: WB, KW REVIEWED BY: MP
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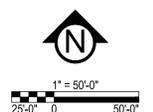
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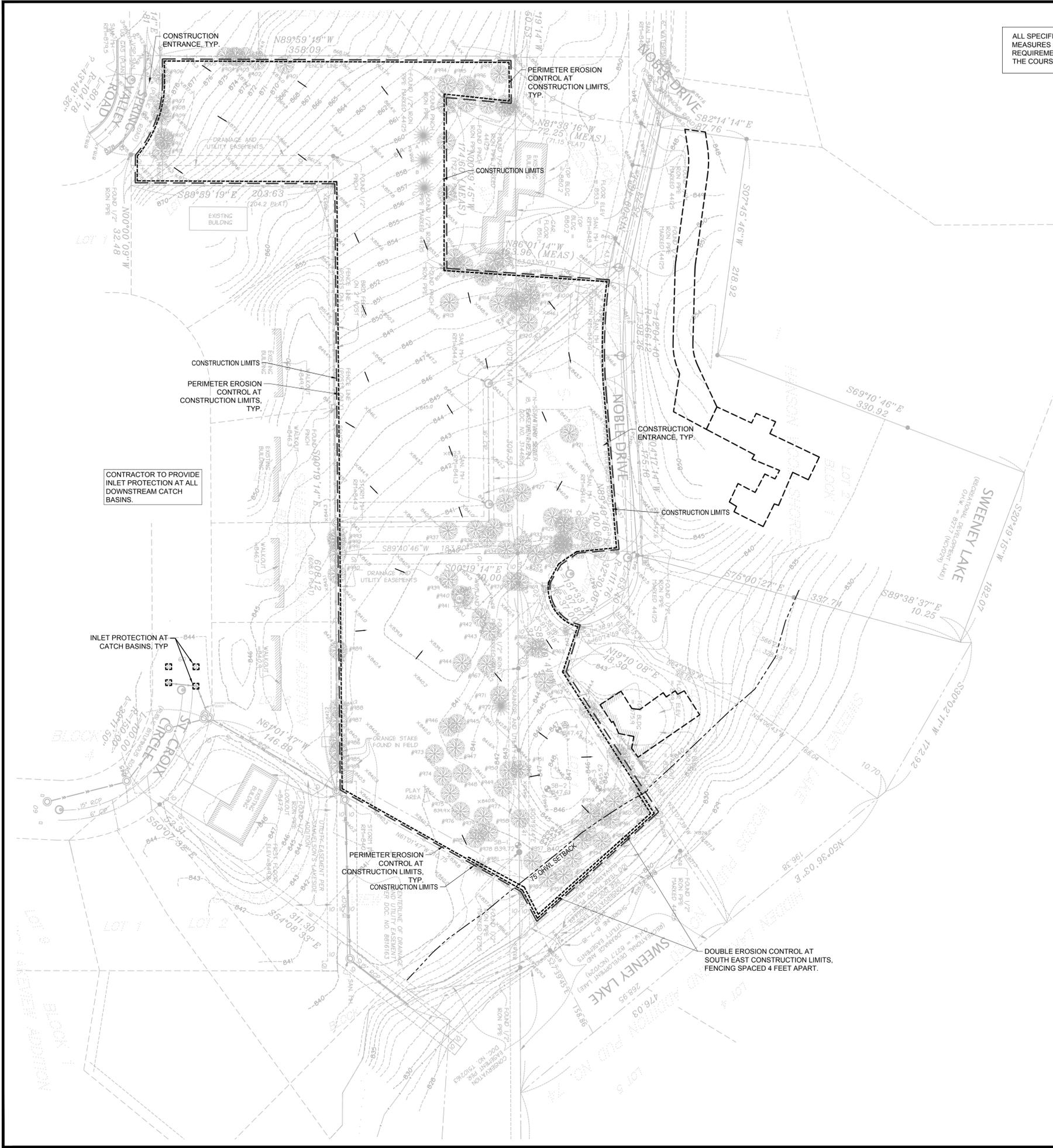
LANDSCAPE PLAN
L1.0
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- LEGEND**
- SEED
 - SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
 - 25' WETLAND BUFFER

- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.





