

WABASHA PLANNING COMMISSION

October 11, 2022 6:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes-
 - a) Planning Commission Minutes 9-13-22
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
 - a) Fitzgerald Rezone & Preliminary Plat
 - b) Short Term Rental Ordinance
- 6) Old Business
 - a) Small-Limited Mining Discussion
- 7) New Business
- 8) Board of Adjustment Business
 - a) Minutes BOA 9/13/22
- 9) Other Business
- 10) Next Regular Meeting Date - Need to reschedule due to the General Election on Nov 8, 2022.
- 11) Adjourn

Planning Commission

2) a)

Meeting Date: 10/11/2022

SUBJECT: Planning Commission Minutes 9-13-22

DEPARTMENT: Administration

TITLE:

Planning Commission Minutes 9-13-22

PURPOSE:

Attachments

PC Minutes 9-13-22

DRAFT

WABASHA PLANNING COMMISSION

September 13, 2022 6:00 PM

MEETING MINUTES

Commission Members: Tim Wallerich, Chair Sara Carrels, Vice Chair
 Scott Durand, Sharon Burke
 Ozzie Goodman Jeff Sulla
 Vacancy

Present: Scott Durand; Chair Tim Wallerich; Sharon Burke; Sara Carrels; Jeff Sulla; Ozzie Goodman

Also Present: Kristi Clarke, Contracted City Planner; Wendy Busch, City Clerk

1) Call to Order

Chair Wallerich called the Planning Commission meeting to order at 6:00 pm on Tuesday September 13, 2022.

2) Approval of Minutes-

a) Minutes 7-12-22

Motion made by Jeff Sulla, seconded by Ozzie Goodman to approve the Planning Commission minutes from 7-12-22.

Vote: 6 - 0 Adopted - Unanimously

3) Changes or Additions to Agenda

4) Public Comment

5) Public Hearings

a) Fitzgerald Preliminary Plat

Staff is requesting this public hearing be postponed until the October 11, 2022 meeting when a concurrent public hearing can happen for a rezone of the plat area. Brian Wodele of Johnson Scofield spoke on behalf of the applicant indicating that all the water and sewer hookups are already in place for this plat. They are not looking to have any restrictive covenants for the development. Staff indicated the two public hearings will be reposted and sent to adjacent property owners 10 days prior to the hearing.

b) DIVOCSG 13, LLC IUP Community Solar

City Planner, Kristi Trisko provided her staff review. Chair Wallerich opened the public comment portion of the hearing at 6:15 pm.

1. Courtney O'Conner from DIVOCSG 13, LLC spoke regarding the tracking system of the panels.

Hearing no further public comment, Chair Wallerich closed the public hearing at 6:17 pm.

Commission discussion. Suggested the addition of the 9th condition regarding the decommissioning and restoration plan.

Motion made by Scott Durand, seconded by Sara Carrels to approve the application with the addition of condition number 9.

WHEREAS, the property numbered PID #R27.00105.00 located in the NW of the NW of section 04, Township 110 Range 010, Wabasha; and

WHEREAS, the property addressed 1712 Hiawatha Drive is zoned R2 and RC which allows solar garden/farms as an interim use permit; and

WHEREAS, the proposed property has a land use designation of Low Density Residential; and

WHEREAS, the solar garden/farm use will end when the solar arrays have completed their life cycle in 25-35 years at which time the IUP will end; and

WHEREAS, The Planning Commission provides the following findings:

- a. The zoning and land use allow the construction of a 7-acre Solar Farm
- b. Allowing this IUP will not impact the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values
- c. All performance standards for a solar garden/farm are met
- d. The proposed use is consistent with the City's Comprehensive Plan
- e. The site the not use city water or sewer
- f. The use will be secured with a perimeter fence
- g. The use will be screened with a double row of evergreen trees along the east side of the project with a signal row of trees along the north side of the project
- h. Solar energy is a clean, efficient means of power production that creates no noise, dust, runoff, or nuisance factors, with no moving parts and little maintenance while directly reducing the power needed from other more harmful sources of energy.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit with the following conditions;

1. All on-site power and communication lines running between solar panels and buildings shall be buried underground on the premise.

