

WABASHA PLANNING COMMISSION

March 12, 2019 6:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Election of Officers
- 3) Approval of Minutes - December 11, 2018
- 4) Changes or Additions to Agenda
- 5) Public Comment
- 6) Public Hearings
 - a) Bayou Preliminary Plat
 - b) IUP Wabasha Sand & Gravel/Rochester Sand & Gravel
- 7) Old Business
- 8) New Business
- 9) Board of Adjustment Business
 - a) Election of Officers
- 10) Other Business
- 11) Next Regular Meeting Date - April 9, 2019
- 12) Adjourn

Planning Commission

3)

Meeting Date: 03/19/2019

SUBJECT: Approval of Minutes

DEPARTMENT: Planning & Zoning

TITLE:

Approval of Minutes - December 11, 2018

PURPOSE:

Attachments

PC Minutes 12-11-18

WABASHA PLANNING COMMISSION

December 11, 2018 6:00 PM

MEETING MINUTES

Commission Members:	Tim Wallerich, Chair	Scott Durand
	Lynn Schoen, Vice Chair	Sharon Burke
	Craig Falkum	Sara Carrels
	Kris Kruse	

Present: Craig Falkum; Scott Durand; Chair Tim Wallerich; Sharon Burke; Kris Kruse; Sara Carrels

Absent: Vice Chair Lynn Schoen

Also Present: Wendy Busch, Planning & Zoning Assistant

1) Call to Order - Chair Wallerich called the regular scheduled Planning Commission meeting to order at 6:01pm on Tuesday December 11, 2018.

2) Approval of Minutes - 10-9-18

Motion made by Craig Falkum, seconded by Scott Durand to approve the minutes from October 9, 2018.

Vote: 6 - 0 Adopted - Unanimously

Other: Vice Chair Lynn Schoen (ABSENT)

3) Changes or Additions to Agenda

4) Public Comment

5) Public Hearings - None

6) Old Business

a) Term Limits

Commissioners Burke and Kruse are up for term limits and both would like to be reconsidered for another term. Staff will let the Mayor know for the January City Council meeting.
Commissioner Schoen has put in her resignation to the Planning Commission as she has conflicting schedules. There will be one vacancy to the commission.

- 7) New Business
- 8) Board of Adjustment Business
- 9) Other Business
 - a) Deadline for Submission 2019

Staff provided a deadline for submission and calendar for meetings in 2019.

- 10) Next Regular Meeting Date - January 8, 2019
- 11) Adjourn

Motion made by Craig Falkum, seconded by Scott Durand to adjourn at 6:13 pm.

Vote: 6 - 0 Adopted - Unanimously

Other: Vice Chair Lynn Schoen (ABSENT)

Respectfully submitted by: _____
Wendy Busch, Planning & Zoning Assistant

Adopted Date

Planning Commission

6)a)

Meeting Date: 03/19/2019

SUBJECT: Bayou Preliminary Plat

DEPARTMENT: Planning & Zoning

TITLE:

Bayou Preliminary Plat

PURPOSE:

Attachments

Bayou Preliminary Plat Report



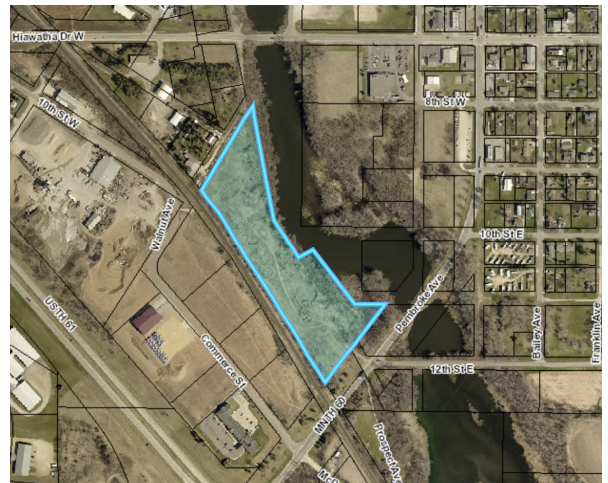
TO: PLANNING & ZONING COMMISSION
FROM: KRISTI TRSKO, PLANNING CONSULTANT
SUBJECT: BAYOU PRELIMINARY PLAT – PUBLIC HEARING
DATE: 03/14/2019

Meeting Date: March 19, 2019
Applicant: Wabasha Sand & Gravel
Agent: Johnson & Scofield Inc., Land Surveyors
Request: Preliminary Plat – Bayou Addition, 11.66 Acres – 13 lots, 2 outlots
Details: The plat proposed to develop 13 single family lots between the Slough and the C.P. Railroad. The plat includes a 60' wide public street extending from the northern edge of the property (Prospect Avenue to Pembroke Avenue and will extend public water and sewer lines and create a storm water pond. The plans, specifications and plat has been reviewed by our city engineer and a meeting with the project engineer and city staff was held to go over the proposed changes and comments on Wednesday, March 6, 2019.

City Engineer's Notes: All engineer's comments are provided directly on the plan set with comments shown in **RED** and are attached to this summary report.

Street Commission Review – Tuesday, March 5, 2019. The Commission recommended that they move forward in support of the Bayou Preliminary Plat based on the comments made by the City Engineer. These comments are as follows:

“We've reviewed the plans and preliminary plat for the Bayou Addition. We have several questions/concerns regarding the construction plans, and have requested a meeting with the developer's engineer to discuss them (tentative for Wednesday, March 6th at 11am), as we think that will be more productive for the first review.”



Regarding the plat, we have the following comments:

1. Drainage and utility easement locations and widths will need to be verified once the construction plans are finalized.
2. We would recommend that the proposed stormwater pond be contained within an Outlot rather than a drainage/utility easement. Ownership of the Outlot should be transferred to the City. The City should maintain ownership and responsibility for stormwater ponds, as they are an integral part of the stormwater system and will need to be maintained by the City on an ongoing basis. Putting ponds in Outlots under City ownership will help clarify this.
3. The proposed addition will create a new roadway connection between TH 60 (Pembroke Ave.) and CSAH 30 (Hiawatha Dr.). Traffic will increase on the section of Prospect Ave (?) that is currently a dead end.

This section of roadway does not meet current City standards for public roadway width. These are simply issues the City should be aware of related to potential traffic issues and future roadway maintenance/improvement needs, and doesn't necessarily require any action at this time related to the plat approval.

4. We assume the City will be considering entering into a development agreement and securing the associated letter of credit from the developer for the public improvements, in accordance with the City's Subdivision Ordinance, Section 300.19, Sub. 8.
5. Permits from the CP Railroad and MnDOT will likely be required for the associated roadway and utility improvements.
6. Floodplain impacts related to the stormwater pond construction will need to be evaluated as the construction plans are finalized.

Utility Comments: The Utility Commission will discuss the Bayou Plat during their meeting to be held on Monday, March 18th. I will provide a summary of their discussion, comments, and recommendation during our meeting the following evening.

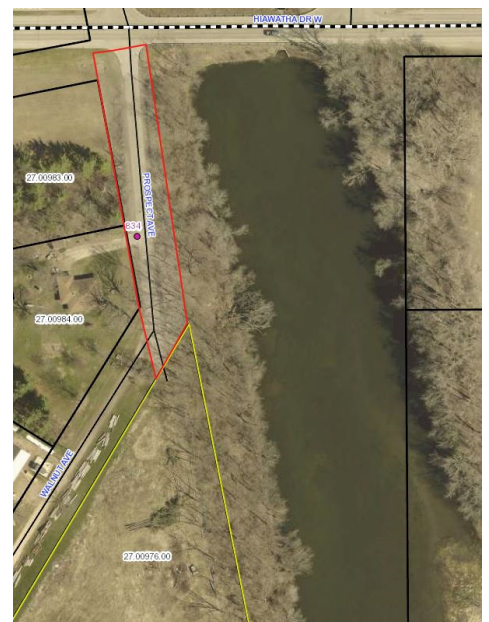
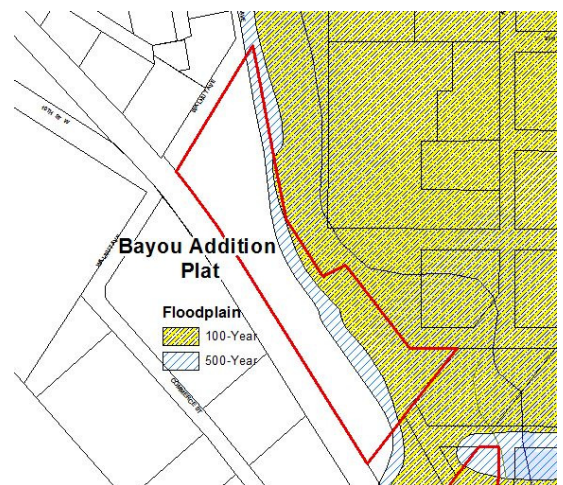
Subdivision Checklist: From 300.11 Subd. 1 – The preliminary plat is prepared by a Land Surveyor licensed in the State of Minnesota and the prepared plat will comply with Chapter 505 of the Minnesota Statutes, MS 462.358.

Planning Staff Review: The proposed plat is within the R-2 (Medium Density Residential) Zoning District and Medium Density Residential Land Use. It is also within the S2 Shoreland Overlay Zone and a portion of the site is within the 100-year and 500-year floodplain area. However, 100-year floodplain is only be applicable for the stormwater pond and pedestrian trail near the Slough. The buildable areas for the 13 lots will be largely outside of the floodway.

We recommend that the applicant and applicants engineering team make all the recommended changes to the plans and specifications as directed by the City Engineer.

Our recommended conditions are as follows:

1. Walnut Avenue, as shown on the plat and plans, should be changed to Prospect Avenue and continue that street name from Hiawatha Drive to Pembroke Avenue converting the small segment of Walnut Avenue between Hiawatha Drive and the north edge of this plat to Prospect Avenue as well.
2. After the owner's construct the 8' pedestrian path, the path and storm water pond should be included in an outlot which is given to the city. This should be included in the development agreement.
3. The City's boards and Commissions should review and provide recommendations to the City Council on what steps, if any, should be taken to improve Walnut Avenue, a substandard public street at the northern edge of this plat. Issues to be



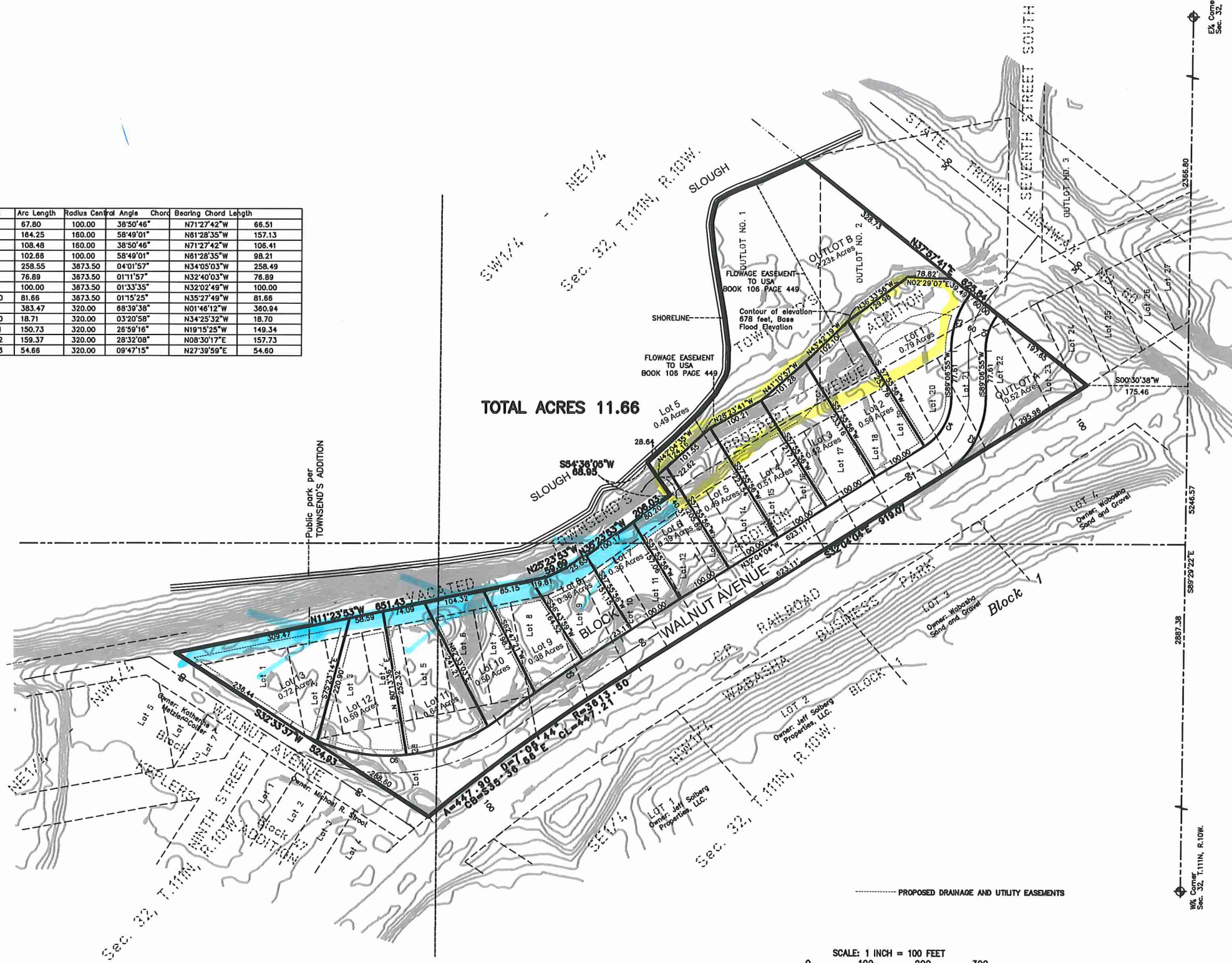
resolved if improvements are to be made include, when to make these improvements (timing) and who pays for these improvements. (City project, all adjacent land owners, developer alone). These decisions should be added to the development agreement if this improvement become part of the project.

Owner's note – The 13 residential lots are within the S2 Shoreland Overlay Zone. This zone only allows up to 25% of the lot to be impervious.

Recommended action: Staff recommends that the Planning Commission make a motion to: Recommend to City Council the approval of the Bayou Addition Preliminary Plat with listed engineering and planning conditions and guidance options for the substandard section of Walnut Avenue.

PRELIMINARY PLAT BAYOU ADDITION

Curve	Lot	Arc Length	Radius	Central Angle	Chord	Bearing	Chord Length
C1		67.80	100.00	38°50'46"		N71°27'42"W	66.51
C2		164.25	180.00	58°49'01"		N61°28'35"W	157.13
C3		108.48	180.00	38°50'46"		N71°27'42"W	106.41
C4		102.68	100.00	58°49'01"		N61°28'35"W	98.21
C5		258.55	3873.50	04°01'57"		N34°05'03"W	258.49
	8	76.89	3873.50	01°11'57"		N32°40'03"W	76.89
	9	100.00	3873.50	01°33'35"		N32°02'49"W	100.00
	10	81.66	3873.50	01°15'25"		N35°27'49"W	81.66
C6		383.47	320.00	88°39'38"		N01°46'12"W	380.94
	10	18.71	320.00	03°20'58"		N34°25'32"W	18.70
	11	150.73	320.00	26°59'16"		N19°15'25"W	149.34
	12	159.37	320.00	28°32'08"		N08°30'17"E	157.73
	13	54.66	320.00	09°47'15"		N27°39'59"E	54.60



PROPERTY DESCRIPTION OF RECORD:
DOC. NO. 220148
Lots One (1) to Twenty-eight (28), inclusive, Townsend's Addition to the City of Wabasha, EXCEPT that part conveyed to the State of Minnesota for Highway No. 60 purposes; and
Outlots Nos. One (1) to Three (3), inclusive, Townsend's Addition to the City of Wabasha, EXCEPT that part conveyed to the State of Minnesota for State Highway No. 60 purposes, and subject to a flowage easement to the USA as shown in Book 106 of Deeds, page 448.

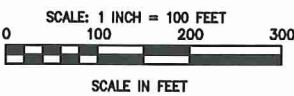
ZONING
R-2 Medium Density with Shoreland Overlay

FEMA FLOOD ZONE DATA
FIRM Map Number: 27157C0210 D
Effective Date: June 20, 2000
Base Flood Elevation: 678.00 (NGVD29)
Property lies in Zones X and AE



BEARINGS SHOWN HEREON ARE ORIENTED TO THE WABASH COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN).

THE CONTOURS SHOWN HEREON ARE WABASH COUNTY LIDAR 2' INTERVAL DATUM NAVD83.

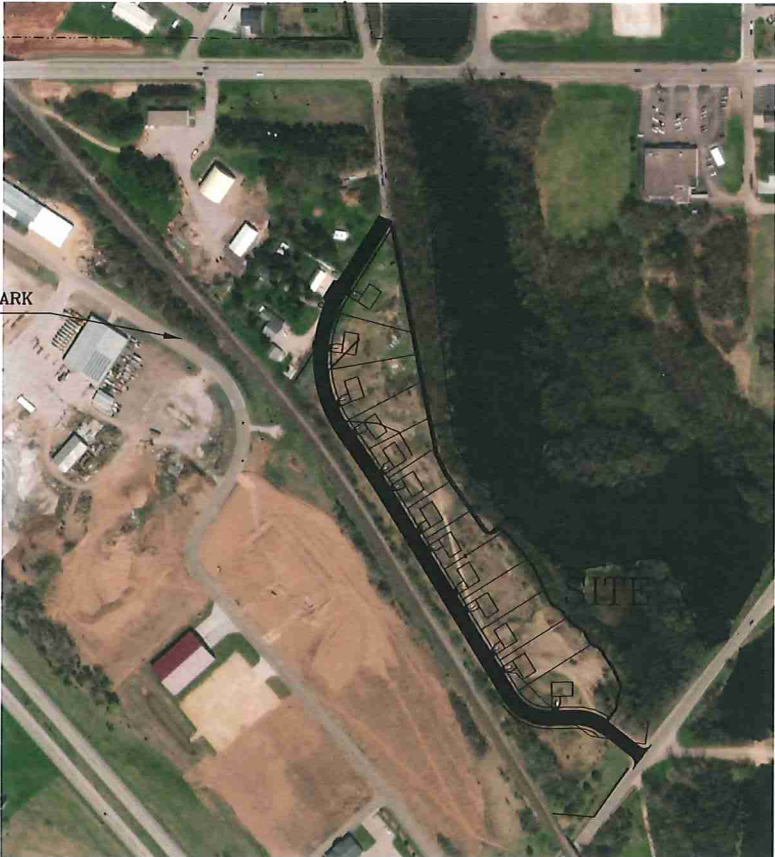


PREPARED FOR:
Kohner Sand & Gravel Company
C/O Robert Kohner
905 Church Avenue
Wabasha, MN. 55981

JOHNSON & SCOFIELD INC.
LAND SURVEYORS
626 JEFFERSON AVENUE
WABASHA-MN 55981 (651) 565-3244

BAYOU ADDITION, WABASHA, MN
LOCATION: BETWEEN HIAWATHA DRIVE EAST AND PEMBROKE AVE, WABASHA, MN 55981

BENCHMARK



NOT TO SCALE



- NOTES:
- 1.) NO CONSTRUCTION MAY BEGIN UNTIL EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND APPROVED BY THE CITY.
 - 2.) NO CONSTRUCTION MAY BEGIN UNTIL A PRECONSTRUCTION MEETING IS HELD WITH THE CITY.
 - 3.) PREVAILING SPECIFICATIONS: CITY OF WABASHA STANDARDS SPECIFICATIONS , MN MUTCD, MNDOT SPECIFICATIONS , CEAM SPECIFICATIONS.
 - 4.) NO CHANGES SHALL BE MADE TO APPROVED PLANS WITHOUT WRITTEN CONSENT OF THE CITY.
 - 5.) ONLY CITY EMPLOYEES ARE PERMITTED TO OPERATE VALVES AND HYDRANTS.
 - 6.) THE EXISTING CONTOURS SHOWN ARE BASED UPON DATA OBTAINED FROM COUNTY LIDAR DATA. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD ELEVATIONS ARE THE RESPONSIBILITY OF KOHNER SAND AND GRAVEL COMPANY.
 - 7.) ELEVATIONS FOR CONNECTING TO EXISTING STUBS FOR BOTH SANITARY SEWER AND WATER MAIN WILL NEED TO BE FIELD VERIFIED.

CITY OF WABASHA CONTACT LIST	CITY OF WABASHA UTILITY CONTACT LIST
ENGINEERING DEPARTMENT: 507.208.4332 EXT. 1264 UTILITY DEPARTMENT: 651.565.4568 BUILDING DEPARTMENT: 651.565.4568 FIRE DEPARTMENT: 651.565.4568 POLICE DEPARTMENT: 651.565.3261 Pat Mueller, People Service 651.565.3818 utility@wabasha.org Kristi Clarke, Planning Coordinator 651.565.4568 planning@wabasha.org Brian Malm, City Engineer 507.208.4332 brianmo@bolton-menk.com Construction Management Services, Building Official 507.282.8206 800.940.2547	CITY OF WABASHA - (WATER/SEWER) 651.565.4568 EXCEL ENERGY - (ELECTRIC/ GAS) 800.895.4999 HBC - (TELEPHONE/CABLE/INTERNET) 651.565.0304 CENTURY LINK - (TELEPHONE/INTERNET) 800.244.111 MIDCONTINENT - (TELEPHONE/CABLE/INTERNET) 800.642.5509

Include owner name and contact information

Sheet Title	Sheet No.
TITLE SHEET	1
SWPPP	2
EROSION CONTROL AND DEMOLITION PLAN	3
SITE PLAN	4 & 5
GRADING PLAN	6 & 7
WALNUT STREET CROSS SECTIONS	8
UTILITY PLAN	9 - 11
DETAILS	12 & 13
EXISTING HYDROLOGY	14
PROPOSED HYDROLOGY	15

This plan contains 15 Total sheets

GOVERNING SPECIFICATIONS

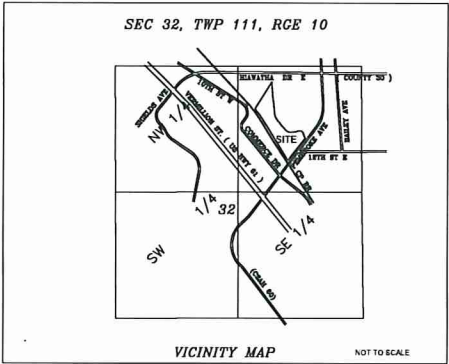
State of Minnesota
The 2019 edition of the Minnesota Department of Transportation
"Standard Specifications for Construction" shall govern except
as modified by special provision.