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

- SWPPP NOTES:**
1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
 2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
 3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
 4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

- CITY OF GOLDEN VALLEY EROSION CONTROL NOTES:**
1. PHASE 2 GRADING OF INDIVIDUAL HOME SITES TO BE IN ACCORDANCE WITH THE APPROVED OVERALL GRADING PLAN.
 2. PHASE 2 INDIVIDUAL GRADING PLANS WILL REQUIRE THAT ALL IN-PLACE STORMWATER BMP'S BE PROTECTED WITH 2 LAYERS OF SILT FENCING OR SIMILAR DURING CONSTRUCTION OF HOMES.
 3. ALL ADJACENT STREETS WILL BE SWEEPED DAILY, OR AS DIRECTED BY THE CITY, TO REMOVE ALL ACCUMULATED MATERIALS. FAILURE TO PERFORM ANY STREET SWEEPING WITHIN 24 HOURS OF NOTICE BY THE CITY WILL RESULT IN THE WORK BEING PERFORMED BY THE CITY AND ALL ASSOCIATED COSTS BILLED. THE CITY ALSO REQUIRES REMOVAL OF ACCUMULATED MATERIALS ON STREETS DURING WINTER.
 4. PROVIDE TEMPORARY MEASURES TO STABILIZE THE SOILS NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, AND NO LATER THAN SEVEN DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED WHEN DISCHARGE POINTS OF THE PROJECT ARE WITHIN ONE MILE OF A SPECIAL OR IMPAIRED WATER AND FLOWS TO THAT SPECIAL OR IMPAIRED WATER. OPTIONS FOR TEMPORARY OR PERMANENT STABILIZATION MAY INCLUDE EROSION CONTROL MAT, FIBER BLANKETS, NETTING, TEMPORARY SEED, OR TEMPORARY MULCH.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
SWEENEY LAKE SHORES PUD
GOLDEN VALLEY, MN 55422
JOHN GABBERT
312 FERNDALE ROAD WEST, WAYZATA, MN 55391

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
Matthew R. Pavek
DATE 09/27/19 LICENSE NO. 44283

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
09/27/19	PRELIMINARY PLAN SUBMITTAL
11/08/19	RESUBMITTAL
01/10/20	CITY RESUBMITTAL
01/29/20	CITY RESUBMITTAL
02/12/20	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

DRAWN BY: WB, KW REVIEWED BY: MP
PROJECT NUMBER: 19280

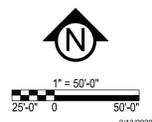
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0
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- LEGEND:**
- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
 - 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
 - DRAINAGE ARROW
 - SILT FENCE / BIOROLL - GRADING LIMIT
 - INLET PROTECTION
 - ▨ STABILIZED CONSTRUCTION ENTRANCE
 - ▨ EROSION CONTROL BLANKET



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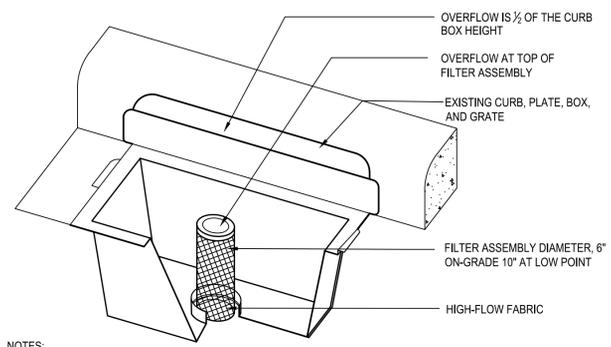
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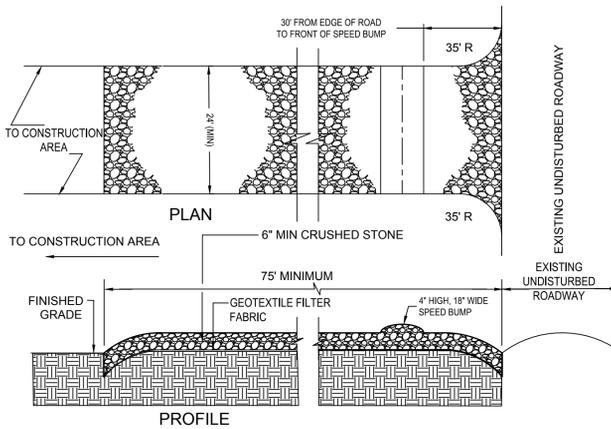
SWPPP - DETAILS

SW1.2



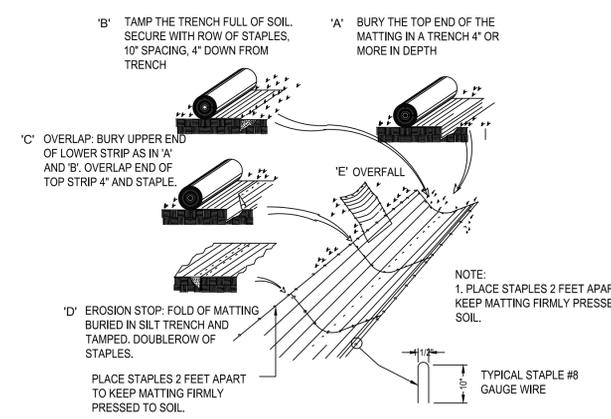
NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

1 CURB INLET FILTER
N T S

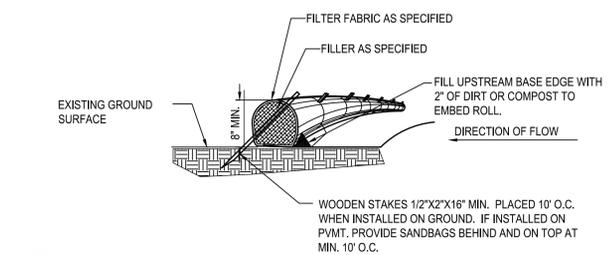


NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 211B.