2. A landscape and Maintenance Plan, including any tree removal must be submitted and approved the Staff.
3. All solar structures must be constructed at least 2' above the BFE (Base Flood Elevation)
4. A grading plan must be approved by the City Engineer prior to submittal of a building permit.
5. If the project disturbs more than 1-acre, a Construction SWPPP and Stormwater Management Plan must be submitted and approved by the city prior to application for a building permit.
6. A construction stormwater permit must be acquired from the MPCA and proof of coverage submitted to the city prior to the start of construction.
7. Certified lease agreements for the site and roadway access must be submitted to the city prior to application for a building permit.
8. A financial security to cover the cost of decommissioning and restoration must be provided to the City prior to application for a building permit.
9. A Decommission and Restoration Plan must be provided to the city prior to application for a building permit.

Vote: 6 - 0 Adopted - Unanimously

6) Old Business

a) Short Term Rental

Staff outlined City Attorney, Mike Flaherty's review. Commission discussion.

Motion made by Jeff Sulla, seconded by Sharon Burke to set a public hearing for October 11, 2022 for the Short Term Rental process.

Vote: 6 - 0 Adopted - Unanimously

b) Small-Limited Mining Discussion

City Staff updated the commission on the progress of the Small Mining Ordinance. Staff has met with Chuck Dillerud, Shawn Kohner and Don Brown to discuss the drafted materials thus far and will continue to meet with them as the process continues. Future meeting material review will include: Permit Process, Reclamation, Standard Practices, Permit Revocation, Financial Guarantees and Enforcement. Staff will continue to provide updates with future meetings.

7) New Business

8) Board of Adjustment Business

9) Other Business

10) Next Regular Meeting Date - October 11, 2022

Motion made by Scott Durand, seconded by Sara Carrels to adjourn at 6:42 pm.

Vote: 6 - 0 Adopted - Unanimously

11) Adjourn

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

Adopted Date

Planning Commission

5) a)

Meeting Date: 10/11/2022

SUBJECT: Fitzgerald Rezone & Preliminary Plat

DEPARTMENT: Administration

TITLE:

Fitzgerald Rezone & Preliminary Plat

PURPOSE:

An application has been made by Bill Fitzgerald for a Rezone of his property along River Drive South as well as the Fitzgerald 2nd Addition Preliminary Plat. Please see the attached staff reports for both items.

Attachments

Fitzgerald Rezone memo

Fitzgerald 2nd Addition Memo

Fitzgerald Civil Plans



TO: PLANNING & ZONING COMMISSION
FROM: KRISTI TRISKO, PLANNING CONSULTANT
SUBJECT: FITZGERALD PROPERTY REZONE REQUEST REPORT
DATE: 09/26/22

Meeting Date: October 11, 2022
Applicant: William Fitzgerald
Request: Amendment to the zoning map, change from RR/GT to R-1

Proposed Rezone Amendment: Mr. William Fitzgerald has requested a zone change from RR/GT (Rural Residential/Growth Transitional) to R-1 (Low Density Residential) on his property located on River Drive South, PIN # 27.01626.00. The property contains 50.13 acres.

Legal Description: Sect-33 Twp-111 Range-010 FITZGERALD ADDITION Lot-002 Block-001 50.13 AC

Current Land Use: The property is currently used as farmland.

Hearings and Neighborhood Notices: This requested rezone was posted in the Wabasha County Herald on Tuesday, September 27, 2022 and all neighbors within 350' of the property were notified at least 10 days prior to the public hearing scheduled for Tuesday, October 11, 2022.

Surrounding Land Uses: North and east of the site are single family homes. South and west of the site is farmland bound by Hiawatha Drive South and Robinson Lake Drive. There are six townhomes zoned R-2 and two farmsteads along with a General Commercial site located across the street from Interstate Building Supply just beyond the property boundary to the south.

Reason for the Rezone: Mr. Fitzgerald would like to develop his property with single family homes with a density that matches the current homes along River Drive South.