Provide special provisions if any.

Provide cost estimate for development
agreement.

BENCHMARK

TOP NUT HYDRANT- HYDRANT IS LOCATED ON THE
NORTHERLY SIDE OF 10TH STREET WEST. ±120' WESTERLY
OF THE END OF THE CURVE IN ROAD.
ELEVATION=712.19



VICINITY MAP

NOT TO SCALE

CITY OF WABASHA
WABASHA COUNTY, MINNESOTA
SECTION 32, TOWNSHIP 111, RANGE 10

CALL BEFORE YOU DIG
GOPHER
ONE
STATE
CALL

TWIN CITY
AREA
MN. TOLL
FREE 651-454-0002
1-800-252-1166

FOR CITY
1. How wide is Prospect Avenue?
2. Is there an interest in connecting the
proposed trail to sidewalk on Hiawatha
Avenue?

Engineering, Surveying
& Planning
JOHNSON & SCOFIELD INC.
1203 MAIN STREET RED WING, MN 55066
ph. 651.388.1558 fax 651.388.1559

SPECIFICATION, OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND I
AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA
DATE 2/11/19 REG. NO. 20034

DESIGNED SPV
DRAWN SPD
CHECKED BKW

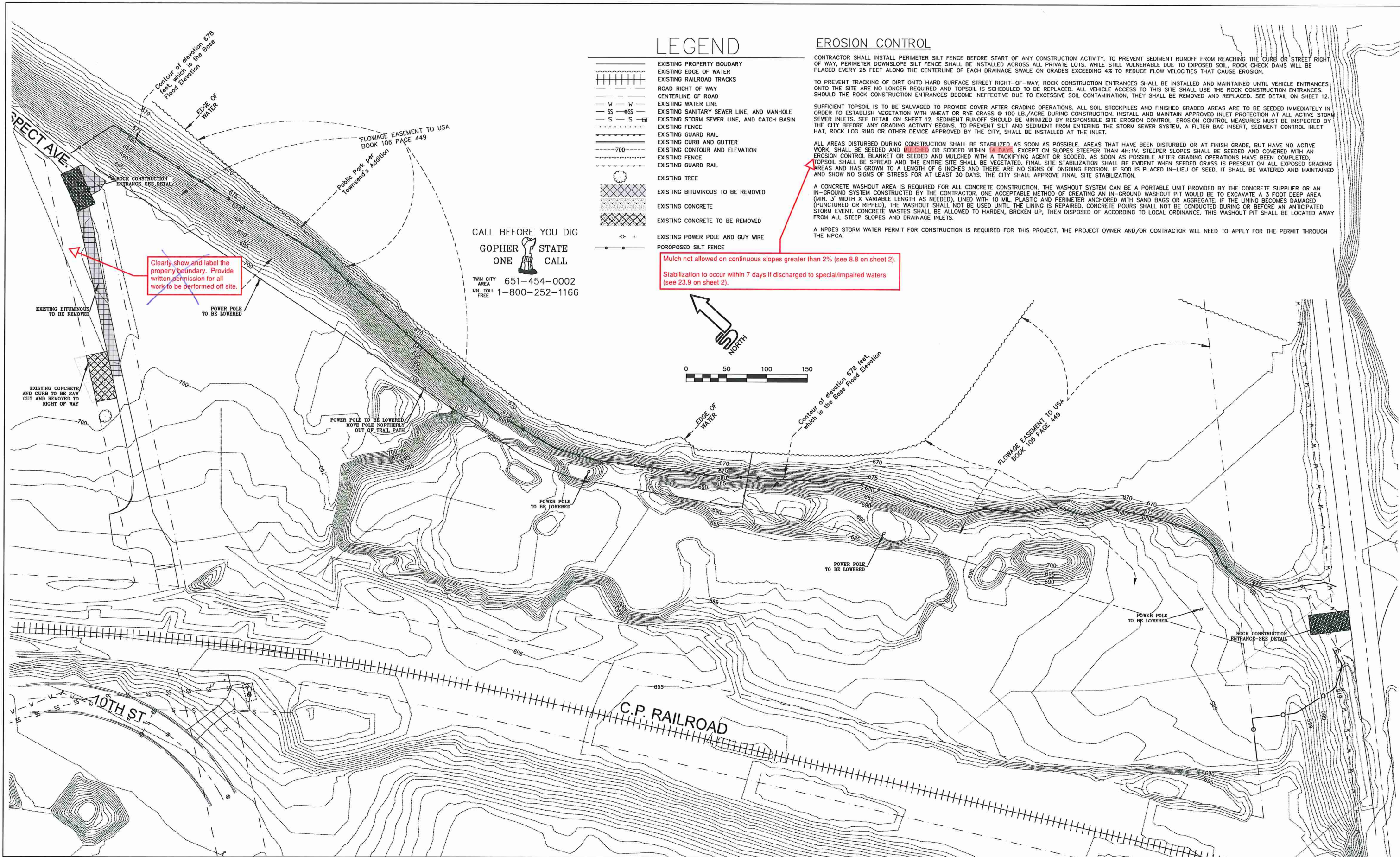
REVISED	BY	DATE

LATEST REVISION:
Prepared For:
ROBERT KOHNER
905 CHURCH AVENUE
WABASHA, MN 55981
PHONE: 507-565-3610

BAYOU ADDITION
WABASHA, MINNESOTA

COVER SHEET

SHEET 1 OF 15 SHEETS



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF WATER
- EXISTING RAILROAD TRACKS
- ROAD RIGHT OF WAY
- CENTERLINE OF ROAD
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE, AND MANHOLE
- EXISTING STORM SEWER LINE, AND CATCH BASIN
- EXISTING FENCE
- EXISTING GUARD RAIL
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR AND ELEVATION
- EXISTING FENCE
- EXISTING GUARD RAIL
- EXISTING TREE
- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE
- EXISTING CONCRETE TO BE REMOVED
- EXISTING POWER POLE AND GUY WIRE
- PORPOSED SILT FENCE

EROSION CONTROL

CONTRACTOR SHALL INSTALL PERIMETER SILT FENCE BEFORE START OF ANY CONSTRUCTION ACTIVITY. TO PREVENT SEDIMENT RUNOFF FROM REACHING THE CURB OR STREET RIGHT OF WAY, PERIMETER DOWNSLOPE SILT FENCE SHALL BE INSTALLED ACROSS ALL PRIVATE LOTS. WHILE STILL VULNERABLE DUE TO EXPOSED SOIL, ROCK CHECK DAMS WILL BE PLACED EVERY 25 FEET ALONG THE CENTERLINE OF EACH DRAINAGE SWALE ON GRADES EXCEEDING 4% TO REDUCE FLOW VELOCITIES THAT CAUSE EROSION.

TO PREVENT TRACKING OF DIRT ONTO HARD SURFACE STREET RIGHT-OF-WAY, ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AND MAINTAINED UNTIL VEHICLE ENTRANCES ONTO THE SITE ARE NO LONGER REQUIRED AND TOPSOIL IS SCHEDULED TO BE REPLACED. ALL VEHICLE ACCESS TO THIS SITE SHALL USE THE ROCK CONSTRUCTION ENTRANCES. SHOULD THE ROCK CONSTRUCTION ENTRANCES BECOME INEFFECTIVE DUE TO EXCESSIVE SOIL CONTAMINATION, THEY SHALL BE REMOVED AND REPLACED. SEE DETAIL ON SHEET 12.

SUFFICIENT TOPSOIL IS TO BE SALVAGED TO PROVIDE COVER AFTER GRADING OPERATIONS. ALL SOIL STOCKPILES AND FINISHED GRADED AREAS ARE TO BE SEEDED IMMEDIATELY IN ORDER TO ESTABLISH VEGETATION WITH WHEAT OR RYE GRASS @ 100 LB./ACRE DURING CONSTRUCTION. INSTALL AND MAINTAIN APPROVED INLET PROTECTION AT ALL ACTIVE STORM SEWER INLETS. SEE DETAIL ON SHEET 12. SEDIMENT RUNOFF SHOULD BE MINIMIZED BY RESPONSIBLE SITE EROSION CONTROL. EROSION CONTROL MEASURES MUST BE INSPECTED BY THE CITY BEFORE ANY GRADING ACTIVITY BEGINS. TO PREVENT SILT AND SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM, A FILTER BAG INSERT, SEDIMENT CONTROL INLET HAT, ROCK LOG RING OR OTHER DEVICE APPROVED BY THE CITY, SHALL BE INSTALLED AT THE INLET.

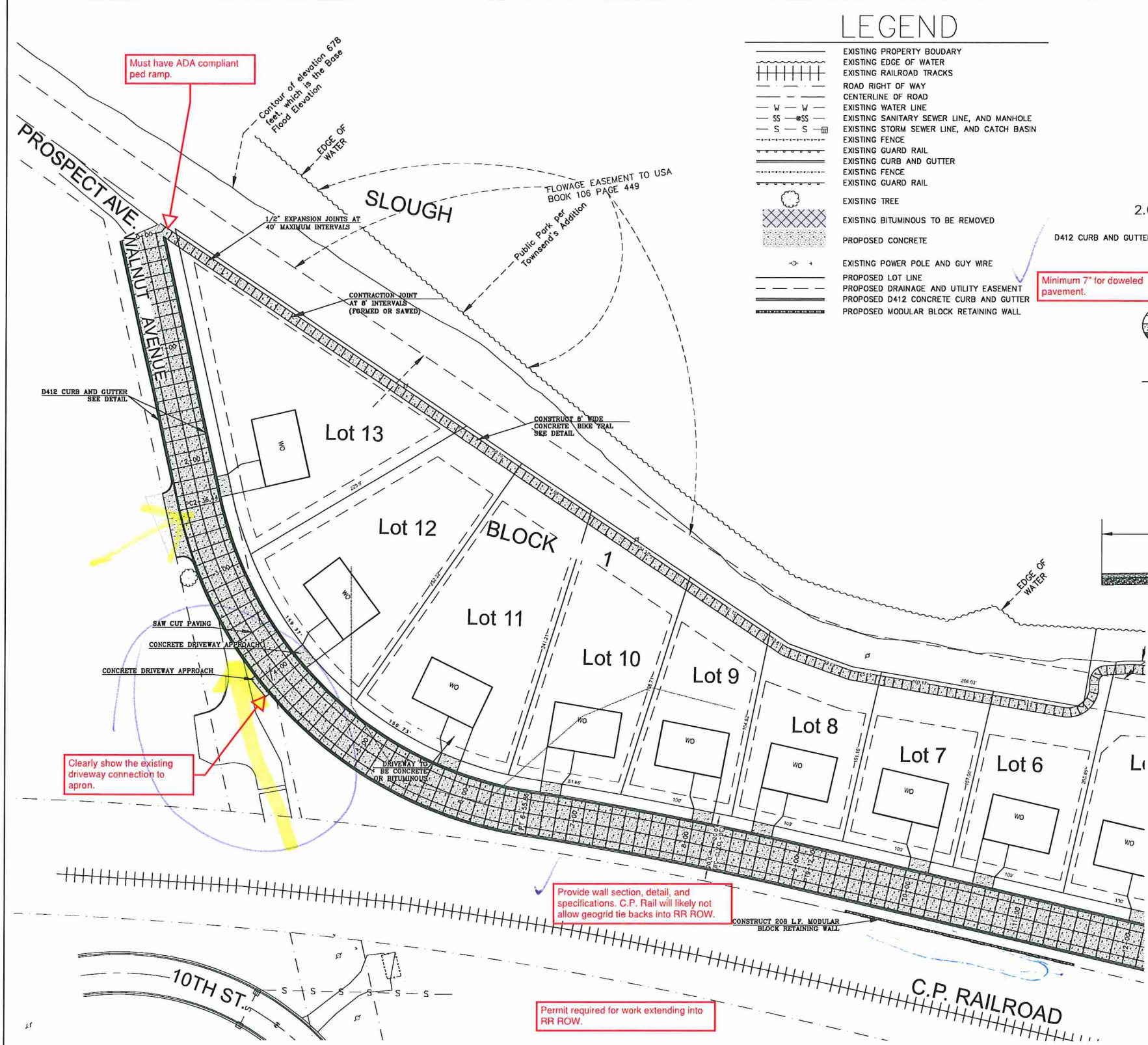
ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE. AREAS THAT HAVE BEEN DISTURBED OR AT FINISH GRADE, BUT HAVE NO ACTIVE WORK, SHALL BE SEEDED AND MULCHED OR SODDED WITHIN 14 DAYS. EXCEPT ON SLOPES STEEPER THAN 4H:1V. STEEPER SLOPES SHALL BE SEEDED AND COVERED WITH AN EROSION CONTROL BLANKET OR SEEDED AND MULCHED WITH A TACKIFYING AGENT OR SODDED, AS SOON AS POSSIBLE AFTER GRADING OPERATIONS HAVE BEEN COMPLETED. TOPSOIL SHALL BE SPREAD AND THE ENTIRE SITE SHALL BE VEGETATED. FINAL SITE STABILIZATION SHALL BE EVIDENT WHEN SEEDED GRASS IS PRESENT ON ALL EXPOSED GRADING AREAS AND HAS GROWN TO A LENGTH OF 6 INCHES AND THERE ARE NO SIGNS OF ONGOING EROSION. IF SOD IS PLACED IN-LIEU OF SEED, IT SHALL BE WATERED AND MAINTAINED AND SHOW NO SIGNS OF STRESS FOR AT LEAST 30 DAYS. THE CITY SHALL APPROVE FINAL SITE STABILIZATION.

A CONCRETE WASHOUT AREA IS REQUIRED FOR ALL CONCRETE CONSTRUCTION. THE WASHOUT SYSTEM CAN BE A PORTABLE UNIT PROVIDED BY THE CONCRETE SUPPLIER OR AN IN-GROUND SYSTEM CONSTRUCTED BY THE CONTRACTOR. ONE ACCEPTABLE METHOD OF CREATING AN IN-GROUND WASHOUT PIT WOULD BE TO EXCAVATE A 3 FOOT DEEP AREA (MIN. 3' WIDTH X VARIABLE LENGTH AS NEEDED), LINED WITH 10 MIL. PLASTIC AND PERIMETER ANCHORED WITH SAND BAGS OR AGGREGATE. IF THE LINING BECOMES DAMAGED (PUNCTURED OR RIPPED), THE WASHOUT SHALL NOT BE USED UNTIL THE LINING IS REPAIRED. CONCRETE POURS SHALL NOT BE CONDUCTED DURING OR BEFORE AN ANTICIPATED STORM EVENT. CONCRETE WASTES SHALL BE ALLOWED TO HARDEN, BROKEN UP, THEN DISPOSED OF ACCORDING TO LOCAL ORDINANCE. THIS WASHOUT PIT SHALL BE LOCATED AWAY FROM ALL STEEP SLOPES AND DRAINAGE INLETS.

A NPDES STORM WATER PERMIT FOR CONSTRUCTION IS REQUIRED FOR THIS PROJECT. THE PROJECT OWNER AND/OR CONTRACTOR WILL NEED TO APPLY FOR THE PERMIT THROUGH THE MPCA.

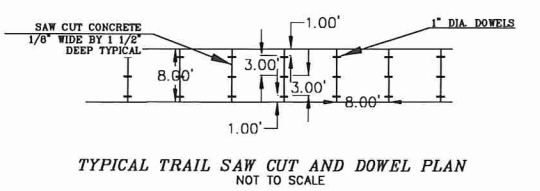
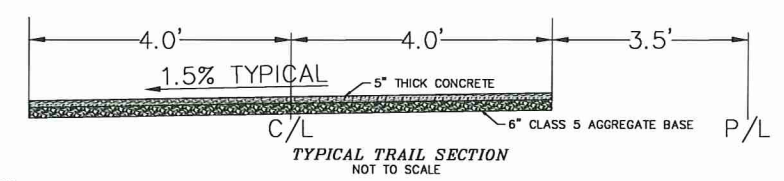
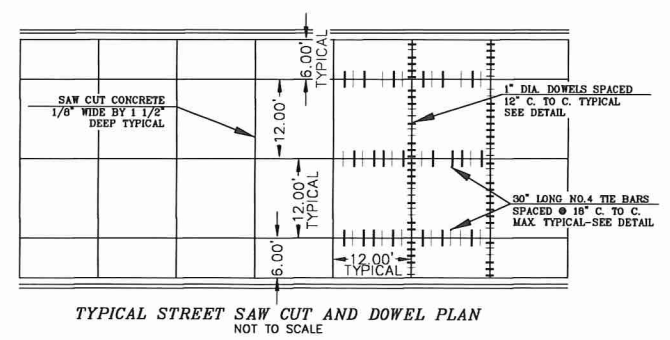
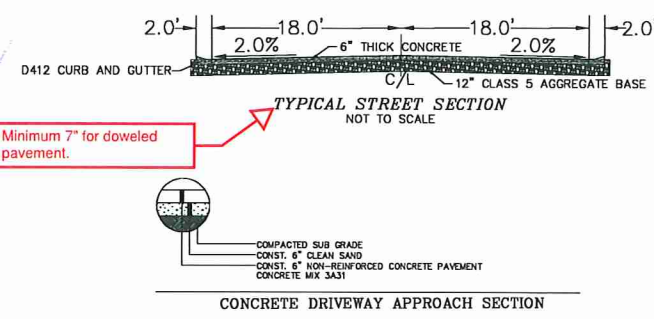
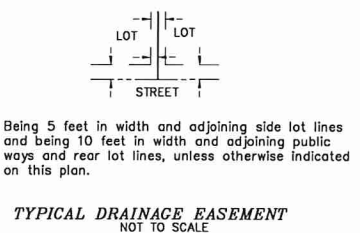
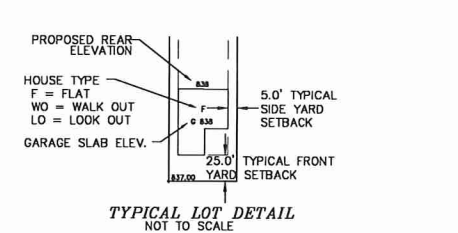
CALL BEFORE YOU DIG
GOPHER STATE
ONE CALL
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

Mulch not allowed on continuous slopes greater than 2% (see 8.8 on sheet 2).
Stabilization to occur within 7 days if discharged to special/impaired waters (see 23.9 on sheet 2).

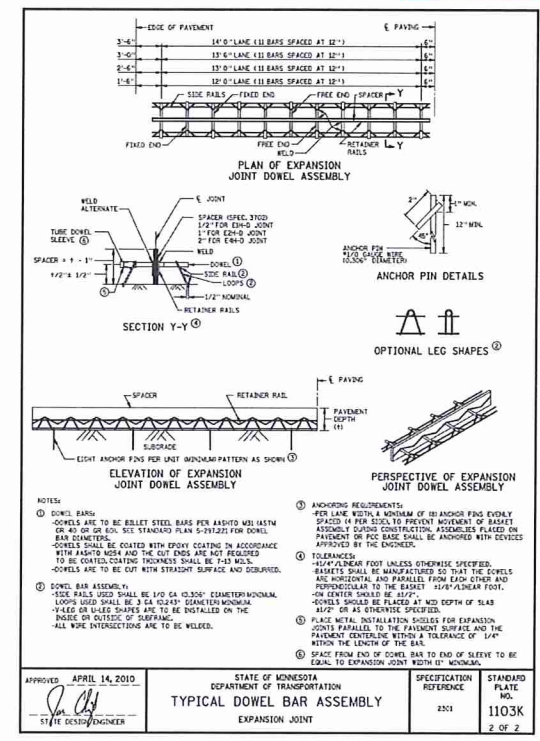


LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF WATER
- EXISTING RAILROAD TRACKS
- ROAD RIGHT OF WAY
- CENTERLINE OF ROAD
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE, AND MANHOLE
- EXISTING STORM SEWER LINE, AND CATCH BASIN
- EXISTING FENCE
- EXISTING GUARD RAIL
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- EXISTING GUARD RAIL
- EXISTING TREE
- EXISTING BITUMINOUS TO BE REMOVED
- PROPOSED CONCRETE
- EXISTING POWER POLE AND GUY WIRE
- PROPOSED LOT LINE
- PROPOSED DRAINAGE AND UTILITY EASEMENT
- PROPOSED D412 CONCRETE CURB AND GUTTER
- PROPOSED MODULAR BLOCK RETAINING WALL



MnDOT recommends no dowels for concrete pavement less than 6" in depth. (See Standard Plans 50297.221)



SITE PLAN NOTES

DRIVEWAY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE CHANGED PER SPECIFIC BUILDING SITE PLANS.