2 STABILIZED CONSTRUCTION ACCESS
N T S

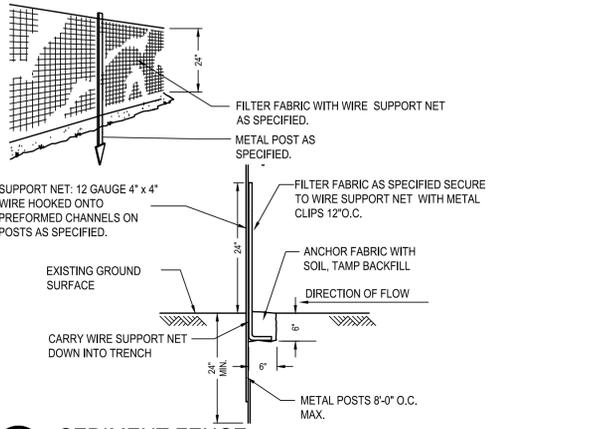


3 EROSION BLANKET
N T S



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

4 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
N T S



5 SEDIMENT FENCE
N T S

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, 2016 #MR100001) 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 BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (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 SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
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 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 CONTRACTORS' SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWN/GEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMP'S 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 BMP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MP/CA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
 - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER 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 BMP'S 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 BMP'S AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MP/CA 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 BMP'S 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 WATERS 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 BMP'S ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT 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 UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMP'S 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 CURTAIN 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 UPWARD 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 COMPLETED, PERMITTEES MUST 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 BMP'S DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MUST REMOVE INLET PROTECTION FROM 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 DOWNGRADIENT 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 BMP'S 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 BMP'S 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'S 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 INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
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. 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-LADEN 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 MUST 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 BMP'S 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) 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 HALL 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 BMP'S.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S 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 REMOVE ALL 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 PAVED 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.
 - 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 MP/CA 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 RAINFALL 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 MP/CA 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 OF 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 18 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 BMP'S PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMP'S 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 DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MP/CA'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 MULCH 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:
JOHN GABBERT
312 FERNDALE ROAD WEST
WAYZATA, MN 55391

CONTACT:

AREAS AND QUANTITIES:

OWNER	LOT	INC. IN PUD (Y/N)	GROSS LAND AREA (SF)	ABOVE OHW	SF IMPERVIOUS	% IMPERVIOUS AREA	SF ASSUMED FOR STORMWATER	% ASSUMED FOR STORMWATER
GABBERT	1	N	42,073	42,073	6,157	0.15	10,000	24%
GABBERT	2	Y	42,739	42,739	7,952	0.19	12,000	28%
GABBERT	3	Y	39,425	39,425	7,818	0.20	12,000	30%
GABBERT	4	Y	105,023	90,347	8,843	0.08	20,000	19%
HAINES	5	N	153,771	48,845	3,854	0.03	10,000	7%
WEISS	6	Y	63,365	40,206	5,070	0.08	10,000	16%
BLACK	7	N	116,481	92,098	11,729	0.10	10,000	9%

TOTAL	562,877	395,733
ACRES	12.92	9.08

TOTAL AREA IN PUD	250,552	212,717
ACRES IN PUD	5.75	4.88

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 MULCH 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.

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 BECAUSE THE PROPOSED IMPERVIOUS AREA IS LESS THAN ONE ACRE. 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
- 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 MP/CA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS SPLITTING THREE EXISTING PROPERTIES INTO FOUR SINGLE FAMILY HOME PROPERTIES. PLAT AND PUD OF THE FOUR NEW PROPERTIES AND THREE ADJACENT PROPERTIES WILL ALSO OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50' NATURAL BUFFER AROUND WATER BODIES IS REQUIRED AS PART OF THIS PROJECT BECAUSE

ATTACHMENT B: SWPPP INSPECTION FORM

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 PERMITEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION

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

INSPECTION INFORMATION

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 IMPARED 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.

EROSION CONTROL REQUIREMENT (PART IV.B)

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

COMMENTS:

SEDIMENT CONTROL REQUIREMENT (PART IV.C)

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

COMMENTS:

MAINTENANCE-EROSION AND SEDIMENT CONTROL BMP'S (PART IV.E.)