Staff Analysis: The current Land Use Plan (Chapter V of the Comprehensive Plan, 2016) designates low density residential with a future park for this parcel. Rezoning this parcel to R-1 will match the zoning designation along River Drive. Furthermore, the current plat, Fitzgerald

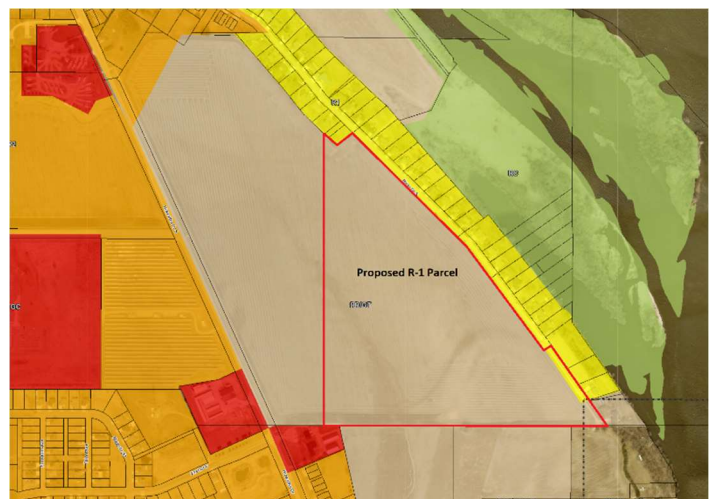


Figure 1 - Current Zoning

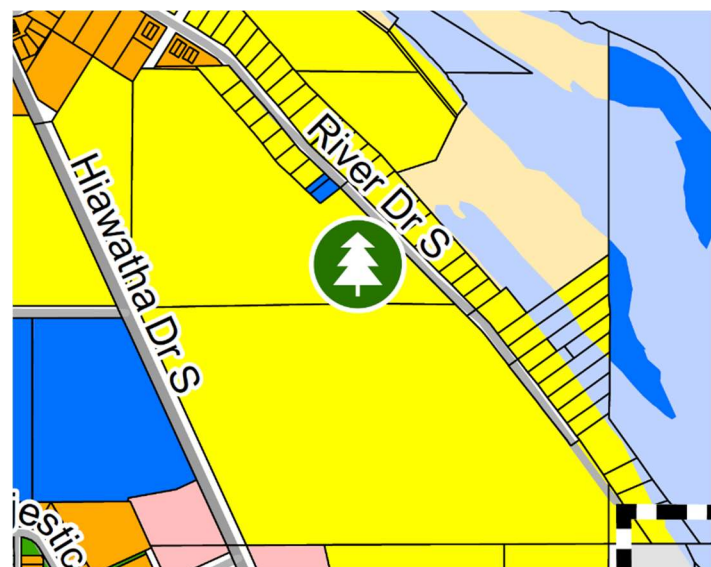


Figure 2 – 2016 Approved Land Use Plan

Second Addition, will continue to develop 13 additional lots of similar size and density to the existing subdivisions.

It is staff's opinion that this property, located adjacent to other single-family lots and parkland, is compatible with the current zoning pattern and uses and conforms to the approved Land Use Plan adopted in 2016 as continued Low Density Residential land uses.

Amending the Ordinance: Amendments to the Zoning Ordinance (text or map) may be initiated by the City Council, the Planning Commission, or by an affected property owner for the purpose of carrying out the policies and goals of the Comprehensive Plan and promoting the public health, safety, morals, and general welfare of the community." (305.04 Subd. 7). While the Planning Commission holds the public hearing, City Council adopts all ordinances (and modifications to existing ordinances). All ordinances must be heard by City Council at least two times (City Charter Section 4.05). The City Council's introduction to these changes will occur at their November 1, 2022, meeting if recommended by the Planning Commission. The final approval may occur at the December 6th, 2022, meeting. Staff suggests that the Planning Commission consider findings of fact to support or deny the proposed changes in their recommendation to City Council. The following contains draft language for such a purpose.