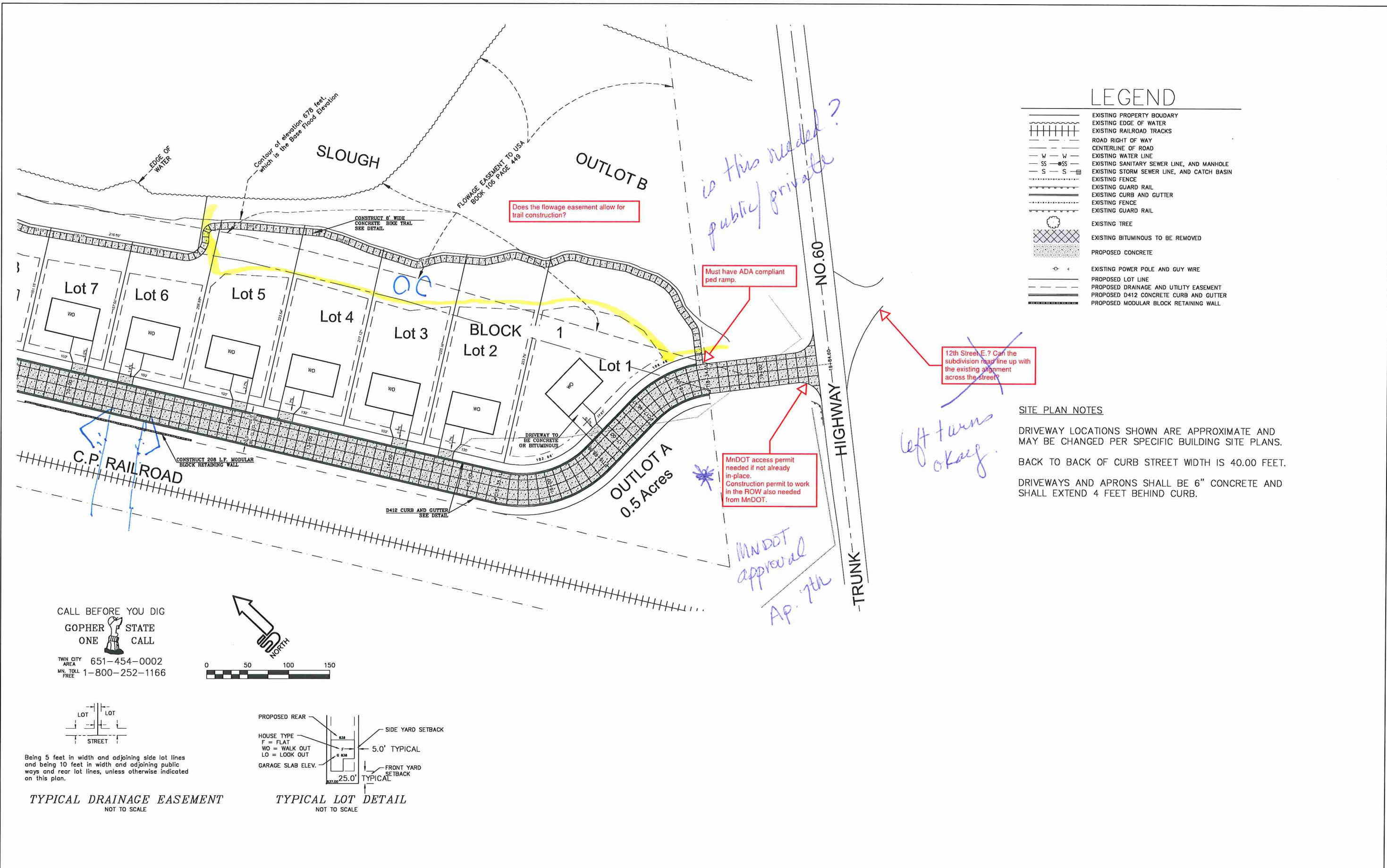
BACK TO BACK OF CURB STREET WIDTH IS 40.00 FEET.

DRIVEWAYS AND APRONS SHALL BE 6" CONCRETE AND SHALL EXTEND 4 FEET BEHIND CURB.

CALL BEFORE YOU DIG
GOPHER STATE
ONE CALL
TWIN CITY AREA 651-454-0002
MN, TOLL FREE 1-800-252-1166

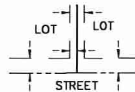


 Engineering, Surveying & Planning JOHNSON & SCOFIELD INC. 1203 MAIN STREET RED WING, MN 55066 ph. 651.338.1558 fax 651.338.1559	SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA Steven P. Voigt, PE DATE 2/11/19 REG. NO. 20034	DESIGNED <i>SPV</i>	REVISED	BY	DATE	LATEST REVISION:
		DRAWN <i>SPD</i>				Prepared For: ROBERT KOHNER 905 CHURCH AVENUE WABASHA, MN 55981 PHONE: 507-565-3610
		CHECKED <i>BKW</i>				
Engineering, Surveying & Planning JOHNSON & SCOFIELD INC. 1203 MAIN STREET RED WING, MN 55066 ph. 651.338.1558 fax 651.338.1559 BAYOU ADDITION WABASHA, MINNESOTA SITE PLAN 1 SHEET 4 OF 15 SHEETS						



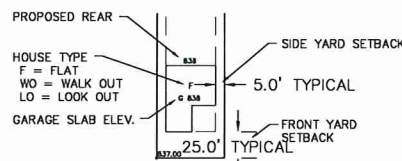
CALL BEFORE YOU DIG
GOPHER STATE
ONE CALL

TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166



Being 5 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways and rear lot lines, unless otherwise indicated on this plan.

TYPICAL DRAINAGE EASEMENT
NOT TO SCALE



TYPICAL LOT DETAIL
NOT TO SCALE

Engineering, Surveying & Planning
JOHNSON & SCOFIELD INC.
1203 MAIN STREET RED WING, MN 55066
ph. 651.338.1558 fax 651.338.1559

SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
Steven P. Voigt, PE
DATE 2/11/19 REG. NO. 20034

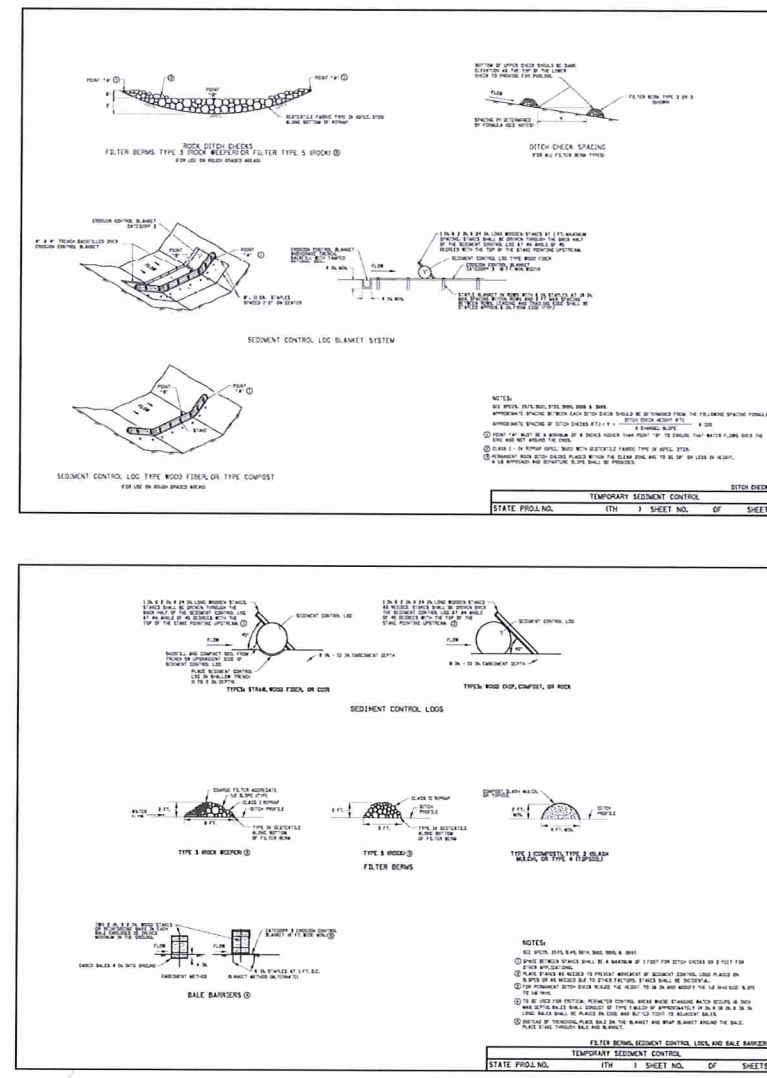
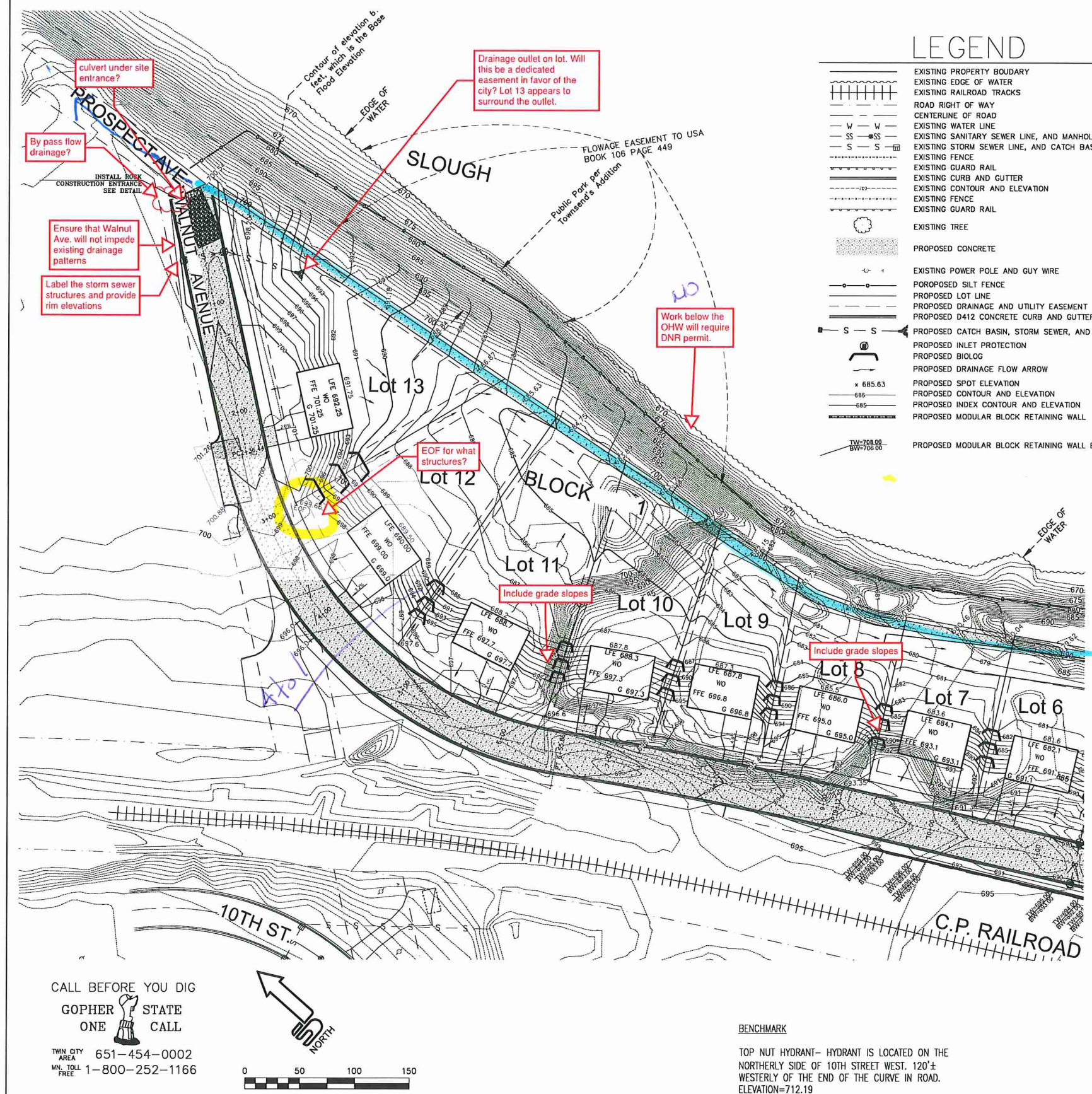
DESIGNED *SPV*
DRAWN *SPD*
CHECKED *BKW*

REVISED	BY	DATE	LATEST REVISION:
			Prepared For:
			ROBERT KOHNER
			905 CHURCH AVENUE
			WABASHA, MN 55981
			PHONE: 507-565-3610

BAYOU ADDITION
WABASHA, MINNESOTA

SITE PLAN 2

SHEET 5 OF 15 SHEETS



EROSION CONTROL

CONTRACTOR SHALL INSTALL PERIMETER SILT FENCE BEFORE START OF ANY CONSTRUCTION ACTIVITY. TO PREVENT SEDIMENT RUNOFF FROM REACHING THE CURB OR STREET RIGHT OF WAY, PERIMETER DOWNSLOPE SILT FENCE SHALL BE INSTALLED ACROSS ALL PRIVATE LOTS. WHILE STILL VULNERABLE DUE TO EXPOSED SOIL, ROCK CHECK DAMS WILL BE PLACED EVERY 25 FEET ALONG THE CENTERLINE OF EACH DRAINAGE SWALE ON GRADES EXCEEDING 4% TO REDUCE FLOW VELOCITIES THAT CAUSE EROSION.

TO PREVENT TRACKING OF DIRT ONTO HARD SURFACE STREET RIGHT-OF-WAY, ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AND MAINTAINED UNTIL VEHICLE ENTRANCES ONTO THE SITE ARE NO LONGER REQUIRED AND TOPSOIL IS SCHEDULED TO BE REPLACED. ALL VEHICLE ACCESS TO THIS SITE SHALL USE THE ROCK CONSTRUCTION ENTRANCES. SHOULD THE ROCK CONSTRUCTION ENTRANCES BECOME INEFFECTIVE DUE TO EXCESSIVE SOIL CONTAMINATION, THEY SHALL BE REMOVED AND REPLACED. SEE DETAIL ON SHEET 12.

SUFFICIENT TOPSOIL IS TO BE SALVAGED TO PROVIDE COVER AFTER GRADING OPERATIONS. ALL SOIL STOCKPILES AND FINISHED GRADED AREAS ARE TO BE SEED IMMEDIATELY IN ORDER TO ESTABLISH VEGETATION WITH WHEAT OR RYE GRASS @ 100 LB./ACRE DURING CONSTRUCTION. INSTALL AND MAINTAIN APPROVED INLET PROTECTION AT ALL ACTIVE STORM SEWER INLETS. SEE DETAIL ON SHEET 12. SEDIMENT RUNOFF SHOULD BE MINIMIZED BY RESPONSIBLE SITE EROSION CONTROL. EROSION CONTROL MEASURES MUST BE INSPECTED BY THE CITY BEFORE ANY GRADING ACTIVITY BEGINS. TO PREVENT SILT AND SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM, A FILTER BAG INSERT, SEDIMENT CONTROL INLET HAT, ROCK LOG RING OR OTHER DEVICE APPROVED BY THE CITY, SHALL BE INSTALLED AT THE INLET.

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE. AREAS THAT HAVE BEEN DISTURBED OR AT FINISH GRADE, BUT HAVE NO ACTIVE WORK, SHALL BE SEED AND MULCHED OR SODDED WITHIN 14 DAYS, EXCEPT ON SLOPES STEEPER THAN 4H:1V. STEEPER SLOPES SHALL BE SEED AND COVERED WITH AN EROSION CONTROL BLANKET OR SEED AND MULCHED WITH A TACKIFYING AGENT OR SODDED. AS SOON AS POSSIBLE AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, TOPSOIL SHALL BE SPREAD AND THE ENTIRE SITE SHALL BE VEGETATED. FINAL SITE STABILIZATION SHALL BE EVIDENT WHEN SEED GRASS IS PRESENT ON ALL EXPOSED GRADING AREAS AND HAS GROWN TO A LENGTH OF 6 INCHES AND THERE ARE NO SIGNS OF ONGOING EROSION. IF SOD IS PLACED IN-LIEU OF SEED, IT SHALL BE WATERED AND MAINTAINED AND SHOW NO SIGNS OF STRESS FOR AT LEAST 30 DAYS. THE CITY SHALL APPROVE FINAL SITE STABILIZATION.

A CONCRETE WASHOUT AREA IS REQUIRED FOR ALL CONCRETE CONSTRUCTION. THE WASHOUT SYSTEM CAN BE A PORTABLE UNIT PROVIDED BY THE CONCRETE SUPPLIER OR AN IN-GROUND SYSTEM CONSTRUCTED BY THE CONTRACTOR. ONE ACCEPTABLE METHOD OF CREATING AN IN-GROUND WASHOUT PIT WOULD BE TO EXCAVATE A 3 FOOT DEEP AREA (MIN. 3' WIDTH X VARIABLE LENGTH AS NEEDED), LINED WITH 10 MIL. PLASTIC AND PERIMETER ANCHORED WITH SAND BAGS OR AGGREGATE. IF THE LINING BECOMES DAMAGED (PUNCTURED OR RIPPED), THE WASHOUT SHALL NOT BE USED UNTIL THE LINING IS REPAIRED. CONCRETE POURS SHALL NOT BE CONDUCTED DURING OR BEFORE AN ANTICIPATED STORM EVENT. CONCRETE WASTES SHALL BE ALLOWED TO HARDEN, BROKEN UP, THEN DISPOSED OF ACCORDING TO LOCAL ORDINANCE. THIS WASHOUT PIT SHALL BE LOCATED AWAY FROM ALL STEEP SLOPES AND DRAINAGE INLETS.

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA 651-454-0002

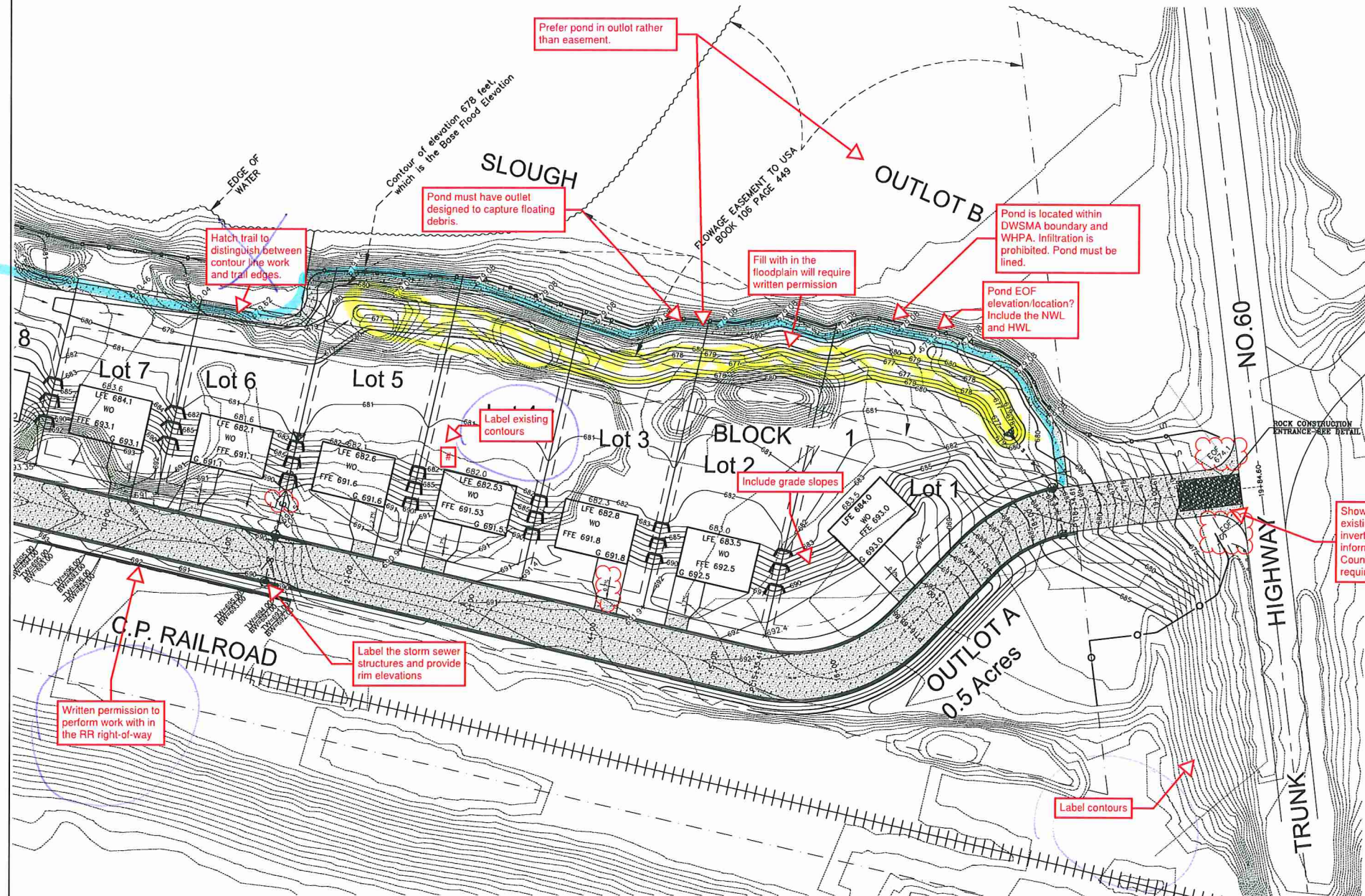
MN. TOLL FREE 1-800-252-1166

0 50 100 150

NORTH

BENCHMARK

TOP NUT HYDRANT- HYDRANT IS LOCATED ON THE NORTHERLY SIDE OF 10TH STREET WEST. 120'± WESTERLY OF THE END OF THE CURVE IN ROAD. ELEVATION=712.19



Written permission to perform work with in the RR right-of-way

Label the storm sewer structures and provide rim elevations

Label existing contours

Include grade slopes

Pond is located within DWSMA boundary and WHPA. Infiltration is prohibited. Pond must be lined.