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

COMMENTS:

OTHER

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

COMMENTS:

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

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

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

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

	Y	N	N/A
14. ARE ALL INFILTRATION SYSTEMS MARKED TO AVOID COMPACTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.1. DO ALL INFILTRATION AREAS HAVE PRETREATMENT DEVICES?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

16. PROPOSED AMENDMENTS TO THE SWPPP:

17. POTENTIAL AREAS OF FUTURE CONCERN:

18. ADDITIONAL COMMENTS

DISCLOSURES:

- 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 PERMITEE(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 PERMITEE 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: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - ABOVE-GROUND FACILITY MANAGEMENT SCHEDULE

- 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.
- ALL 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 CLEAN, 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.
- 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 CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A 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).



PROJECT
SWEENEY LAKE SHORES PUD
 GOLDEN VALLEY, MN 55422
JOHN GABBERT
 312 FERNDALE ROAD WEST, WAYZATA, MN 55391

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
 Matthew R. Pavek
 DATE 09/27/19 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
09/27/19	PRELIMINARY PLAN SUBMITTAL
11/06/19	BESUBMITTAL
01/10/20	CITY BESUBMITTAL
01/29/20	CITY BESUBMITTAL
02/12/20	CITY BESUBMITTAL

DRAWN BY: WB_KW REVIEWED BY: MP
 PROJECT NUMBER: 19280

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.5





MEMORANDUM
Physical Development Department
763-593-8095 / 763-593-8109 (fax)

Date: February 24, 2020
To: Golden Valley Planning Commission
From: Myles Campbell, Planner
Subject: Zoning Code Text Amendment – Informal Public Hearing – Amending Zoning Districts to Regulate Tobacco Sales

Summary

Recognizing the role of the City as a promoter of public health, and hearing a growing concern throughout the state around youth tobacco consumption, the Golden Valley City Council asked the Planning Commission to consider amendments to the City’s zoning code regarding tobacco sales. After its January 11th meeting, the Planning Commission decided to focus on providing proximity restrictions between tobacco retailers and uses that are typically considered “youth-oriented facilities” such as schools or parks. After further discussion and deliberation at its February 10th meeting, staff and commissioners settled on two primary options for proximity restrictions. One would restrict the location of tobacco retail establishments in relation to properties zoned for institutional assembly uses such as schools and community centers, while the other would create a definition for “youth-oriented facilities” that would include select land uses.

For both options, staff has drafted up two sets of zoning language, which would classify tobacco retail establishments as a restricted use in the City’s Commercial Zoning District. Commissioners had not determined the exact distance of separation to require for either option, and so three scenarios for each were mapped using buffer distances of 500 feet, 750 feet and 1,000 feet. All six scenarios are attached with this memo and defined below.

Distance Required	Option 1 – Proximity to Assembly	Option 2 – Proximity to Youth-Oriented Facilities
500 feet	Scenario A	Scenario D
750 feet	Scenario B	Scenario E
1,000 feet	Scenario C	Scenario F

Analysis

The main distinction between the two options before Commissioners is whether the proximity restriction would be based on a set of land uses that would be defined as youth-oriented facilities, or whether it would be based off of an existing zoning category. At the last meeting, staff had impressed upon Commissioners the importance of creating a restriction that would be concise and straightforward to implement. Staff is comfortable that either of these options would satisfy that requirement. Even in creating a new definition for youth-oriented facilities, the defined uses are concise and relatively static. The City doesn't anticipate major turnover or elimination of its existing schools, playgrounds, or athletic fields, and this list would not need to be updated in a major way until the number of licensees in the City actually dipped below the cap of eight licenses that we are currently exceeding.

Besides ease of implementation, the other main consideration for these restrictions is whether the restriction is reasonable given the goal and justification of using this restriction to limit the exposure of youth populations to tobacco products and advertising. In this case, while both options remain relevant to this stated goal, staff would argue that Scenarios D, E, and F, which are the scenarios that use a definition of youth-oriented facilities to determine restrictions, are more narrowly designed towards the goal of reducing youth tobacco exposure. By focusing specifically on the concise set of schools, playgrounds, and athletic fields, the City is drawing a closer connection between the restriction and the justification.

Distance Required

At its last meeting, the Planning Commission did not feel as comfortable about the distance of the proximity restriction as it did the types of uses that might carry restrictions. Commissioners seemed somewhat divided between wanting to provide an adequate distance from uses such as schools, while also being mindful of the impact on available commercial land that could still be usable by a future tobacco retailer. This consideration is a vitally important one, as it would be a mistake for the Commission to unintentionally or indirectly zone out tobacco retailers, given that they are still a valid and legal land use within the City.

Similarly, Commissioners were wary of restricting the ability of tobacco retailers to locate specifically within the City's downtown commercial area. This area of the City drives a large portion the commercial activity in the City, and was seen by Commissioners as a reasonable, if not expected, area for any retailer to want to locate. Through all of the scenarios produced by mapping staff, even those with a minimal buffer of 500 feet, there would be some degree of impact on the downtown due to the nearby location of either two churches in the case of Scenarios A-C or the athletic fields and playgrounds at Brookview in Scenarios D-F.

In order to address this concern, staff included in its draft zoning text an item that would allow establishments in a multi-use building to calculate the distance to restricted uses based on the portion of the structure occupied by the establishment, as opposed to being measured from the lot line with single-use properties. In the case of a building like the Golden Valley Shopping Center, this would allow for at least partial use of spaces within the building, even if a portion of the parcel fell within the selected proximity restriction.

Proposed Regulations

A copy of the underlined/overstruck text to be amended in the City's zoning code is included with this memo. Two sets of ordinance are provided. Both treat tobacco retail establishments as restricted uses in Commercial zoning districts. Option 1 would utilize zoning categories containing schools, places of worship and assembly to determine proximity restrictions, while Option 2 specifically defines certain uses as being youth-oriented facilities that would determine the restrictions instead. The language for both are similar, and based partly on the recently adopted language regarding firearm sales. Both options also utilize the definition for tobacco retail establishments that was part of the adopted City Code language regarding licensing. This definition found in Section 16-158 reads:

Any place of business where licensed products are available for sale to the general public, including, but not be limited to, grocery stores, tobacco products shops, convenience stores, gasoline service stations, bars, and restaurants.

The major difference between them is that for Option 2, a new definition of what exactly constitutes a youth-oriented facility must be included in Section 113-1 of the zoning code. Staff consulted the City Attorney in creating this definition, who recommended more simplified language than what was initially suggested. The thinking behind this was to eliminate some ambiguity that is created by phrases such as "high volume" or "used primarily by." Instead, the definition simply includes that a youth-oriented facility in relation to the zoning code shall be all schools, athletic fields, or playgrounds. This also simplifies the formatting of Section 113-92 in the Commercial Zoning District section, since these three uses will not need to be called out in two different parts of the code.

One other item to note with the first option is that the discussion so far has utilized the planned, but not yet implemented, zoning category of Assembly. The Assembly zoning category is planned to be introduced to Commissioners later this summer as part of the process of amending portions of the zoning code to be in-line with the land use section of the City's 2040 Comprehensive Plan. However, since this category has not yet been established, staff has instead included in the draft language for Option 1 references to the I-1 and I-2 Institutional Zoning Sub-Districts. These two existing categories closely parallel the planned Assembly District; however, at the time of the adoption of Assembly as a new zoning district, this section of the code relating tobacco sales would need to be amended to instead reference the new district.

Recommendations

Staff is recommending that commissioners adopt one of the three scenarios that would restrict tobacco retail establishments based on their proximity to a defined category of youth-oriented facilities. Of these scenarios, staff feels **Scenario E** provides a balance of an adequate buffer around youth-oriented facilities, while still allowing for a large portion of the commercially zoned areas of the City to be utilized for tobacco retail purposes. This scenario would establish a 750-foot buffer around any schools, playgrounds, and athletic fields within which a tobacco retail establishment would be restricted from locating.

Staff recommends amending Sections 113-1 and 113-92 of the Zoning Code. Sec. 113-1 would be amended to include the new definition of Youth-Oriented Facilities. Sec. 113-92 would be amended to allow for tobacco retail establishments as a restricted use in the Commercial zoning district and would establish the following requirements:

- a. The retail establishment shall be located not less than 750 feet from all youth-oriented facilities, as measured at the lot line.
- b. In the case of a multi-use building, distances from the retail establishment shall be measured from the portion of the structure occupied by the retailer.

Attachments

Maps of Proximity Buffers (8 pages)

Draft Ordinance Language, underlined and overstruck (1 page)