Pond EOF elevation/location? Include the NWL and HWL.

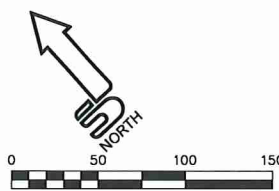
Fill with in the floodplain will require written permission

Pond must have outlet designed to capture floating debris.

Prefer pond in outlot rather than easement.

Show the existing culvert inverts and information. County permit required?

Clearly show the natural undisturbed 100' buffers



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BENCHMARK

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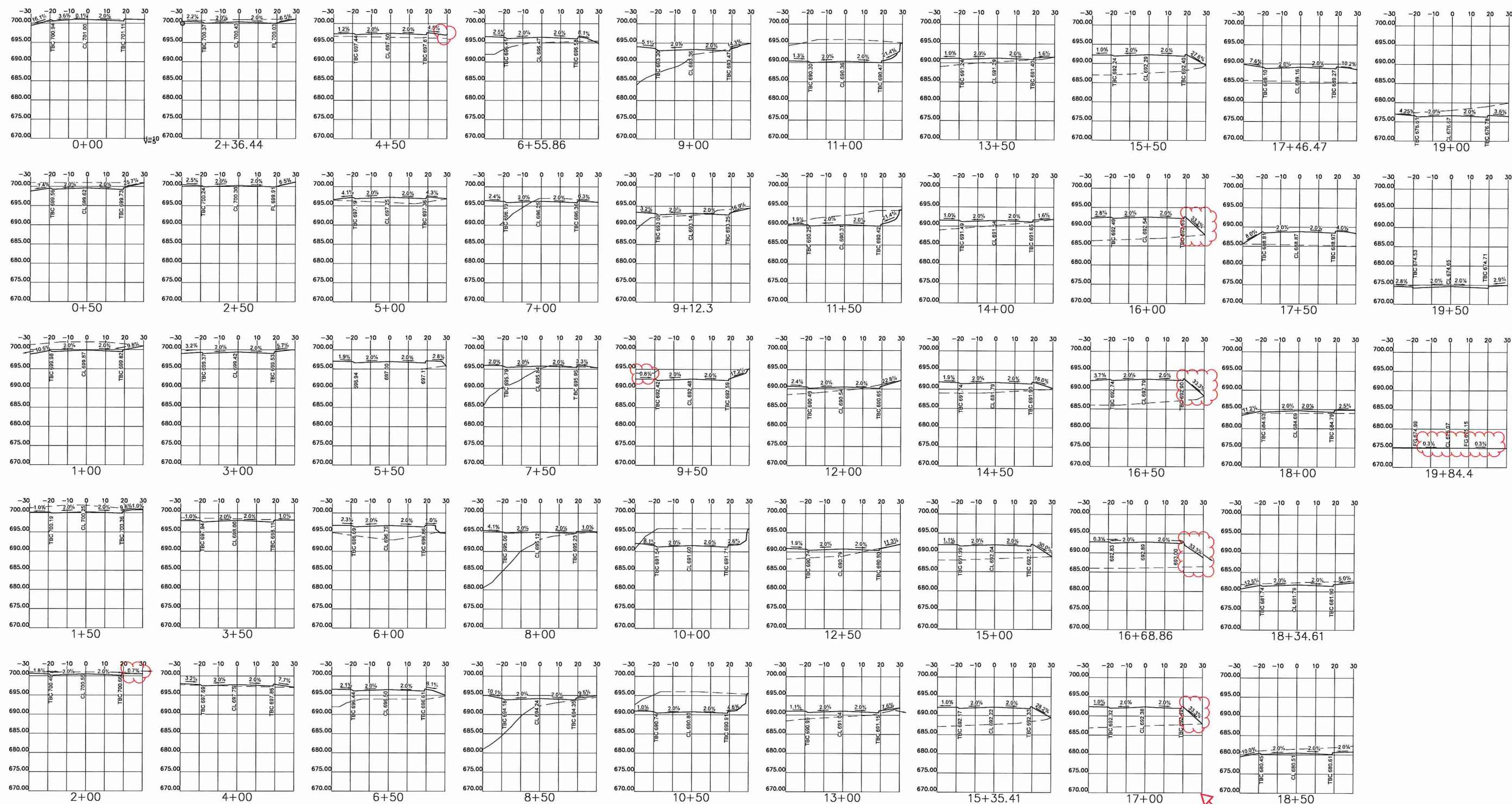
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CHECKED	MAS				ROBERT KOHNER
					905 CHURCH AVENUE
					WABASHA, MN 55981
					PHONE: 507-565-3610

BAYOU ADDITION
WABASHA, MINNESOTA

GRADING, DRAINAGE, AND EROSION CONTROL PLAN 2



Extend boulevard grading
where possible to make
slopes 4:1 or less.

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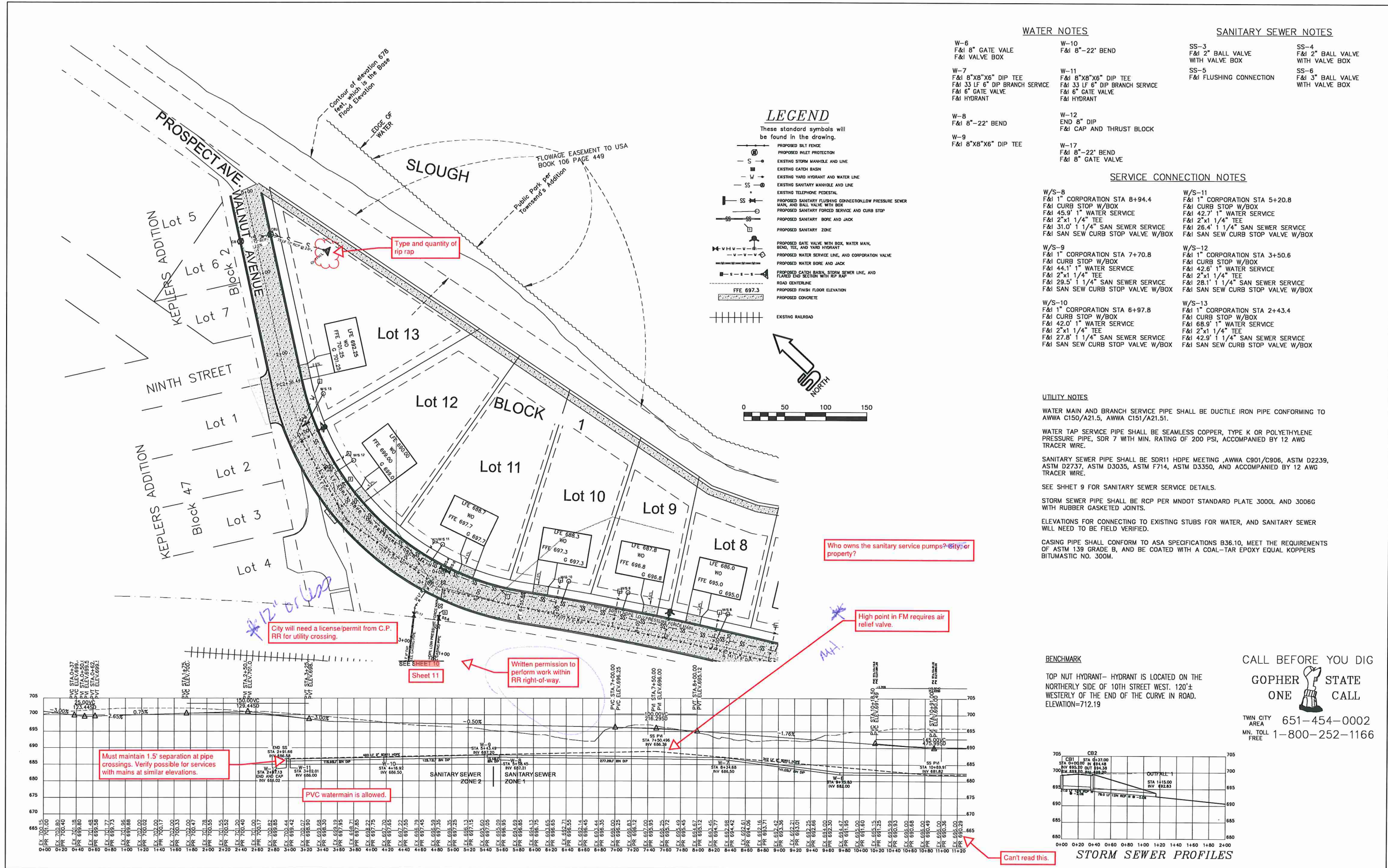
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BAYOU ADDITION
WABASHA, MINNESOTA

WALNUT STREET
CROSS SECTIONS

SHEET 8 OF 15 SHEETS



WATER NOTES

- W-6
F&I 8" GATE VALE
F&I VALVE BOX
- W-7
F&I 8"x8"x6" DIP TEE
F&I 33 LF 6" DIP BRANCH SERVICE
F&I 6" GATE VALVE
F&I HYDRANT
- W-8
F&I 8"-22" BEND
- W-9
F&I 8"x8"x6" DIP TEE
- W-10
F&I 8"-22" BEND
- W-11
F&I 8"x8"x6" DIP TEE
F&I 33 LF 6" DIP BRANCH SERVICE
F&I 6" GATE VALVE
F&I HYDRANT
- W-12
END 8" DIP
F&I CAP AND THRUST BLOCK
- W-17
F&I 8"-22" BEND
F&I 8" GATE VALVE

SANITARY SEWER NOTES

- SS-3
F&I 2" BALL VALVE
WITH VALVE BOX
- SS-4
F&I 2" BALL VALVE
WITH VALVE BOX
- SS-5
F&I FLUSHING CONNECTION
- SS-6
F&I 3" BALL VALVE
WITH VALVE BOX

SERVICE CONNECTION NOTES

- W/S-8
F&I 1" CORPORATION STA 8+94.4
F&I CURB STOP W/BOX
F&I 45.9' 1" WATER SERVICE
F&I 2"x1 1/4" TEE
F&I 31.0' 1 1/4" SAN SEWER SERVICE
F&I SAN SEW CURB STOP VALVE W/BOX
- W/S-9
F&I 1" CORPORATION STA 7+70.8
F&I CURB STOP W/BOX
F&I 44.1' 1" WATER SERVICE
F&I 2"x1 1/4" TEE
F&I 29.5' 1 1/4" SAN SEWER SERVICE
F&I SAN SEW CURB STOP VALVE W/BOX
- W/S-10
F&I 1" CORPORATION STA 6+97.8
F&I CURB STOP W/BOX
F&I 42.0' 1" WATER SERVICE
F&I 2"x1 1/4" TEE
F&I 27.8' 1 1/4" SAN SEWER SERVICE
F&I SAN SEW CURB STOP VALVE W/BOX
- W/S-11
F&I 1" CORPORATION STA 5+20.8
F&I CURB STOP W/BOX
F&I 42.7' 1" WATER SERVICE
F&I 2"x1 1/4" TEE
F&I 26.4' 1 1/4" SAN SEWER SERVICE
F&I SAN SEW CURB STOP VALVE W/BOX
- W/S-12
F&I 1" CORPORATION STA 3+50.6
F&I CURB STOP W/BOX
F&I 42.6' 1" WATER SERVICE
F&I 2"x1 1/4" TEE
F&I 28.1' 1 1/4" SAN SEWER SERVICE
F&I SAN SEW CURB STOP VALVE W/BOX
- W/S-13
F&I 1" CORPORATION STA 2+43.4
F&I CURB STOP W/BOX
F&I 68.9' 1" WATER SERVICE
F&I 2"x1 1/4" TEE
F&I 42.9' 1 1/4" SAN SEWER SERVICE
F&I SAN SEW CURB STOP VALVE W/BOX

UTILITY NOTES

WATER MAIN AND BRANCH SERVICE PIPE SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C150/A21.5, AWWA C151/A21.51.

WATER TAP SERVICE PIPE SHALL BE SEAMLESS COPPER, TYPE K OR POLYETHYLENE PRESSURE PIPE, SDR 7 WITH MIN. RATING OF 200 PSI, ACCOMPANIED BY 12 AWG TRACER WIRE.

SANITARY SEWER PIPE SHALL BE SDR11 HDPE MEETING AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714, ASTM D3350, AND ACCOMPANIED BY 12 AWG TRACER WIRE.

SEE SHHET 9 FOR SANITARY SEWER SERVICE DETAILS.

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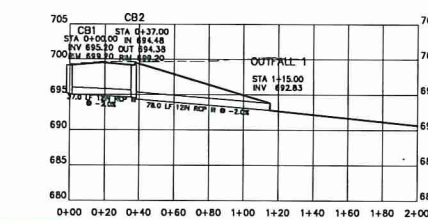
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STORM SEWER PROFILES

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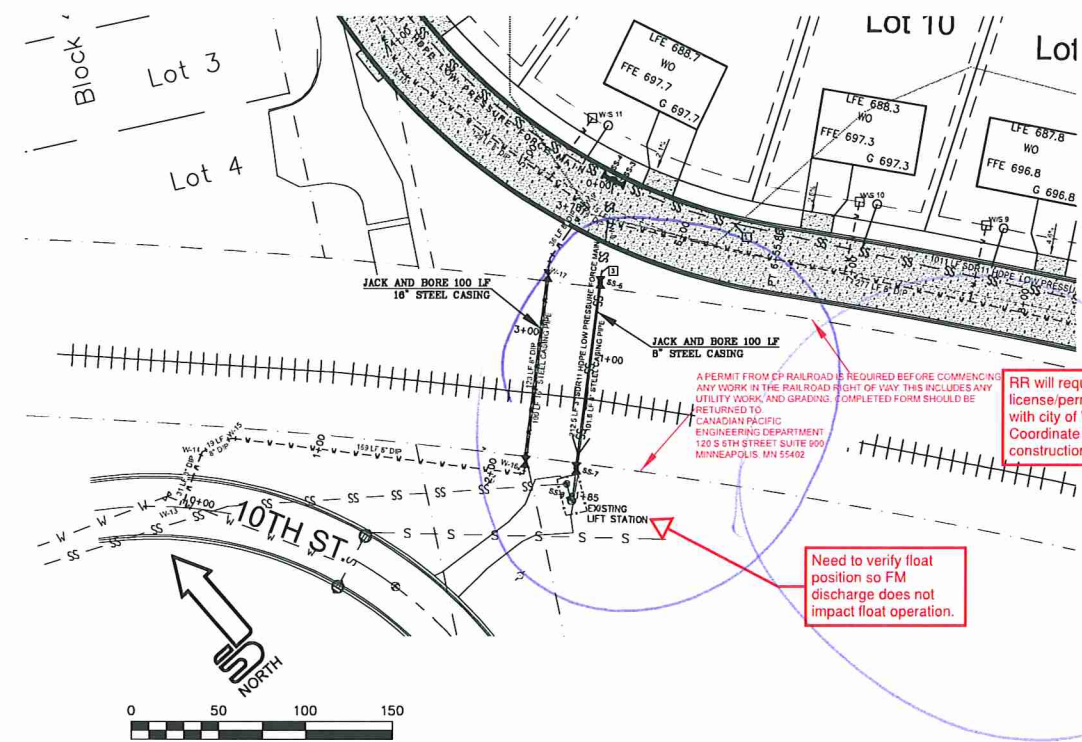
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BAYOU ADDITION
WABASHA, MINNESOTA

UTILITY PLAN 1

SHEET 9 OF 15 SHEETS



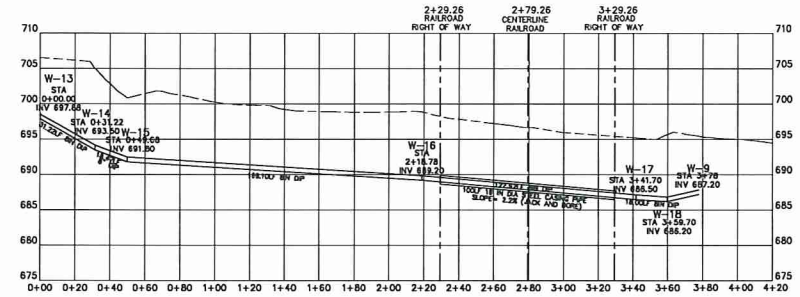
- LEGEND**
- These standard symbols will be found in the drawing.
- PROPOSED SILT FENCE
 - PROPOSED INLET PROTECTION
 - EXISTING STORM MANHOLE AND LINE
 - EXISTING CATCH BASIN
 - EXISTING YARD HYDRANT AND WATER LINE
 - EXISTING SANITARY MANHOLE AND LINE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING POWER POLE
 - PROPOSED SANITARY FLUSHING CONNECTION/LOW PRESSURE SEWER MAIN, AND BALL VALVE WITH BOX
 - PROPOSED SANITARY FORCED SERVICE AND CURB STOP
 - PROPOSED SANITARY BORE AND JACK
 - PROPOSED SANITARY ZONE
 - PROPOSED GATE VALVE WITH BOX, WATER MAIN, BEND, TEE, AND YARD HYDRANT
 - PROPOSED WATER SERVICE LINE, AND CORPORATION VALVE
 - PROPOSED WATER BORE AND JACK
 - PROPOSED CATCH BASIN, STORM SEWER LINE, AND FLARED END SECTION WITH R.P. RIP
 - ROAD CENTERLINE
 - PROPOSED FINISH FLOOR ELEVATION
 - PROPOSED CONCRETE
 - EXISTING FENCE
 - EXISTING RAILROAD

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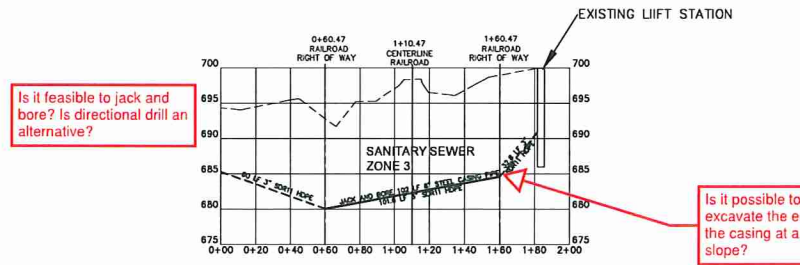
RR will require license/permit agreement with city of Wabasha. Coordinate prior to construction.

Need to verify float position so FM discharge does not impact float operation.

work w/ Pat



OFFSITE WATER PROFILE



OFFSITE SEWER PROFILE

Is it feasible to jack and bore? Is directional drill an alternative?

Is it possible to excavate the end of the casing at a 1:1 slope?

WATER NOTES

- W-8
F&I 8"-22" BEND
- W-9
F&I 8"x8"x6" DIP TEE
- W-10
F&I 8"-22" BEND
- W-13
CONNECT TO EXISTING 8" DIP WATER MAIN
F&I 8"x8"x8" DIP TEE
F&I 8" GATE VALVE
F&I VALVE BOX
- W-14
F&I 8"-45" BEND
- W-15
F&I 8"-22" BEND
- W-16
F&I 8" GATE VALVE
F&I VALVE BOX
F&I 8"-90" BEND
- W-17
F&I 8"-22" BEND
F&I 8" GATE VALVE
F&I VALVE BOX
- W-18
F&I 8" GATE VALVE
F&I VALVE BOX
- W-19
VERTICAL BEND
F&I 8"-11" BEND

SANITARY SEWER NOTES

- SS-3
F&I 2" BALL VALVE WITH VALVE BOX
- SS-4
F&I 2" BALL VALVE WITH VALVE BOX
- SS-6
F&I 3" BALL VALVE WITH VALVE BOX
- SS-7
F&I 3" BALL VALVE WITH VALVE BOX
- SS-8
CONNECT TO EXISTING LIFT STATION

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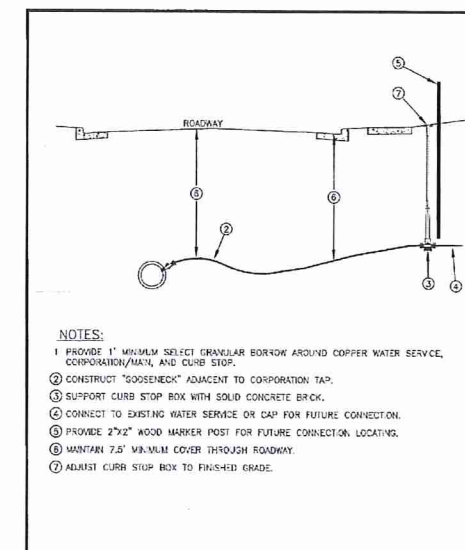
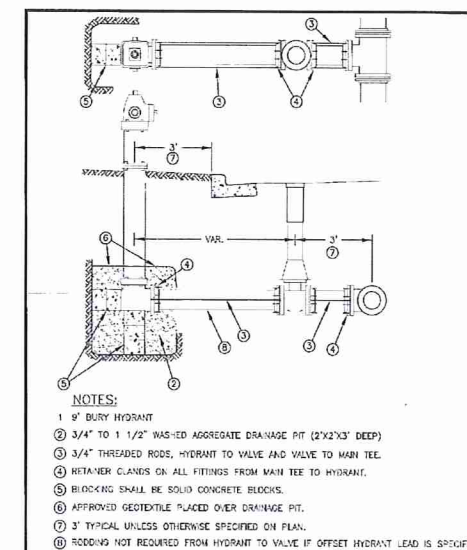
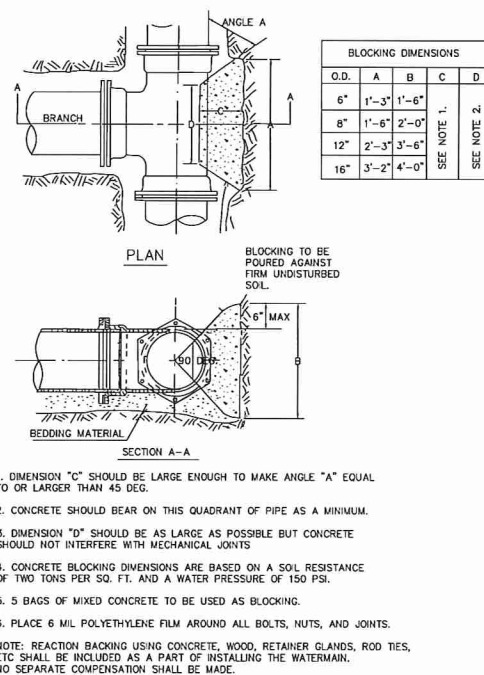
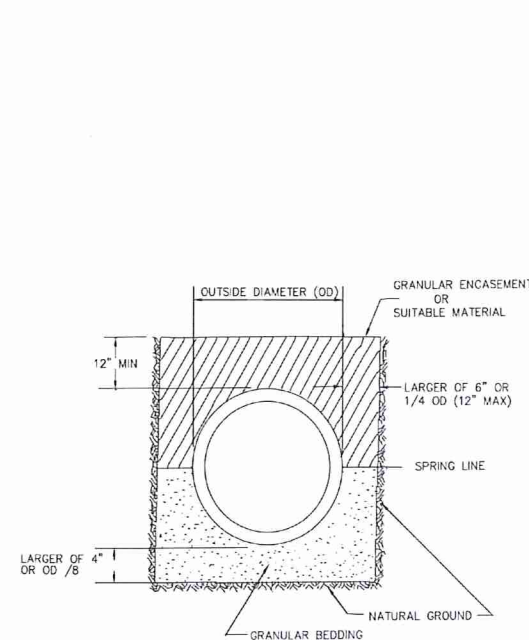
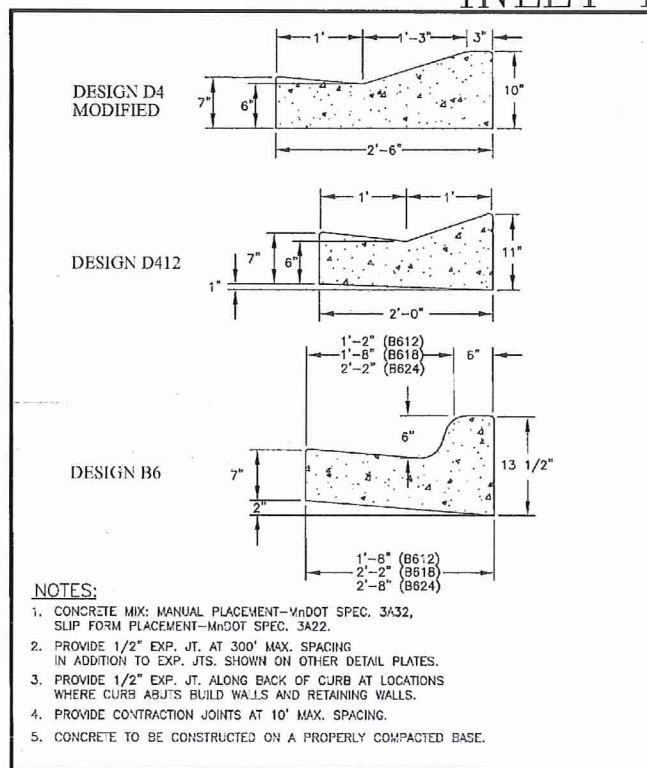
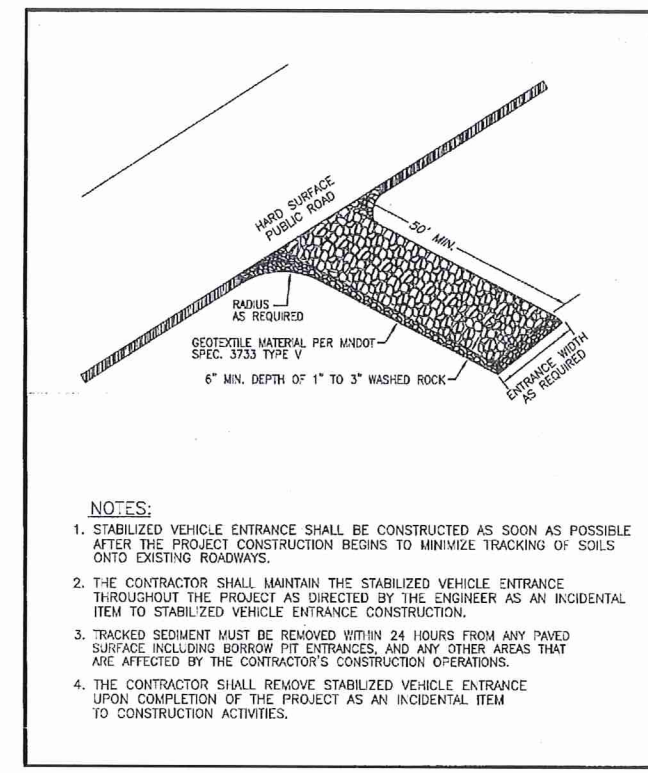
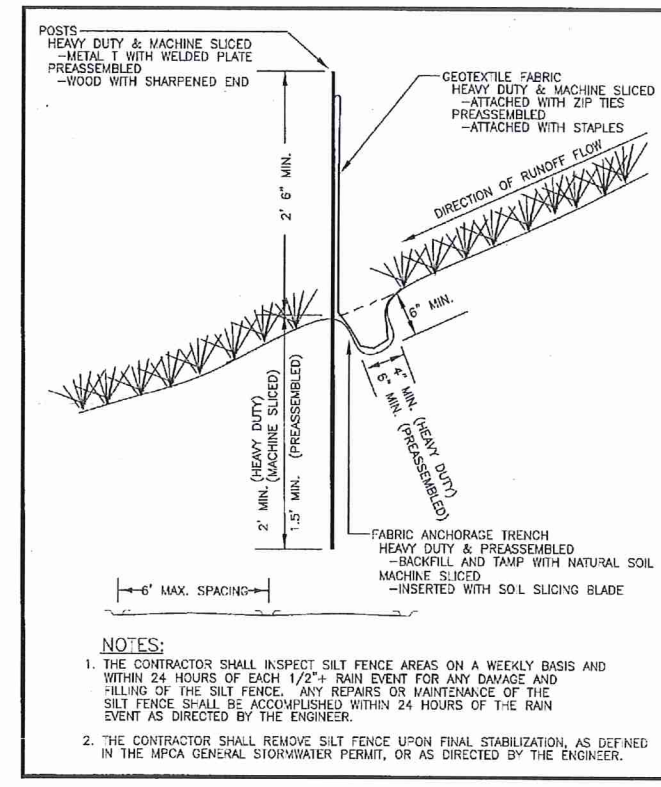
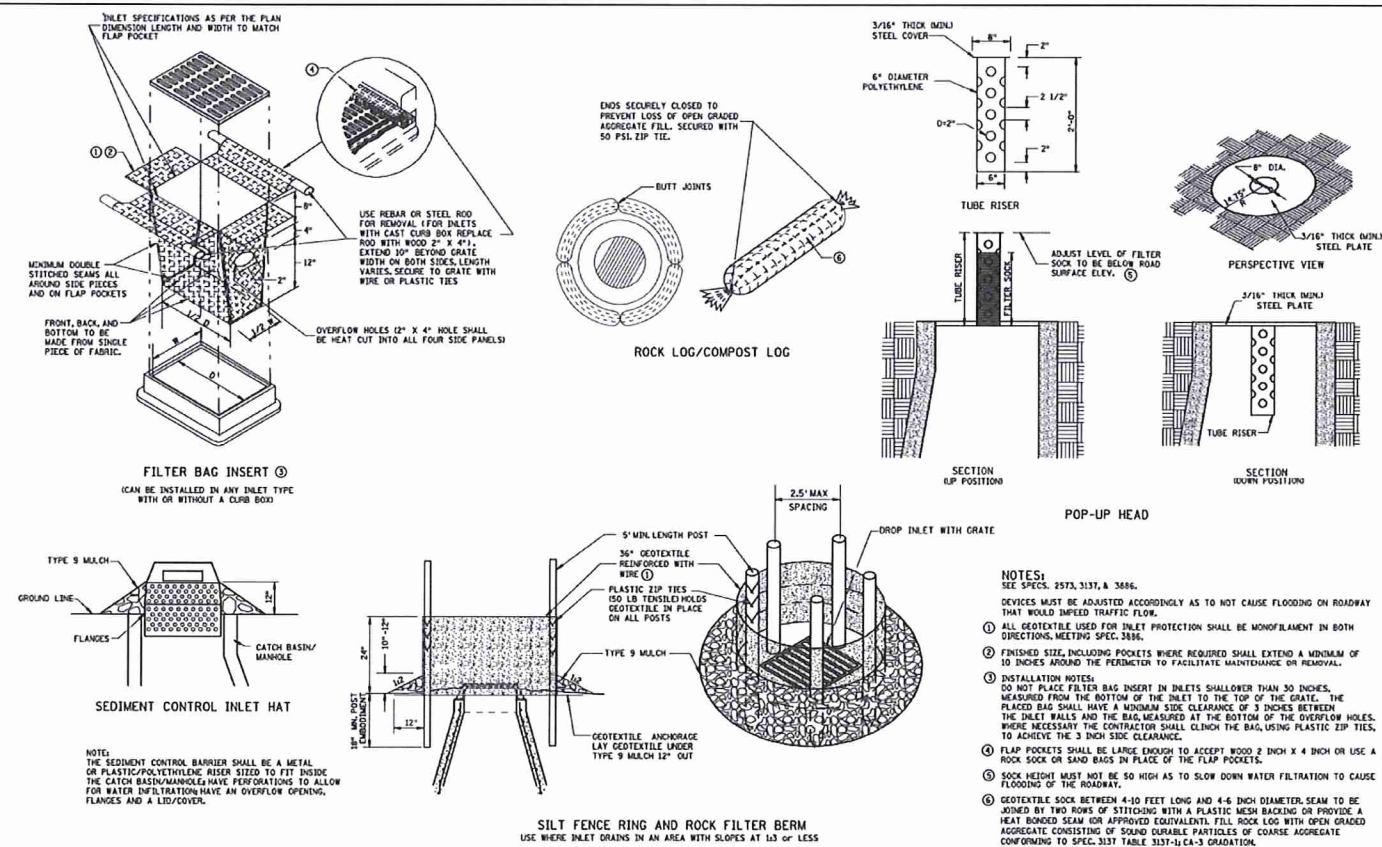
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Steven P. Voigt, PE
DATE 2/11/19 REG. NO. 20034

DESIGNED *SPV*
DRAWN *SPD*
CHECKED *BKW*

REVISED	BY	DATE	LATEST REVISION:
			Prepared For:
			ROBERT KOHNER
			905 CHURCH AVENUE
			WABASHA, MN 55981
			PHONE: 507-565-3610

BAYOU ADDITION
WABASHA, MINNESOTA

UTILITY PLAN 3



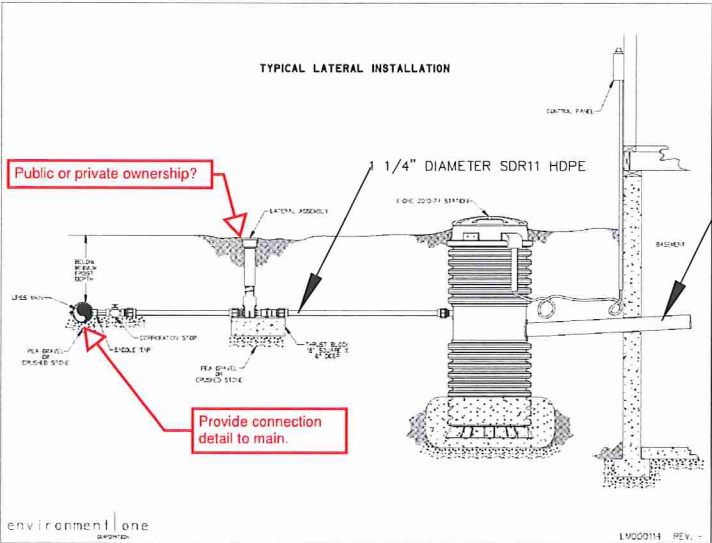
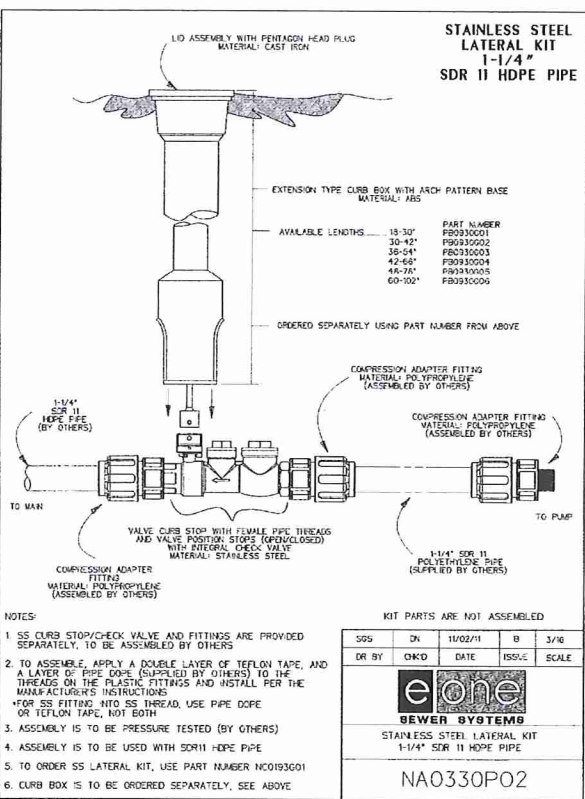
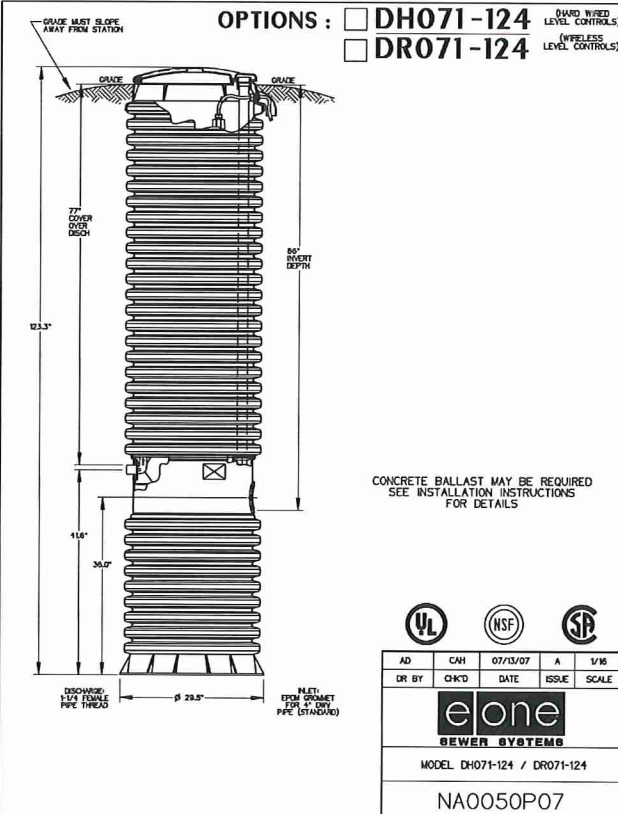
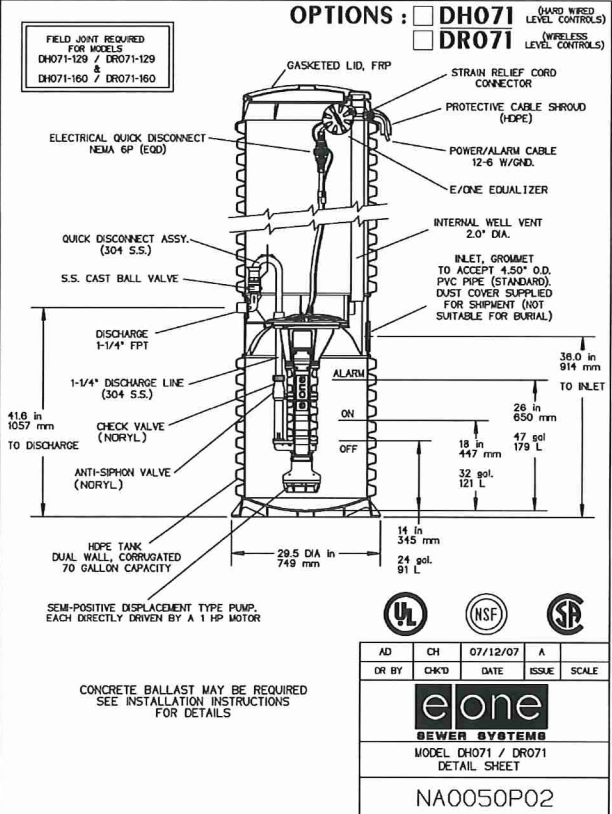
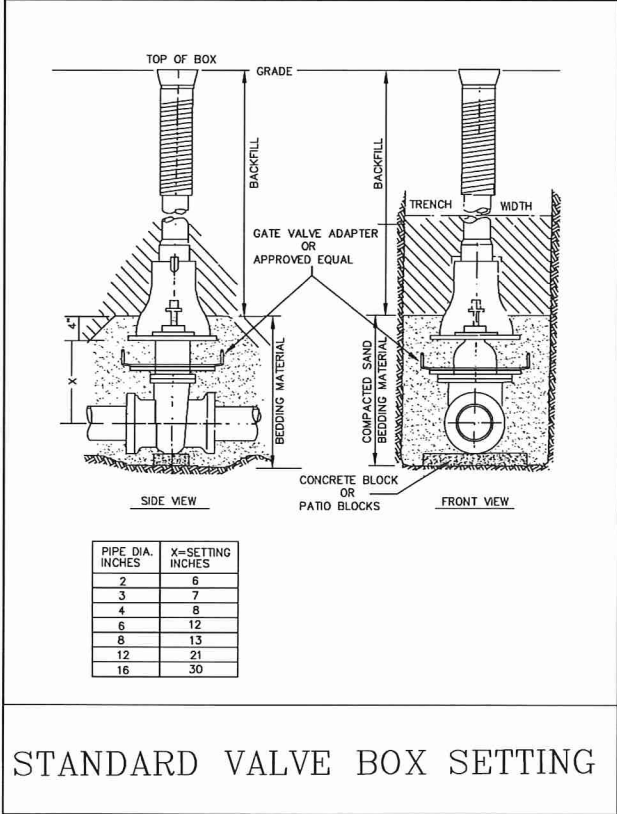
CURB AND GUTTER

PIPE BEDDING

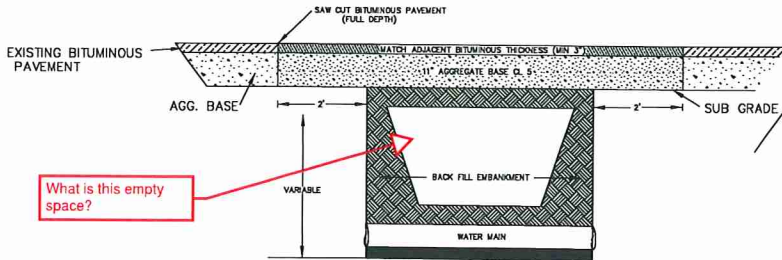
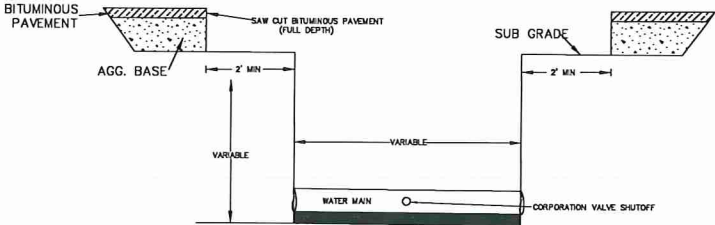
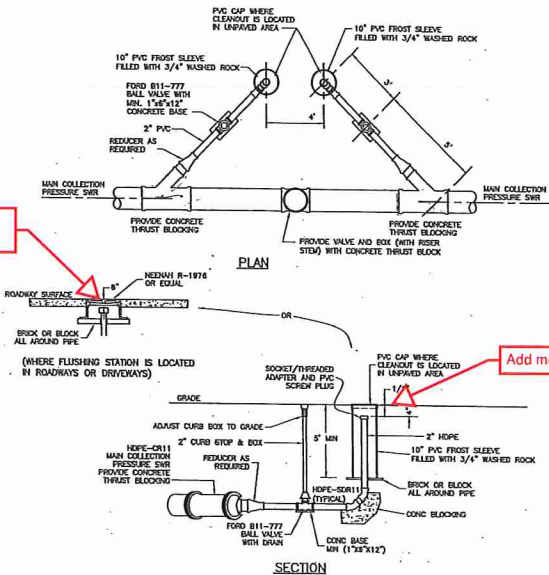
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FIRE HYDRANT