TOBACCO SALES

Scenario A

 Existing Tobacco License

Sale Restriction

 Assembly - 500 ft buffer

 No Sale Property Buffer

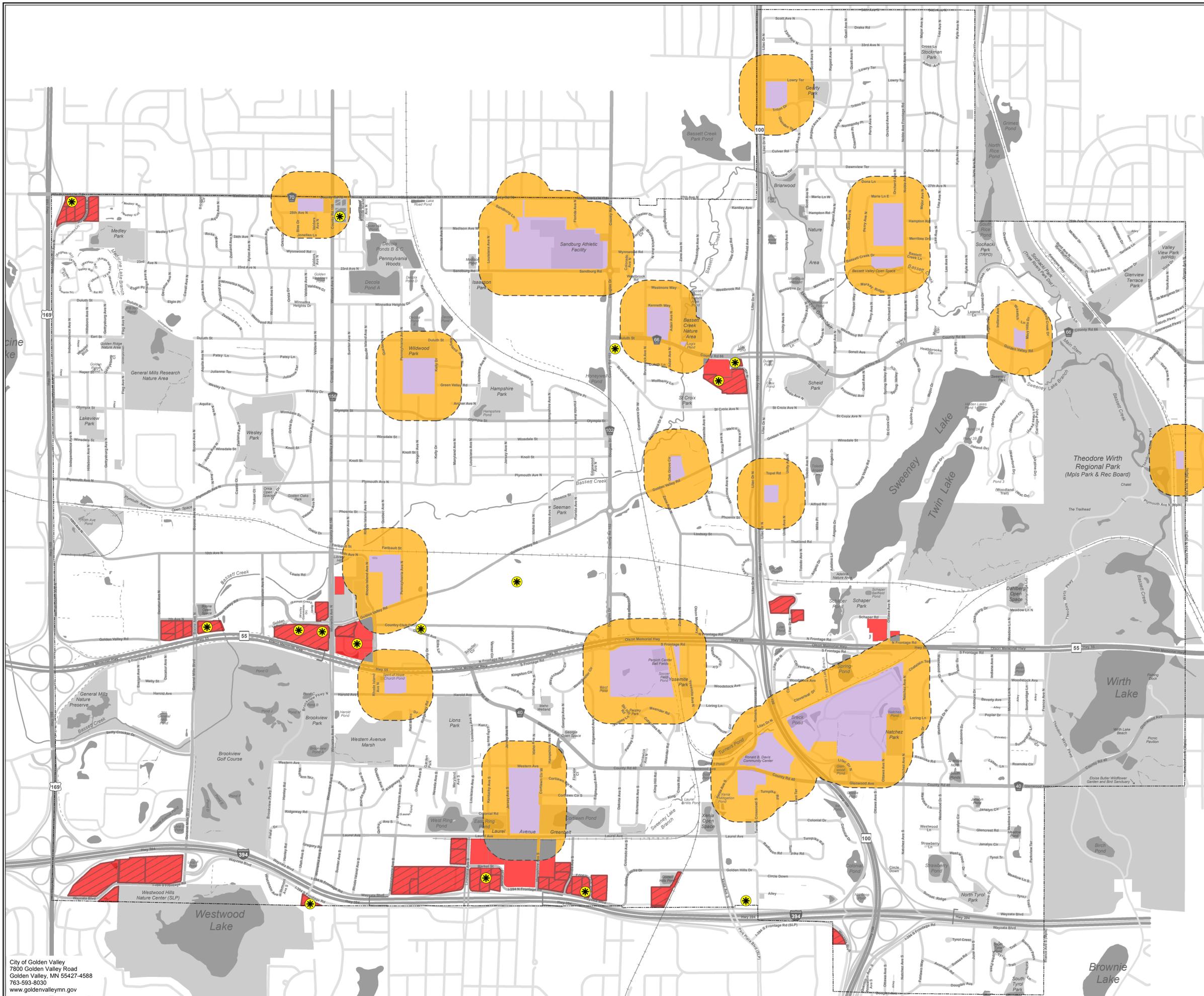
Commercial (63)

 Sales Allowed - Full Property (47)

 Sales Allowed - Partial Property (13)

 Sales Disallowed - Partial Property (13)

 Sales Disallowed - Full Property (3)