COPPER WATER



SANITARY SEWER SERVICE LINES SHALL BE 4\"/>

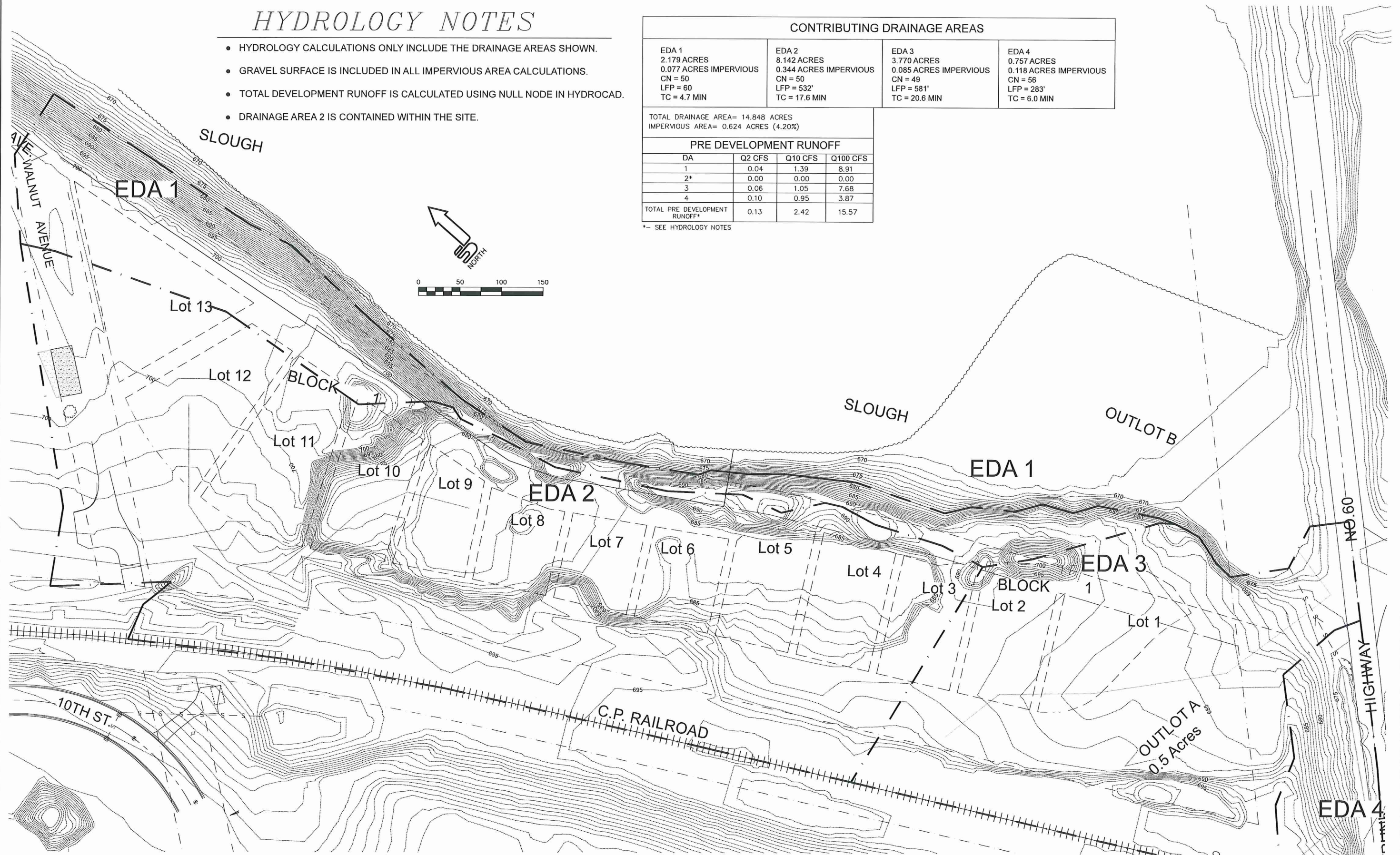
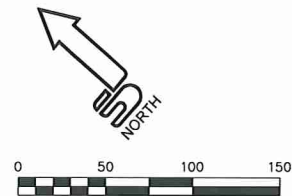


HYDROLOGY NOTES

- HYDROLOGY CALCULATIONS ONLY INCLUDE THE DRAINAGE AREAS SHOWN.
- GRAVEL SURFACE IS INCLUDED IN ALL IMPERVIOUS AREA CALCULATIONS.
- TOTAL DEVELOPMENT RUNOFF IS CALCULATED USING NULL NODE IN HYDROCAD.
- DRAINAGE AREA 2 IS CONTAINED WITHIN THE SITE.

CONTRIBUTING DRAINAGE AREAS			
EDA 1 2.179 ACRES 0.077 ACRES IMPERVIOUS CN = 50 LFP = 60 TC = 4.7 MIN	EDA 2 8.142 ACRES 0.344 ACRES IMPERVIOUS CN = 50 LFP = 532' TC = 17.6 MIN	EDA 3 3.770 ACRES 0.085 ACRES IMPERVIOUS CN = 49 LFP = 581' TC = 20.6 MIN	EDA 4 0.757 ACRES 0.118 ACRES IMPERVIOUS CN = 56 LFP = 283' TC = 6.0 MIN
TOTAL DRAINAGE AREA= 14.848 ACRES IMPERVIOUS AREA= 0.624 ACRES (4.20%)			
PRE DEVELOPMENT RUNOFF			
DA	Q2 CFS	Q10 CFS	Q100 CFS
1	0.04	1.39	8.91
2*	0.00	0.00	0.00
3	0.06	1.05	7.68
4	0.10	0.95	3.87
TOTAL PRE DEVELOPMENT RUNOFF*	0.13	2.42	15.57

*- SEE HYDROLOGY NOTES



**Engineering, Surveying
& Planning**
JOHNSON & SCOFIELD INC.
1203 MAIN STREET RED WING, MN 55066
ph. 651.338.1558 fax 651.338.1559

SPECIFICATION, OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND I
AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA
Steven P. Voigt, PE
DATE 2/11/19 REG. NO. 20034

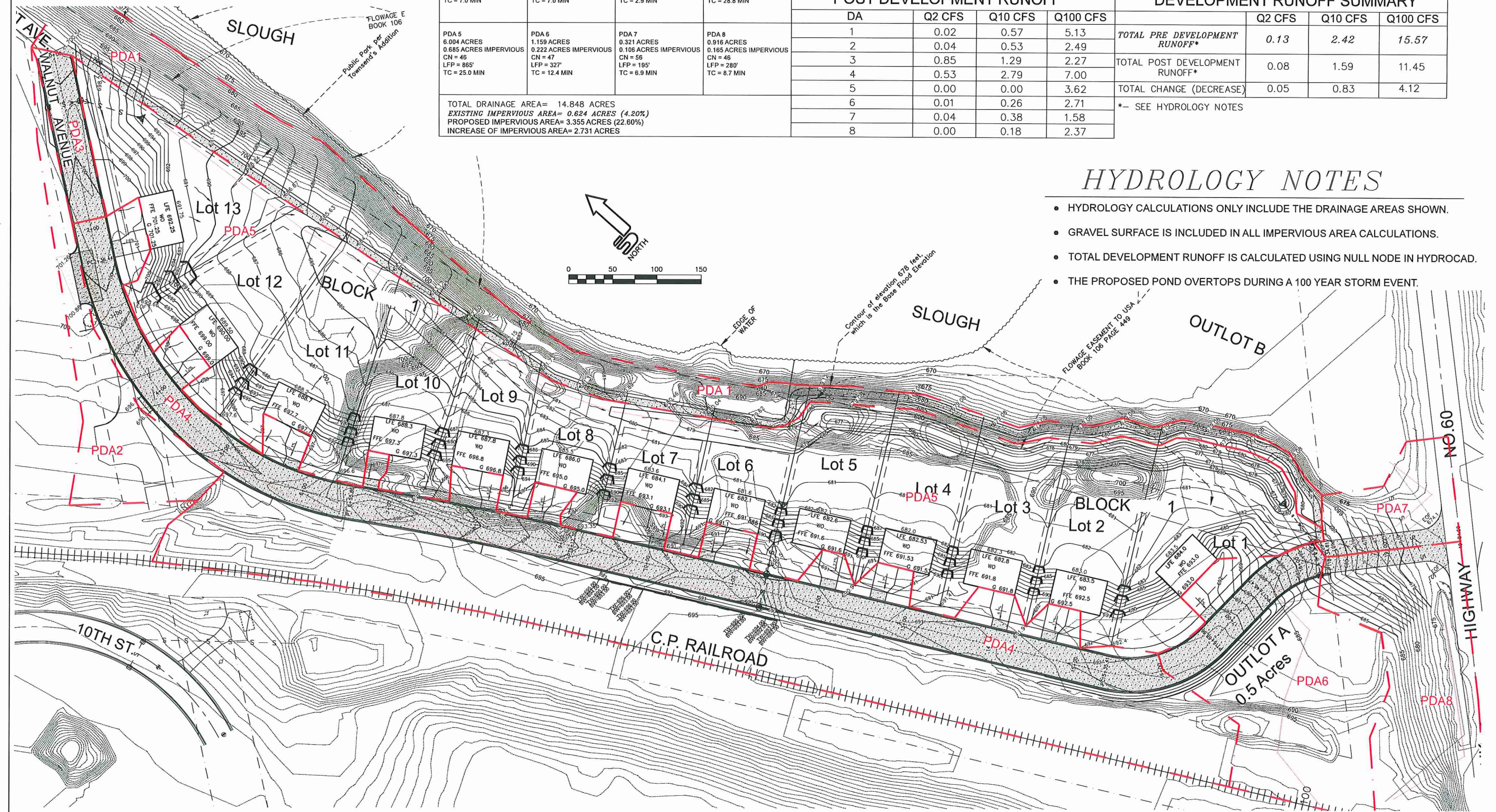
DESIGNED	SPV	REVISED	BY	DATE	LATEST REVISION:
DRAWN	SPD				Prepared For:
CHECKED	BKW				ROBERT KOHNER
					905 CHURCH AVENUE
					WABASHA, MN 55981
					PHONE: 507-565-3610

BAYOU ADDITION

EXISTING HTDROLOGY PLAN

WABASHA, MINNESOTA

SHEET 14 OF 15 SHEETS



CONTRIBUTING DRAINAGE AREAS				PRE DEVELOPMENT RUNOFF (FROM EXISTING HYDROLOGY SHEET)				POST DEVELOPMENT PONDING AREA ELEVATIONS (FEET)			
PDA 1 1.580 ACRES 0.314 ACRES IMPERVIOUS CN = 48 LFP = N/A TC = 7.0 MIN	PDA 2 0.558 ACRES 0.145 ACRES IMPERVIOUS CN = 54 LFP = N/A TC = 7.0 MIN	PDA 3 0.177 ACRES 0.177 ACRES IMPERVIOUS CN = 58 LFP = 125' TC = 2.9 MIN	PDA 4 4.141 ACRES 1.541 ACRES IMPERVIOUS CN = 58 LFP = 915' TC = 28.8 MIN	DA	Q2 CFS	Q10 CFS	Q100 CFS	POND	Q2 ELEV	Q10 ELEV	Q100 ELEV
				TOTAL PRE DEVELOPMENT RUNOFF*	0.13	2.42	15.57	PROPOSED POND*	678.11	679.31	679.77
				POST DEVELOPMENT RUNOFF				DEVELOPMENT RUNOFF SUMMARY			
				DA	Q2 CFS	Q10 CFS	Q100 CFS		Q2 CFS	Q10 CFS	Q100 CFS
				1	0.02	0.57	5.13	TOTAL PRE DEVELOPMENT RUNOFF*	0.13	2.42	15.57
				2	0.04	0.53	2.49	TOTAL POST DEVELOPMENT RUNOFF*	0.08	1.59	11.45
				3	0.85	1.29	2.27	TOTAL CHANGE (DECREASE)	0.05	0.83	4.12
				4	0.53	2.79	7.00	* - SEE HYDROLOGY NOTES			
				5	0.00	0.00	3.62				
				6	0.01	0.26	2.71				
				7	0.04	0.38	1.58				
				8	0.00	0.18	2.37				

HYDROLOGY NOTES

- HYDROLOGY CALCULATIONS ONLY INCLUDE THE DRAINAGE AREAS SHOWN.
- GRAVEL SURFACE IS INCLUDED IN ALL IMPERVIOUS AREA CALCULATIONS.
- TOTAL DEVELOPMENT RUNOFF IS CALCULATED USING NULL NODE IN HYDROCAD.
- THE PROPOSED POND OVERTOPS DURING A 100 YEAR STORM EVENT.

Planning Commission

6)b)

Meeting Date: 03/19/2019

SUBJECT: IUP Wabasha Sand & Gravel/Rochester Sand & Gravel

DEPARTMENT: Planning & Zoning

TITLE:

IUP Wabasha Sand & Gravel/Rochester Sand & Gravel

PURPOSE:

Attachments

IUP Staff Report

SPCC Plan



Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Clarke, Consultant Planner
Date: March 12, 2019
Subject: IUP application – Rochester Sand & Gravel

MEETING DATE: March 19, 2019

I. REQUEST:

- 1) **Applicant:** Rochester Sand & Gravel
- 2) **Owner:** Robert Kohner (Wabasha Sand & Gravel)
- 3) **Location:** 1005 Shields Avenue

II. Staff Report

Zoning Summary

An Interim Use Permit has been requested by Rochester Sand & Gravel to use Wabasha's Sand & Gravel site at 1005 Shields Avenue as a heavy industrial, portable hot mix asphalt plant between the months of May and November of 2019.

Zone: Industrial (I) and within the ERA (Emergency Response Area)

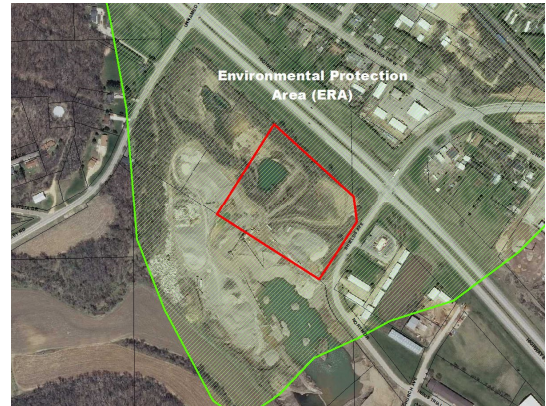
Land Use: Industrial
Min. Lot Size: 21,780 SF (8.5 Acres)
Min. Lot Width: 90 feet (+500 feet)
Min. Lot Frontage: 60 feet (500+ feet)
Setbacks: 10 feet (Front)
10 feet (Side & Rear)
Accessory: None proposed
Parking: 1 stall per employee plus 1 space per vehicle stored on site
8-10 employees and/or compliance reviewers could be on-site

Details of the request:

- The plant will be operational from mid-May to November depending on weather delays.
- Parking details
 - 8-10 employees = 10 parking stalls, which can be located within the 8.5 acres.



- All company vehicles can also be parked within the 8.5 acres site.
- Truck Route/Accesses— two accesses are shown on the Site Plan. The trucks are proposed to come in on Bruegger Valley Road, travel through the Wabasha Sand & Gravel site on a truck haul route and exit onto Shield's Avenue and then travel along Highway 61 as needed to deliver the asphalt on Highway 61.
- Truck traffic - A Major Traffic Generator Waiver – was reviewed by the City Engineer, Street & Utility Commission on Tuesday, March 5th. Their comments and recommended approval are in the staff comments of this report. This waiver will be reviewed and determined by the City Council on their April 2, 2019 meeting. The project is targeted to be completed within a 6-month period (mid-May to November). Within that time, less than 90 days will utilize heavy truck traffic that will exceed 60 heavy trucks per day.
- ERA Overlay Zone – The project is within the Emergency Response Area Zone. A SPCC Plan (Spill Prevention, Control, & Countermeasure Plan) will be in-place for this project. The spill prevention includes a 2-wall holding tank and a confined containment area where oil is transferred to the rock mix. All MPCA permits, regulations and inspections will be followed.
- Lighting – security lighting will be installed near the plant and will comply with the Wabasha lighting standards as found in Section 310, Subd 8.
- Signage – No signage is proposed



Hours of Operation – 5:00 a.m. to 9:00 p.m. Monday through Saturday.

Surrounding Property Uses: Kohner's active mining operation is located north and west of the proposed portable hot mix asphalt plant. Highway 61 is located east of the site, and Dairy Queen and Jim Roemer's storage and offices are located south of the site along Shields Avenue. **See attached aerial*

Neighborhood Notification: All property owners within 350' feet of this property were notified within ten days of the public hearing and published in the paper on Wednesday, March 6, 2019 that a public hearing would be held on March 19, 2019 for this interim use permit request.

Recommended Conditions:

- 1) When the portable hot mix asphalt plant is removed from the site, the Interim Use Permit (IUP) will be withdrawn from the site. The proposed deadline for the completion of the MnDOT project is November 2019.
- 2) The City of Wabasha can temporarily suspend trucks due to safety concerns.
- 3) A driveway permit must be obtained from Wabasha County to access the site from County Road 30 (Bruegger Valley Road).

III. PLANNING COMMISSION ACTION:

Following are sample resolutions for both approval and denial which may be used by the Planning Commission in their decision.

Sample resolution for approval

Resolution _____
IUP for a Heavy Industrial Facility

WHEREAS, the property addressed 1005 Shields Avenue is zoned Industrial; and

WHEREAS, the site has a land use of Industrial as does all of the property on the west side of Highway 61 along Shields Avenue, North Drive, and Industrial Court.

WHEREAS, The Planning Commission provides the following findings:

- a) Rochester Sand & Gravel has owned and operated their business for 10+ years and has been contracted by the MnDOT to complete the Highway 61 resurfacing project in 2019.
- b) The close proximity of the proposed asphalt plant to MnDOT's Highway 61 project will significantly reduce the necessary truck traffic to complete the project to residents of Wabasha.
- c) Conditions placed in this CUP will protect the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values.
- d) The purpose of the Industrial zone is to allow for industrial development of land for uses with direct access to Highway 61 that are not adjacent to incompatible uses.
- e) The operation will be tested for air quality compliance and meet all the requirements from the MPCA.
- f) The proposed use is consistent with the City comprehensive land use plan.
- g) Ingress and egress is provided off Highway 61 from Brugger Valley Road and Shields Avenue.
- h) The site does not need city sewer and water service.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Interim Use Permit for a heavy industrial use at 1005 Shields Avenue allowing for the construction of a portable hot mix asphalt plant as indicated in the letter dated February 12, 2019, with conditions:

Sample resolution for denial:

Resolution _____
IUP for a Heavy Industrial Use

WHEREAS, the property addressed 1005 Shields Avenue is zoned Industrial (I); and

WHEREAS, an Interim Use Permit is required for a Heavy Industrial use; and

WHEREAS, The Planning Commission provides the following findings: **[insert findings as deemed appropriate]**

- _____

NOW THEREFORE, IT IS HEREBY RESOLVED, the *Planning* Commission denies the Interim Use Permit for a heavy industrial use as requested in the application dated February 12, 2019.

IUP – Rochester Sand & Gravel
1005 Shields Avenue
Staff Review

Section 305.04 5b General Standards. No conditional or interim use shall be granted by the Planning Commission unless the Board shall find:

<i>Standard</i>	<i>Staff Comments</i>	<i>Standard Met?</i>
1. That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the City;	The maintenance, operation and temporary use of a portable hot mix asphalt plant will not be detrimental or endanger the public health or general welfare of the City. The plant is located on an existing mine adjacent to Highway 61 and other similar industrial uses. There are no neighboring residents adjacent to the site or within the truck route.	Yes No Discussion Recommended
2. That the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	The property is within the Industrial zone as is surrounding properties. The applicants propose to place a portable hot mix asphalt plant and several portable restrooms on the corner of Shields Avenue and Highway 61. (see the attached site plan) These temporary structures and truck traffic near Highway 61 will not be injurious to property owners in the immediate area.	Yes No Discussion Recommended
3. That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;	The use is consistent with the City Comprehensive Plan that shows the property and all surrounding properties as Industrial. The use will only temporarily increase the traffic along Bruegger Valley Road and Shields Avenue within the limited distance to the site.	Yes No Discussion Recommended
4. That adequate utilities, access road, drainage, and/or necessary facilities have been or are being provided;	The use will be accessed in two places, along Bruegger Valley Road and Shields Avenue. An internal truck route will also be constructed within the Kohner site to accommodate the trucks. No city utilities will be needed at the site.	Yes No Discussion Recommended
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;	The proposed entrance and exit to the site will provide adequate access to the temporary use and are located as close to Highway 61, their primary project for the summer, as possible.	Yes No Discussion Recommended
6. That the use shall, in all other respects, conform to the applicable regulations of the district in which it is located.	Heavy Industrial is a conditional/interim use in the Industrial Zone. This interim use with no permanent facilities meets all of the standards within the Industrial zone.	Yes No Discussion Recommended

7.	Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, screening (including fencing and/or plantings), security provisions, refuse management, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Board upon its finding that these are necessary to fulfill the purpose and intent of this Section or other sections of City Code.	There are no required landscaping or architectural design standards for this use in the Industrial Zone. Lighting, fencing, and security provisions must meet all applicable City Code. Traffic circulation and access have been outlined in Q4.	Yes No Discussion Recommended
8.	No application for a conditional or interim use that has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of said order or denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the Planning Department	N.A.	Yes No Discussion Recommended
9.	In any case where a conditional or interim use has not been established within one (1) year after the date of granting thereof, then, without further action by the Planning Commission, the conditional use or authorization shall be null and void.	N.A.	Yes No Discussion Recommended
10.	Preservation of natural resources including but not limited to filling and grading limitations	Limited filling and grading is intended for this project to construct the truck hauling road. No existing natural resources exists on this site as it is a functioning mining operation.	Yes No Discussion Recommended
11.	Preservation of natural resources including but not limited to filling and grading limitations	Limited filling and grading is intended for this project to construct the truck hauling road. No existing natural resources exists on this site as it is a functioning mining operation.	Yes No Discussion Recommended
12.	Use does not obstruct scenic views from public right of ways or existing residential uses.	The proposed plant is within an active mine along Highway 61. No residential uses are within the surrounding area.	Yes No Discussion Recommended

<i>Standard</i>	<i>Staff Comments</i>	<i>Standard Met?</i>
13. Adequate parking and loading areas	Parking spaces adequate parking and loading areas are provided with in the 8.5 acres site. 8-10 employees + any space for company vehicles.	Yes No Discussion Recommended
14. Signage and lighting, with reference to glare, traffic safety and compatibility with other properties in the district	Lighting – will be installed per City Code and will constructed to reduce glare for traffic safety and compatibility with surrounding properties. No signage will be used.	Yes No Discussion Recommended
15. The limitation of hours of operation of noise allowed (e.g. music), & fencing or screening, and any other provisions to harmonize outdoor operations with neighboring residential uses	Operating hours are between 5:00 a.m. to 9:00 p.m. Monday through Saturday with an average truck traffic of less than 60 round-trip trucks per day coming and leaving this site.	Yes No Discussion Recommended
16. Adequate size and configuration of property for the proposed use or activity	The 8.5 acre rectangular lot does allow for the proposed use and all listed activities while maintaining the required setbacks.	Yes No Discussion Recommended

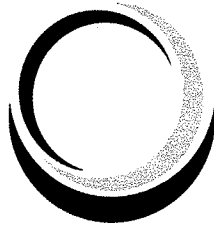
Additional standards for **Industrial development**

<i>Standard</i>	<i>Staff Comments</i>	<i>Standard Met?</i>
17. Ability to adequately serve the site with public infrastructure.	The project does not require public utilities and will be adequately served by roadways.	Yes No Discussion Recommended
18. Ingress & Egress to the project include provisions for heavy truck delivery and loading traffic. Not negative impacts to pedestrian traffic.	The project is surrounded by County or state highways or industrially used local roadways capable of handling both the weight loads and traffic from this operation. In addition, this project has been reviewed and approved by all the impacted roadway agencies. No impacts to pedestrian traffic will be incurred by this project.	Yes No Discussion Recommended
19. Screening of outdoor storage, refuse areas, loading areas, lighting, and signage with fencing or vegetation to insure compatibility with adjacent properties.	Given the limited time frame for the project and the compatibility of the heavy industrial properties surrounding this 8.5 acre site, no permanent screening should be necessary.	Yes No Discussion Recommended
<i>Standard</i>	<i>Staff Comments</i>	<i>Standard Met?</i>
20. Increased setbacks, screening, or barriers which may be injurious to the health or welfare of	No permanent equipment or structures are planned. All temporary equipment will be well within the setback requirements and not injurious	Yes No Discussion

	individuals	conditions are expected.	Recommended
21.	Limitations on the height or structures, storage of bulk or containerized materials.	No permeant structures are proposed. All bulk materials will be properly stored and contained per MPCA rules and regulations and will function within compliance.	Yes No Discussion Recommended
22.	Requirements for additional stormwater planning or other types of engineering models.	No stormwater or other engineering models are required for this temporary use.	Yes No Discussion Recommended

Section 305.06 Subd. 14 G provides for additional standards for **CUP's in the wellhead protection zone**. The property is within the Wellhead Protection Zone or Emergency Response Area.