TOBACCO SALES

Scenario B

☼ Existing Tobacco License

Sale Restriction

Assembly - 750 ft buffer

No Sale Property Buffer

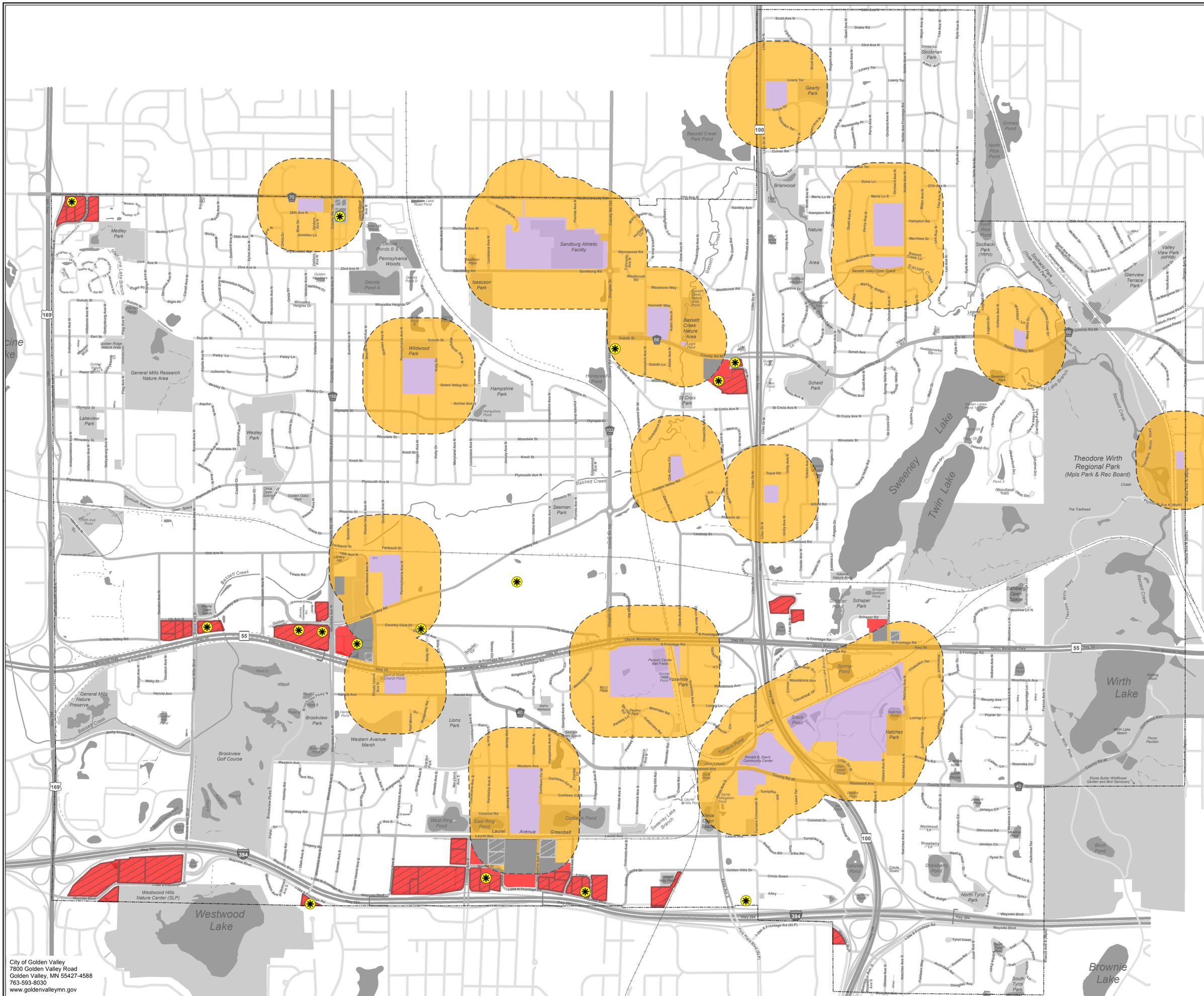
Commercial (63)

Sales Allowed - Full Property (42)

Sales Allowed - Partial Property (13)

Sales Disallowed - Partial Property (13)

Sales Disallowed - Full Property (8)



TOBACCO SALES

Scenario C

 Existing Tobacco License

Sale Restriction

 Assembly - 1000 ft buffer

 No Sale Property Buffer

Commercial (63)

 Sales Allowed - Full Property (31)

 Sales Allowed - Partial Property (17)

 Sales Disallowed - Partial Property (17)

 Sales Disallowed - Full Property (15)



Print Date: 2/18/2020

Sources:

-Hennepin County Surveyors Office for Property Lines (2019)

-City of Golden Valley for all other layers.