	<i>Standard</i>	<i>Staff Comments</i>	Standard Met?
23.	Structures and/or mechanisms for containment of potential contaminant spills.	All oil or other contaminants will be stored in a 2-wall tank and a containment area will be set up for the mix and movement of all oil used for the project.	Yes No Discussion Recommended
24.	Spill response plan	A SPCC Plan has been submitted and will be in-place and enforced for the length of this temporary use.	Yes No Discussion Recommended
25.	Stormwater infrastructure which protects the water supply from potential contaminant infiltration	No excessive impervious areas will be added to the site that would require infrastructure improvements to protect the water supply other than the use of a containment area as defined in the SPCC Plan for all oil-based produces used on the site.	Yes No Discussion Recommended
26.	Site plans and turf management programs (including fertilizer application management) for open and/or vegetative areas to protect the water supply from potential contaminant infiltration	No areas will require a turf management plan.	Yes No Discussion Recommended
27.	Evidence of required state and/or federal permits and required monitoring programs. Minnesota State Statute 115E.01-05.	All federal permits and monitoring programs required for this use will be obtained and followed. If any truck traffic hazards or oil contamination hazards are observed, the use will be suspended until these issues are resolved.	Yes No Discussion Recommended



ROCHESTER SAND & GRAVEL

A DIVISION OF MATHY CONSTRUCTION CO. • ROCHESTER, MN

2-12-19

Kristi Trisko, Planning Coordinator
City of Wabasha Planning & Zoning
900 Hiawatha Drive East
P.O. Box 268
Wabasha, MN 55981

Dear Kristi:

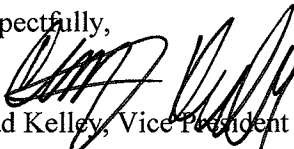
Rochester Sand & Gravel is requesting a CUP/IUP for the placement of a portable hot mix asphalt plant at the following legal description: Part of Northeast Quarter and part of the Southeast Quarter of Section 31 And part of the Northwest Quarter and Part of the Southwest Quarter of Section 32, T111N, R10W, City of Wabasha, Wabasha County, Minnesota.

A portable drum-mix asphalt plant will be used to provide hot mix asphalt for TH 61 MNDOT project as well as any other local, county and private projects. The normal plant operating hours are 5 AM to 9 PM, Monday through Saturday. All company plants are tested for air quality compliance and meet all requirements of the MPCA. Rochester Sand and Gravel provides portable sanitary facilities and dumpsters for solid waste disposal at each location. Both are serviced as needed for the duration of the project.

We anticipate this plant to be operational from mid-May to mid-November and any weather delays may affect this duration. Truck traffic will use County Road 30(Bruegger Valley Rd) and Shields Avenue to enter and exit the plant site. We would like to request a major traffic generator waiver for the TH 61 project and other various projects to allow more than 60 heavy trips per day for up to 90 days.

I am available to answer any questions that you may have. I can be reached at 507-288-7447.

Respectfully,


Chad Kelley, Vice President

Enclosure:

CC: Brian Schumacher, Vice President
Casey Bauer, Project Manager
Andrew Peters, Environmental Specialist

N
1 inch = 250 feet



SITE PLAN
ROCHESTER SAND & GRAVEL ASPHALT PLANT SITE

WABASHA SAND & GRAVEL
905 CHURCH AVENUE
WABASHA, MINNESOTA 55981

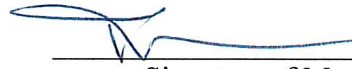
Spill Prevention Control & Countermeasure Plan

Monarch Paving Company Plant # 28

MANAGEMENT APPROVAL

This plan will be implemented as herein described

Tom Gangnon
Printed Name of the Manager


Signature of Manager

Date Signed: 3-7-19

CERTIFICATION

I hereby certify that I have examined the facility, and being familiar with the provisions of 40 CFR, Part 112, attest that this SPCC plan has been prepared in accordance with good engineering practices.

Tara E. Wetzel
Printed Name of Registered Professional Engineer


Signature of Registered Professional Engineer

Date 3-7-19 Registration No. 33606-006 State Wisconsin



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ATTACHMENTS

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ATTACHMENT 4 FACILITY DISCHARGE OF CONTAINMENT WATER

ATTACHMENT 5 CERTIFICATION OF THE APPLICABILITY OF THE SUBSTANTIAL
HARM CRITERIA

Part I-General Information

1.0 Facility Information

1.1 Name of Facility: Monarch Paving Plant # 28

1.2 Type of Facility: Portable Hot Mix Asphalt Plant

1.3 Location of Facility: Portable

1.4 Facility Phone Number: 715-501-8468

1.5 Name and Address of the Owner or Operator:

Monarch Paving
P.O. Box 189
Onalaska, Wisconsin 54650
(608) 783-6411 phone
(608) 783-4311 fax

1.6 Designated person accountable for oil spill prevention at the facility:

Jay Schott, Plant Foreman
Work Phone: 715-501-8468
Home Phone: 715-403-1186

2.0 Purpose

This plan complies with the requirements of 40 CFR Part 112, Subparts A and B (February 6th, 2018 Edition). Subpart C does not apply to this facility.

3.0 Tank Storage Information and Operations

3.1 Plant Description: Hot mix asphalt plants produce and provide hot mix asphalt to government projects (Federal, State, County and Local), commercial businesses and private landowners. The hot mix asphalt is primarily used to construct roads, parking lots and driveways.

An asphalt plant consists of aggregate bins, rotary drying and mixing drum, conveyors, storage silo(s), control house, baghouse, and petroleum product storage tanks. Additionally, a front-end loader is used to charge the bins, and haul trucks are necessary for bringing aggregate to the

facility and hauling hot mix asphalt away from the facility. For portable operations, diesel generators are used to provide power. Attachment # 1 is a diagram depicting the layout of the facility.

- 3.2 Tank Storage:** The bulk storage tanks listed below are constructed of materials compatible with the oil stored and storage conditions, such as temperature. In the event of an oil spill or tank rupture, the designated person accountable for oil spill prevention at the facility will be notified. The person in charge will inspect the dike, berm and trenches to insure oil containment. Once the spill is controlled, the clean-up process will commence.

The following table lists each tank at the facility along with the tank contents, tank size and containment description. The storage tank contents are either contained within a double wall, a dike (concrete, asphalt pavement or earthen), or maybe remotely contained within the site drainage control system.

Tank #	Material Stored	Stationary or Portable Tank	Tank Size (gallons)	Secondary Containment	Heat Coils
16-207	Burning Oil	Portable	15,000	Double Walled	Heat Transfer
16-1049	#2 Diesel	Portable	10,000	Double Walled	NA
16-1050	Asphalt Cement*	Portable	30,000	Within Site	Heat Transfer
Floater Tank	Tack	Portable	7,500	Within Berm	NA
Bulk Storage	Petroleum Lubricants	Portable	55 to 150	Within Site	NA

**Occasionally an additional Asphalt Cement tank, of equal size, will be used on plant site.*

- 3.3 Potential Pollution & Prevention Measures:** A potential spill may occur through one or more of the following failure mechanisms.

3.3.1 Tank Rupture: The total quantities of potential product released due to rupture are listed on the table above. Should a rupture occur, the person in charge will inspect the dike, berm and trenches to insure oil containment. The plant loader will be utilized to insure and maintain berm integrity. (Tanks with double walls will contain the product within the outer shell.)

3.3.2 Valve or Pipe Failure: For small unobstructed flows, the source of the spill should be stopped immediately by stopping the appropriate pump or closing the proper valve. Valve or pipe failures will be contained within a dike or within general site containment. The maximum rate of flow is approximately 280 to 300 gallons per minute.

3.3.3 Overfill: During the unloading/loading process, overfill may occur. Prior to unloading, the plant foreman will stick the tank and calculate the available tank volume or use available tank gauges. The plant foreman or authorized personnel are to instruct the Transport Driver to unload.

In the event of an overfill, the product would run out the vent pipes and into the containment area. The maximum rate of flow is approximately 280 to 300 gallons per minute.

4.0 Spill Response

4.1 Spill Response: Any employee who discovers a discharge of petroleum products should determine the source of the spill and contact the persons listed below. Designated personnel will determine the cause of the discharge, take action to clean up the spill and implement measures to prevent a recurrence. The Emergency Response Procedures listed in Attachment # 2 describe the appropriate procedures for responding to a spill. Monarch Paving commits all available plant and road crew personnel and equipment to respond to potential spills at this facility. Active personnel may include manpower from any of the company divisions or hired contractors, as appropriate. In the event the release is beyond the response capabilities of on-site resources, the facility will utilize the resources of the Mathy Construction (608-783-6411), Baywest, Inc. (800-279-0456) or Veolia Environmental Services (800-688-4005. This facility is NOT required to maintain a Facility Response Plan per regulation 40 CFR Part 112 - Subpart D (see Attachment # 5).

Emergency Contact Personnel

Rochester Office (507) 288-7447
24 HR Contact (507) 251-7026

Contact Personnel:	Work Phone	Cell Phone	Home Phone
Casey Bauer	(507) 288-7447	(507) 251-7026	(507) 450-2250
Chad Kelley	(507) 288-7447	(507) 251-5709	(507) 356-2853
Brian Schumacher	(507) 288-7447	(507) 251-6253	(507) 951-2769

Extreme Emergency: Contact Nearest Law Enforcement Officials

Regulating Contact Personnel

Minnesota Pollution Control Agency	(651) 296-6300
Iowa DNR	(515) 281-8941
Wisconsin Spill Number	(800) 943-0003
Minnesota Spill Number	(800) 422-0798
Iowa Spill Number	(515) 725-8964
Local Fire Department	911
Local Sheriff Department	911
County Emergency Government	911
National Response Center*	(800) 424-8802 or (202) 267-2675

* EPA and National Response Center will be contacted by an **authorized Mathy Construction Emergency Contact Person Only.**

4.1.1 Information for Contacting the National Response Center: Notification to the National Response Center is required if a spill of any harmful quantity is discharged to a surface water body. This notification is required if a sheen is produced on any surface water body. Notification to the EPA Regional Administrator is required if a single spill is greater than 1,000 gallons or if two spills, greater than 42 gallons each, discharged into navigable waters within a 12-month period. The following information will need to be supplied to these entities during a reporting event.

- Location and phone number of the facility;
- Date and time of the discharge;
- Type of Material Discharged;
- Estimates of the total quantity discharged;
- Source of the discharge;
- Description of all affected media;
- Cause of the discharge;
- Any damages or injuries caused by the discharge;
- Corrective action used to stop, remove, and mitigate the effects of the discharge;
- Whether an evacuation may be needed;
- Names of individuals and/or organizations that have also been contacted.

4.2 Oil Spill Contingency Plan and Written Commitment of Resources: A Facility Response Plan is not required for this facility. (See attachment # 5.) This spill prevention plan incorporates appropriate spill prevention controls and practices to counteract potential petroleum discharges from entering navigable waters. In the unlikely event a spill occurs outside the scope of this plan, the Company will dedicate all necessary manpower, resources and equipment to control and remove any quantity of petroleum products spilled. If necessary, outside contractors will be utilized to supplement Company resources.

4.3 Recovered Material Reuse and Waste Disposal: Contained, free product shall be pumped into transport and returned to storage. Upon approval of company officials, excavate and place impacted soil/aggregates on a contained, impervious surface for temporary storage or immediately transport to the nearest approved disposal/remediation site. (For solid asphalt

cement and asphalt cement contaminated soils produced from small, incidental spills, place excavated product on the recycle pile for crushing and reuse.) All contaminated clean-up materials, such as used absorbents or boom, must be containerized and sealed in 55-gallon barrels, lined dumpsters or plastic garbage bags (double-bagged) for off-site disposal at an approved disposal/remediation site.

5.0 Inspections and Records

- 5.1 Inspection and Records:** While this facility is active, all storage tanks (except Liquid Propane tanks), pumping equipment and loading areas are visually inspected monthly and annually for leakage, equipment malfunctions, or damage and recorded on the Steel Tank Institute (STI) SP001 forms in Attachment #3. If visible imperfections are noted, the inspector will notify the designated person accountable for oil spill prevention at the facility.

Visible oil leaks, which result in a loss of oil from tanks seams, gaskets and bolts sufficiently large to cause the accumulation of oil in dike areas, will be promptly corrected. All aboveground valves and pipelines are examined monthly and annually by the inspector at which time the general condition of the items, such as flange joints, expansion joints, valve glands and bodies, catch pans, pipeline supports, and metal surfaces should be assessed for possible leakage.

Completed monthly and annual STI SP001 inspection forms are kept in the same office as the SPCC plan or maintained electronically. Records are maintained for a period of five years.

- 5.1.1 Written Inspection Procedures:** A written inspection procedure must be incorporated in the SPCC plan. Monarch Paving Company has adopted the STI SP001 inspection procedure for this facility while this facility is active.

6.0 Personnel, Training and Discharge Prevention Procedures

- 6.1 Personnel, Training and Discharge Prevention Procedures:** Personnel are instructed in the operation and maintenance of equipment to prevent oil discharges and applicable pollution control laws, rules and regulations.

Monarch Paving Company is committed to ensuring that the contents of this spill prevention and countermeasure plan are implemented and maintained by well trained, educated, and competent employees. Management will strive to ensure that all employees have a genuine understanding of the spill prevention and countermeasure control plan and the goals in which it was implemented to achieve. Instructions are given to personnel at the time they are assigned the task of making required inspections or maintenance tasks.

The assigned company representative will conduct periodic briefings with plant personnel and be available via the telephone to consult and assist the employees when problems arise and/or revisions to the SPCC plan are needed. Annually during plant foreman meeting, safety day or

environmental audit, the plant foremen are instructed on the general requirements of the SPCC plan, including spill response, inspections and record keeping.

Additionally, the plant foreman discusses the SPCC plan during the weekly plant safety meeting held at each plant site. Topics include, content of the SPCC plan, revisions recently implemented, comments from other plants, and other pertinent SPCC topics. New employees are instructed in the SPCC purpose and protocol before being authorized to participate in plant operations.

7.0 Security

- 7.1 The facility handling, processing or storing of oil is securely locked in a closed position when in non-operating mode.
- 7.2 Any valves which permit direct outward flow of a tank's contents are locked closed when in non-operating or standby status.
- 7.3 Starter controls on all oil pumps in non-operating or standby status are locked in the "off" position and located at a site accessible only to authorized personnel.
- 7.4 Loading/unloading connections of oil pipelines or facility piping are securely capped or blank-flanged when not in service or when in standby service for an extended time.
- 7.5 Security lighting is provided to ensure adequate security for operations, spill detection and prevention of vandalism.

8.0 Facility Tank Car and Tank Truck Loading/Unloading Rack:

- 8.1 **Loading/Unloading Containment:** Where appropriate, drainage from loading or unloading a tank truck will flow towards a containment area, such as a spill diversion or retention pond. The procedure is for the driver to stay with the truck during the product transfer to ensure that the appropriate pumps are shut down if a spill occurs.
- 8.2 **Disconnect Transfer Lines:** The tanker wheels are restrained (i.e. wood blocks, earthen berm, air brakes) from movement during the product transfer process. The driver must ensure the pumps are turned off prior to disconnect from the tank.
- 8.3 **Inspection:** Drains and outlets on tank trucks are checked for leakage before loading/unloading or departure.

Part II - Design and Operating Information Onshore Facility (Excluding Production)

1.0 Facility Drainage

1.1 *Diked Drainage:* Drainage from diked storage areas is controlled as follows:

1.1.1 Drainage from diked storage areas will be released by manually operated valves, manually operated pumps, or removing non-valved berm walls while attended by plant personnel. Prior to opening the valves or starting the pumps for water removal, the accumulated water in the diked area must be examined to ensure that no oil will be discharged into the waterway. If necessary, adsorbent material will be used to remove oil sheen from the water surface. Inspection of the runoff rainwater insures compliance with applicable water quality standards and will not cause a harmful discharge. Adequate records will be kept of such events, including time of discharge, estimated quantity and quality of discharge. (Complete the Facility Discharge of Containment Water - Attachment # 4.) Once the release of water from the diked area is completed, the discharge valve will be secured in the closed position or the non-valved berm wall will be reconstructed.

1.1.2 In the event of an oil spill, the product shall be pumped into transports and returned to storage.

1.1.3 The dike area will be maintained in an oil free condition.

1.1.4 Normal rainfall is retained in the diked areas. Removal of precipitation is usually by evaporation.

1.2 *Undiked Drainage:* Drainage from undiked areas is controlled as follows (include description of ponds, lagoons, or catch basins and methods of retaining and returning oil to the facility):

1.2.1 Drainage from undiked areas will flow into ponds, lagoons, or catch basins. Drainage from the ponds, lagoons or catch basins will be inspected, documented and released the same as drainage from diked areas.

1.3 *Drainage Supervision:* The procedure for supervising the drainage of rain water from secondary containment into a storm drain or open watercourse is as follows:

1.3.1 Prior to discharge of water from the containment basin, a qualified individual will inspect the water to determine if any evidence of pollutants exist. If an oil sheen is visible, the sheen will be removed from the water surface using adsorbent material. Silt and sediments will be allowed to settle to the bottom before the portable pump is activated. The responsible person will monitor the discharge and record daily estimates of water volume. If at any time oil sheen is evident, the pumps will immediately be turned off and sheen will be removed with adsorbent material. The qualified individual will complete the SPCC Plan

Attachment # 4 (Facility Discharge of Containment Water) each time water is drained from the containment area.

2.0 Bulk Storage Tanks

2.1 Tank Materials: The bulk storage tanks listed in Part I, section 3.2 are constructed of materials compatible with the oil stored and storage conditions such as temperature and pressure.

2.2 Containment:

2.2.1 Double walled tanks: Many tanks are constructed with double walls to allow for containment of the product within the outer shell should a rupture or leak occur.

2.2.2 Product Type: Due to the nature of asphalt cement, double walled tanks are not utilized for this product because spilled product is handled more efficiently if allowed to cool and harden to a solid state. Once in a solid state, the produce is rolled and recycled.

2.2.3 Spill Containment: The plant may employ various types of spill containment, such as spill diversion ponds, retention ponds (lined or unlined), curbing, sumps, remote impoundment or general site containment for the tank storage where appropriate.

2.3 Plant Effluent: Water is only discharged manually from the dike by opening manual valves, setting up portable pumps or removing non-valved berm walls.

2.4 Tank Inspections:

2.4.1 Integrity testing: Each aboveground container must be tested or inspected for integrity on a regular schedule or whenever material repairs are made. Examples of integrity tests for aboveground tanks include, but are not limited to: visual inspection, hydrostatic testing, radiographic testing, ultrasonic testing, acoustic emissions testing, or other systems of non-destructive testing. The subsequent table lists the industry standard for integrity testing, the inspections criteria, and the inspector qualifications for each of the tanks at the facility.

All regulated tanks are integrity tested according to API 653 standards, STI SP001 standards, or equivalent method utilizing the specified inspector qualifications. Formal inspection records, including comparison records, are kept electronically within data base systems and are kept for the life of the tank.

Tank	Industry Standard	Tank Type	Inspection Schedule	Inspector Qualifications	Formal Inspection Dates
All Portable Tanks	STI SP001 (1)	AST	P	P= owner inspector qualified	N/A
Barrels/Totes (>55 gallons)	STI SP001 (1)	AST	P	P= owner inspector qualified	N/A

*STI = Steel Tank Institute

*P= Periodic Visual Inspection

2.4.2 Periodic Visual Inspections: Periodic tank inspections are conducted monthly and annually utilizing the STI SP001 inspection forms located in Attachment # 3, while the facility is active. If visible imperfections are noted during the inspection, the inspector will notify the designated person accountable for oil spill prevention at the facility. Any repairs needed are completed in a timely manner.

2.5 Product Heating Methods: Asphalt cement or process fuel is heated by one of two methods: internal heating coils or direct fire.

2.5.1 Internal Heating Coils: Some of the tanks are equipped with internal heating coils, which contain heat transfer oil. The heat transfer oil is heated and circulated internally through the tank in a closed loop system. If the line would develop a leak, heat transfer oil would drain into the tank. A limit switch would shut down the system when low oil is detected in the heat transfer oil reservoir. The heat transfer oil is monitored by the plant foremen, if an excessive low oil reservoir is detected, the tank is emptied, and repairs are made to the heating system.

2.5.2 Direct Fire: Some of the tanks are equipped with direct fire heating system. Over time, the heat tubes may corrode causing the contents of the tank to discharge. The most likely location of the corrosion is at the inlet location of the heating tubes. An inspection of the heating tube inlet is periodically performed to monitor for leaks. If a leak is evident, the tank is emptied, and repairs are made.

2.6 Monitoring Liquid Levels: Tank levels are measured each operating day via tank gauges or sticking of the tank. Prior to and during tank filling, inventory levels for the tank are monitored and reviewed to insure overfilling will not occur. The tanker driver must be present during the loading/unloading process to monitor gauges and/or the overall filling of the tank.

2.7 Corrective Action for Leaks: Any loss of oil from a container, including but not limited to seams, gaskets, piping, pumps, valves, rivets, and bolts, will be promptly corrected. Any accumulation of oil in diked areas will be promptly removed.

3.0 Facility Transfer Operations, Pumping and Facility Process

- 3.1 **Corrosion Protection:** All piping is aboveground.
- 3.2 **Terminal Connections:** Any product pipeline not in service for extended periods of time is blank-flanged, capped, or plugged. The same procedure is used for pipeline or tanks considered permanently out of service.
- 3.3 **Pipe Supports:** Pipe supports are designed to minimize abrasion and corrosion and allow for expansion and contraction.
- 3.4 **Valve and Pipe Inspection:** Pipe is visually checked for distortion and leaks monthly and annually during the monthly and annual tank inspection. The inspection includes assessing the general condition of items, such as flange joints, expansion joints, valve glands and bodies, catch pans, pipeline supports, locking of the valves, and metal surfaces. No buried pipelines exist.
- 3.5 **Prevention of Aboveground Pipe Damage:** All piping is located in the center of the plant facility where vehicle traffic is denied.

Attachment # 1

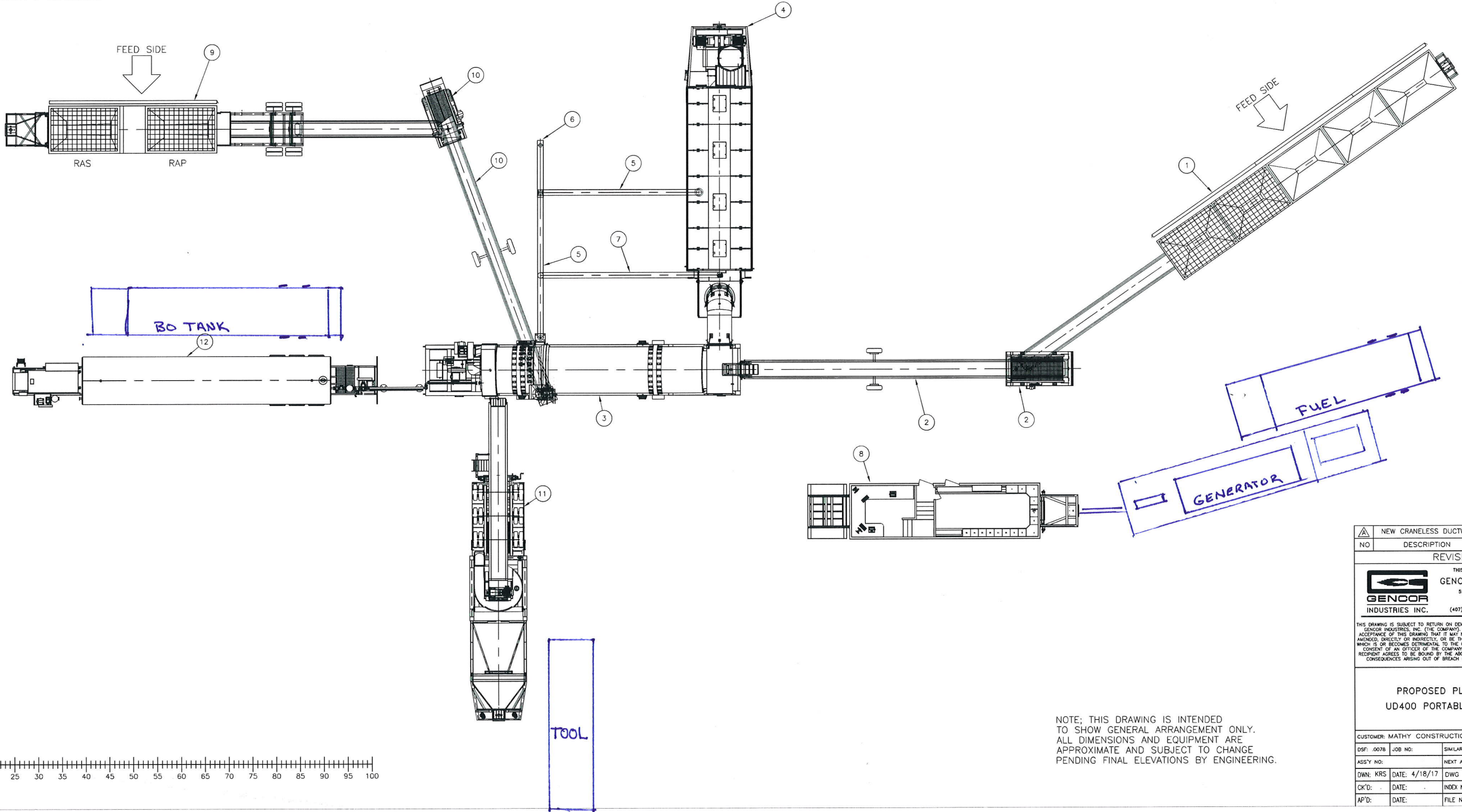
Facility Map

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Customer is required to Check (✓) one box only	Approved	
	Approved As Noted	
	Resubmit As Noted	
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- 1 Five - 10' x 14' Portable Cold Feed System, with 5'-4" Bulkheads. Two 6 x 6 Hinged Grizzlies (Bin #1,2).
- 2 5' x 10' Deister Aggregate Vibrating Screen - Single Deck Mounted on a 30" x 70' Portable Aggregate Scale Conveyor.
- 3 Model 400, 9'-9" x 44' Portable Ultradrum
- 4 Model CFP-182, 89,217 CFM Portable Baghouse, with Built - In Primary
- 5 Two-14' Diameter Augers Drives, and Trickle Valve. (Drum to Baghouse).
- 6 One - 16" x 12' Slurry Auger with Water Pump, and a Divert.
- 7 One-14' Diameter Auger with Drive, and Trickle Valve. (Primary Dust to Drum)
- 8 12' x 40' Portable Operator's Control Center with Motor Control Center.
- 9 One Series I Portable Rap Frame holding at Position 1., One 10 x 15 Portable RAS Bin with Weigh Feeder, and at Postion 2, One 10 x 15 Portable RAP Bin with Feeder. Hinged Grizzly on each Bin.
- 10 4' x 10' Recycle Deister Vibrating Screen - Single Deck, Mounted on a 24" x 70' Portable Recycle Scale Conveyor.
- 11 75 Ton with 450 TPH x 58' Slot/Self-Erect Silo
- 12 One - 30,000 Gallon Indirect Fired AC Portable Tank, Dual Compartments, HYCGO-200 Hot Oil Hy-Way Heater Mounted on Tank.

NOTE: THIS SUMMARY IS ABBREVIATED. FOR MORE INFORMATION PLEASE REFERENCE PROPOSAL NUMBER B-17-03-13814-D BY GENCOR INDUSTRIES.



NOTE: THIS DRAWING IS INTENDED TO SHOW GENERAL ARRANGEMENT ONLY. ALL DIMENSIONS AND EQUIPMENT ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL ELEVATIONS BY ENGINEERING.

NEW CRANELESS DUCTWORK	KRS	4/20/17
NO	DESCRIPTION	BY DATE ECO
REVISIONS		
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PROPOSED PLANT LAYOUT UD400 PORTABLE ULTRAPLANT		
CUSTOMER: MATHY CONSTRUCTION		
DSF: 0078	JOB NO:	SIMILAR TO:
ASSY NO:	NEXT ASSY:	
DWN: KRS	DATE: 4/18/17	DWG SCALE: 3/32"=1'-0"
CK'D:	DATE:	INDEX NO: 0
AP'D:	DATE:	FILE NO:
DRAWING NO. D71241		SHEET 1 OF 1

Attachment # 2

Emergency Response Procedures

If a spill occurs:

- 1. Take immediate action to isolate and control the release, as long as response action does not jeopardize the health and/or safety of responders or the public. Mobilize accessible resources and stabilize the situation. Barriers, aggregate/earthen materials and/or absorbent materials should be used, if necessary, to prevent discharge from reaching storm water conveyance systems or off-site areas.**
- 2. Consult Safety Data Sheets (SDS), when necessary, to evaluate health hazards and fire potential. Contact local fire responders if potential for ignition is a concern.**
- 3. Report any spill to authorized Company officials. Company officials will notify the County Emergency Management, Minnesota Pollution Control Agency (MPCA) personnel, EPA Regional Administrator, and National Response Center for reportable spills. Company officials that are available for 24-hour response are listed in Part I, Section 4.0 of the Spill Prevention, Control, and Countermeasure (SPCC) plan. If contact with a company official is not possible, report the spill immediately to the nearest law enforcement or MPCA official.**
- 4. Continue spill mitigation procedures. Isolate and contain petroleum products through berming, application of absorbent aggregate, petroleum absorbent padding, or diversion to containment area. Confirm possible control of leak or spill source as soon as practicable.**
- 5. Notify Company officials as soon as the situation is stabilized. Upon approval of the Company or MPCA officials, excavate and place impacted soil/aggregates on a contained, impervious surface, such as plastic, for temporary storage or immediately transport to the nearest approved remediation site. (For solid asphalt cement and asphalt cement contaminated soils, place excavated product on the recycle pile for crushing and reuse.) All contaminated clean-up materials, such as used absorbents or boom, must be containerized and sealed in 55-gallon barrels, lined dumpsters or plastic garbage bags (double-bagged) for off-site disposal at an approved remediation site. Cleanup should be done under the direction of supervising MPCA official or responsible Company official.**
- 6. Document all details of the spill incident and retain records at the site for inspection. All records shall be maintained for a period of 5 years.**

Attachment # 3

Monthly and Annual Inspection Forms

Monthly Tank Inspection

ITEM		STATUS	COMMENTS / DATE CORRECTED
Tank and Piping			
1	Is tank exterior (roof, shell, heads, bottom, connections, fittings, valves, etc.) free of visible leaks? Note: If "No", identify tank and describe leak and actions taken.	☐ Yes ☐ No	
2	Is the tank liquid level gauge legible and in good working condition?	☐ Yes ☐ No ☐ N/A	
3	Is the area around the tank (concrete surfaces, ground, containment, etc.) free of visible signs of leakage?	☐ Yes ☐ No	
4	Is the primary tank free of water or has another preventative measure been taken? NOTE: Refer to paragraphs 6.10 and 6.11 of the standard for alternatives for Category 1 tanks. N/A is only appropriate for these alternatives.	☐ Yes ☐ No ☐ N/A	
5	For double-wall or double bottom tanks or CE-ASTs, is interstitial monitoring equipment (where applicable) in good working condition?	☐ Yes ☐ No ☐ N/A	
6	For double-wall tanks or double bottom tanks or CE-ASTs, is interstice free of liquid? Remove the liquid if it is found. If tank product is found, investigate possible leak.	☐ Yes ☐ No ☐ N/A	
Equipment on tank			
7	If overfill equipment has a "test" button, does it activate the audible horn or light to confirm operation? If battery operated, replace battery if needed.	☐ Yes ☐ No ☐ N/A	
8	Is overfill prevention equipment in good working condition? If it is equipped with a mechanical test mechanism, actuate the mechanism to confirm operation.	☐ Yes ☐ No ☐ N/A	
9	Is the spill container (spill bucket) empty, free of visible leaks and in good working condition?	☐ Yes ☐ No ☐ N/A	
10	Are piping connections to the tank (valves, fittings, pumps, etc.) free of visible leaks? Note: If "No", identify location and describe leak.	☐ Yes ☐ No	
11	Do the ladders/platforms/walkways appear to be secure with no sign of severe corrosion or damage?	☐ Yes ☐ No ☐ N/A	

Containment (Diking/Impounding)			
12	Is the containment free of excess liquid, debris, cracks, corrosion, erosion, fire hazards and other integrity issues?	☐ Yes ☐ No ☐ N/A	
13	Are dike drain valves closed and in good working condition?	☐ Yes ☐ No ☐ N/A	
14	Are containment egress pathways clear and any gates/doors operable?	☐ Yes ☐ No ☐ N/A	
Concrete Exterior AST (CE-AST)			
15	Inspect all sides for cracks in concrete. Are there any cracks in the concrete exterior larger than 1/16"?	☐ Yes ☐ No ☐ N/A	
16	Inspect concrete exterior body of the tank for cleanliness, need of coating, or rusting where applicable. Tank exterior in acceptable condition?	☐ Yes ☐ No ☐ N/A	
17	Visual inspect all tank top openings including nipples, manways, tank top overfill containers, and leak detection tubes. Is the sealant between all tank top openings and concrete intact and in good condition?	☐ Yes ☐ No ☐ N/A	
Other Conditions			
18	Is the system free of any other conditions that need to be addressed for continued safe operation?	☐ Yes ☐ No	

Annual Tank Inspection

ITEM		STATUS	COMMENTS / DATE CORRECTED
Tank Foundation/Supports			
1	Free of tank settlement or foundation washout?	☐ Yes ☐ No	
2	Concrete pad or ring wall free of cracking and spalling?	☐ Yes ☐ No ☐ N/A	
3	Tank supports in satisfactory condition?	☐ Yes ☐ No ☐ N/A	
4	Is water able to drain away from tank if tank is resting on a foundation or on the ground?	☐ Yes ☐ No ☐ N/A	
5	Is the grounding strap between the tank and foundation/supports in good condition?	☐ Yes ☐ No ☐ N/A	
Tank Shell, Heads and Roof			
6	Free of visible signs of coating failure?	☐ Yes ☐ No	
7	Free of noticeable distortions, buckling, denting, or bulging?	☐ Yes ☐ No	
8	Free of standing water on roof?	☐ Yes ☐ No ☐ N/A	
9	Are all labels and tags intact and legible?	☐ Yes ☐ No	
Tank Manways, Piping, and Equipment			
10	Flanged connection bolts tight and fully engaged with no sign of wear or corrosion?	☐ Yes ☐ No ☐ N/A	

Tank Equipment			
11	Normal and emergency vents free of obstructions?	☐ Yes ☐ No	
12	Normal vent on tanks storing gasoline equipped with pressure/vacuum vent?	☐ Yes ☐ No ☐ N/A	
13	Are flame arrestors free of corrosion and are air passages free of blockage?	☐ Yes ☐ No ☐ N/A	
14	Is the emergency vent in good working condition and functional, as required by manufacturer? Consult manufacturer's requirements. Verify that components are moving freely (including long-bolt manways).	☐ Yes ☐ No ☐ N/A	
15	Is interstitial leak detection equipment in good condition? Are windows on sight gauges clear? Are wire connections intact? If equipment has a test function, does it activate to confirm operation?"	☐ Yes ☐ No ☐ N/A	
16	Are all valves free of leaks, corrosion and other damage? Follow manufacturers' instructions for regular maintenance of these items. Check the following and verify (as applicable): ☐ Anti-siphon valve ☐ Check valve ☐ Gate valve ☐ Pressure regulator valve ☐ Expansion relief valve ☐ Solenoid valve ☐ Fire valve ☐ Shear valve	☐Yes ☐No ☐N/A ☐Yes ☐No ☐N/A ☐Yes ☐No ☐N/A ☐Yes ☐No ☐N/A ☐Yes ☐No ☐N/A ☐Yes ☐No ☐N/A ☐Yes ☐No ☐N/A	
17	Are strainers and filters clean and in good condition?	☐ Yes ☐ No ☐ N/A	

Insulated Tanks			
18	Free of missing insulation? Insulation free of visible signs of damage? Insulation adequately protected from water intrusion?	☐ Yes ☐ No ☐ N/A	
19	Insulation free of noticeable areas of moisture?	☐ Yes ☐ No ☐ N/A	
20	Insulation free of mold?	☐ Yes ☐ No ☐ N/A	
21	Free of visible signs of coating failure?	☐ Yes ☐ No ☐ N/A	
Tank / Piping Release Detection			
22	Is inventory control being performed and documented if required?	☐ Yes ☐ No ☐ N/A	
23	Is release detection being performed and documented if required?	☐ Yes ☐ No ☐ N/A	
Other Equipment			
24	Are electrical wiring and boxes in good condition?	☐ Yes ☐ No ☐ N/A	
25	Has the cathodic protection system on the tank been tested as required by the designing engineer?	☐ Yes ☐ No ☐ N/A	

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Attachment # 4

Facility Discharge of Containment Water

Plant/Site Name: _____

Site Location: _____

Date: _____ **Time:** _____ AM or PM (circle one)

Approximate Quantity: _____

Oil Sheen Present: ☐ **yes** ☐ **no**

Pumped: ☐ **yes** ☐ **no**

Pumping Contractor (if applicable): _____

Disposal Location: _____

Responsible Party Signature: _____

Attachment # 5

CERTIFICATION OF THE APPLICABILITY OF THE SUBSTANTIAL HARM CRITERIA

Facility Name: Monarch Paving Company Plant 28

Facility Address: Portable

1. Does the facility transfer oil over water to or from vessels and does the facility have a total oil storage capacity greater than or equal to 42,000 gallons? Yes _____ No x
2. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and does the facility lack secondary containment that is sufficiently large to contain the capacity of the largest aboveground oil storage tank plus sufficient freeboard to allow for precipitation within any aboveground oil storage tank area? Yes _____ No x
3. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and is the facility located at a distance (as calculated using the appropriate formula) such that a discharge from the facility could cause injury to fish and wildlife and sensitive environments? Yes _____ No x
4. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and is the facility located at a distance such that a discharge from the facility would shut down a public drinking water intake? Yes _____ No x
5. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and has the facility experienced a reportable oil spill in an amount greater than or equal to 10,000 gallons within the last 5 years? Yes _____ No x

Certification

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document, and that based on my inquiry of those individuals responsible for obtaining this information, I believe that the submitted information is true, accurate and complete.



Signature

Tara E. Wetzel

Name (please type or print)

Environmental Manager

Title

March 1, 2019

Date

Monarch Paving Company

SPCC Regulation Compliance Matrix

SPCC Regulatory Requirement	SPCC Regulation Location	Location in Plan
Plan Certification	40 CFR 112.3	Cover Page
General Requirements		
Facility Diagram	40 CFR 112.7(a)(3)	Attachment # 1
Oil Storage & Capacity	40 CFR 112.7(a)(3)(i)	Part I, Section 3.2
Discharge Prevention Measures	40 CFR 112.7(a)(3)(ii)	Part I, Section 3.3
Discharge Drainage Control	40 CFR 112.7(a)(3)(iii)	Part I, Section 3.3 & Part II, Section 2.0
Countermeasures Procedures	40 CFR 112.7(a)(3)(iv)	Part I, Section 4.0
Method of Disposing Recovered Materials	40 CFR 112.7(a)(3)(v)	Part I, Section 4.3 & Attachment # 2
Contact List and Telephone Numbers	40 CFR 112.7(a)(3)(vi)	Part I, Section 4.1
Reporting Requirements	40 CFR 112.7(a)(4)	Part I, Section 4.1.1
Spill Response	40 CFR 112.7(a)(5)	Part I, Section 4.1 & Attachment # 2
Spill Prediction	40 CFR 112.7(b)	Part I, Section 3.2 & Attachment # 1 (as appropriate)
Containment / Diversionary Structures	40 CFR 112.7(c)	Part I, Section 3.3 & Part II, Section 2
Uncontained Area	40 CFR 112.7(d)	Part I, Section 4.1 & Part II, Section 1.2 & Part 2.2
Inspections, Tests and Records	40 CFR 112.7(e)	Part I, Section 5.0
Personnel, Training & Discharge Prevention Procedures	40 CFR 112.7(f)	Part I, Section 6.0
Security	40 CFR 112.7(g)	Part I, Section 7.0
Facility Tank Car & Tank Truck Loading/Unloading Rack	40 CFR 112.7(h)	Part I, Section 8.0
Field-Constructed Aboveground Container Repair, Alteration & Reconstruction	40 CFR 112.7(i)	Does not apply to this facility.
Facility Drainage	40 CFR 112.8(b)	Part II, Section 1.0
Bulk Storage Tanks	40 CFR 112.8(c)	Part II, Section 2.0
Facility Transfer Operations, Pumping & Facility Process	40 CFR 112.8(d)	Part II, Section 3.0