TOBACCO SALES

Scenario D

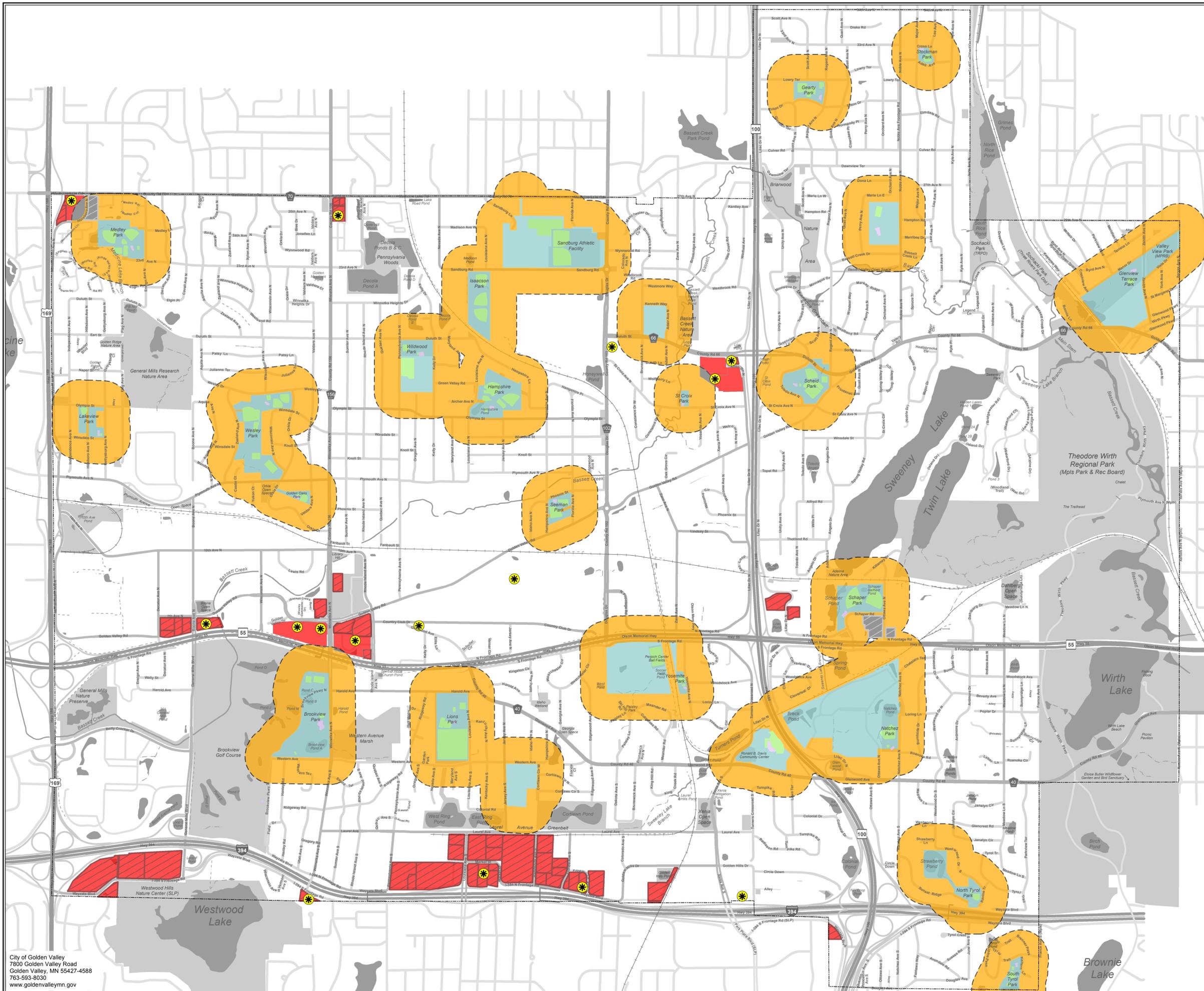
☼ Existing Tobacco License

Sale Restriction

- Athletic Field, Playground, or School - 500 ft buffer
- Public Athletic Space
- Public Playground
- No Sale Property Buffer

Commercial (63)

- Sales Allowed - Full Property (53)
- Sales Allowed - Partial Property (7)
- Sales Disallowed - Partial Property (7)
- Sales Disallowed - Full Property (3)



TOBACCO SALES

Scenario E

☼ Existing Tobacco License

Sale Restriction

-  Athletic Field, Playground, or School - 750 ft buffer
-  Public Athletic Space
-  Public Playground
-  No Sale Property Buffer

Commercial (63)

-  Sales Allowed - Full Property (45)
-  Sales Allowed - Partial Property (12)
-  Sales Disallowed - Partial Property (12)
-  Sales Disallowed - Full Property (6)



Print Date: 2/18/2020

Sources:

-Hennepin County Surveyors Office for Property Lines (2019)

-City of Golden Valley for all other layers.



TOBACCO SALES

Scenario F

☼ Existing Tobacco License

Sale Restriction

Light Blue: Athletic Field, Playground, or School - 1000 ft buffer

Light Green: Public Athletic Space

Light Purple: Public Playground

Orange: No Sale Property Buffer

Commercial (63)

Red with diagonal lines: Sales Allowed - Full Property (37)

Red: Sales Allowed - Partial Property (11)

Grey: Sales Disallowed - Partial Property (19)

Grey with diagonal lines: Sales Disallowed - Full Property (15)



Print Date: 2/18/2020

Sources:

-Hennepin County Surveyors Office for Property Lines (2019)

-City of Golden Valley for all other layers.



Underlined/Overstruck Language for Tobacco Sales Zoning Code Text Amendment

Option 1 – Proximity to Institutional/Assembly

Sec. 113-92. - Commercial Zoning District.

(e) *Restricted Uses.* The following restricted uses shall be permitted within the Commercial Zoning District:

(1) Tobacco retail establishment, as defined in City Code, section 16-158, provided the following restrictions are observed:

- a. The retail establishment shall be located not less than [X] feet from any property zoned for the I-1 and I-2 Institutional Zoning Sub-Districts, as measured at the lot line.
- b. In the case of a multi-use building, distances from the retail establishment shall be measured from the portion of the structure occupied by the retail establishment.

Option 2 – Proximity to Youth-Oriented Facilities

Sec. 113-1. - Definitions.

Youth-Oriented Facility: A school, athletic field, or playground.

.....

Sec. 113-92. - Commercial Zoning District.

(e) *Restricted Uses.* The following restricted uses shall be permitted within the Commercial Zoning District:

(1) Tobacco retail establishments, as defined in City Code, section 16-158, provided the following restrictions are observed:

- a. The retail establishment shall be located not less than [X] feet from all youth-oriented facilities, as measured at the lot line.
- b. In the case of a multi-use building, distances from the retail establishment shall be measured from the portion of the structure occupied by the retailer.