Sample Motions to Recommend Requested Changes

Whereas, the 2016 Land Use Plan calls for residential and parkland uses in this area and the requested R-1 zone is compatible with this land use;

Whereas, River Drive South is an existing local roadway designated for future single family uses, and has the existing city services to support additional residential lots, and;

Whereas, the surrounding existing single family uses and R-1 zoning are also compatible with the requested R-1 zone, and;

Whereas, the request to allow for the expansion of single family uses for this property is consistent with the stated district purpose of the Zoning Ordinance;

NOW THEREFORE, The Planning Commission recommends to the City Council the amendment to Section 305 of City Code, rezoning Parcel R27.01626.00 from RR/GT to R-1.



TO: PLANNING & ZONING COMMISSION
FROM: KRISTI TRSKO, PLANNING CONSULTANT
SUBJECT: FITZGERALD SECOND ADDITION PRELIMINARY PLAT – PUBLIC HEARING
DATE: 10/5/22

Meeting Date: October 11, 2022
Applicant: William Fitzgerald
Agent: Johnson & Scofield Inc., Land Surveyors
Request: Preliminary Plat – Fitzgerald Second Addition, 6.27 Acres – 13 lots, 1 outlot (dedicated parkland 1.3 acres)

Details: The plat proposes to develop 13 single family lots west of River Drive South, south of Block 3 Lot 3 of the River View Terrace Plat, extending along River Drive southward to River View Terrace Second Addition Lot 2 (across River Drive). See the attached Preliminary Plat. The proposed 13 lots will not require the development of additional water or sewer extension to serve the lots. However, the plat does include two (2) stubbed streets showing future connections to other future potential lots. The preliminary plat does involve the construction of storm sewer facilities which were reviewed, and comments are attached in the engineers' notes.



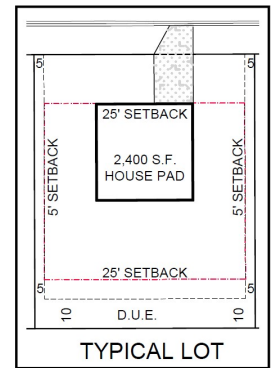
The plans, specifications, and plat has been reviewed by our city engineer and a meeting with the project engineer will be scheduled to update their drawings prior to City Council review.

Rezone Request: Mr. William Fitzgerald has also requested a zone change from RR/GT (Rural Residential/Growth Transitional) to R-1 (Low Density Residential) on his property located on River Drive South, PIN # 27.01626.00. The property contains 50.13 acres. This request has been reviewed by staff with the recommendation for approval and a joint hearing for both the rezone and preliminary plat have been scheduled for October 11, 2022.

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 area, if the rezoning request is approved will be part of the R-1 (Low Density Residential) Zoning District and has a Low-Density Residential Land Use designation.

- **R-1 Lot Standards:** The submitted 13 lot Subdivision is consistent with the standards outlined in the R-1 Zoning District. All lots are 15,700 square feet or larger, with a 112' minimum width and 140' depth. Exceeding all lot dimension standards within the R-1 zoning district and the S2 Shoreland Overlay Zone for sewer, Non-Riparian lots.
- **Parkland Dedication:** Section 161.43 of the Subdivision Ordinance, requires each approved subdivision to dedicate public land for park in a quantity of land equal to 0.1 acre per residential dwelling unit. The proposed plat has 13 lots and they are dedicating 1.3 acres of land to satisfy the parkland dedication requirement. The location of the park land dedication is adjacent to land previously dedicated for this purpose. The draft Parks and Trails Plan notes this location for a future neighborhood park location and can be expanded with future develop to achieve the space needed for a park of this type.
- **Floodplain & Shoreland Overlay Zone:** The 13-lot subdivision is not within floodway but is within the S2 Shoreland Overlay Zone. Lucas Youngsma, the DNR area hydrologist, was notified of the project on August 25, 2022 and had no comment.
- Single-family residential dwelling units are a permitted use with the S2 Shoreland Overlay Zone, but each lot must not exceed 25% impervious surface coverage.
- **City Utilities:** Existing sanitary sewer and water and services are available for 13 lots. Street and utility stubs are proposed to be constructed to serve and connect future development to the west.
- **Utility Commission Review:** The Utility Commission discussed the Fitzgerald Second Addition Preliminary Plat during their meeting on Monday, October 1, 2022. The Commission recommended that they move forward in support of the Fitzgerald Second Addition Preliminary Plat based on the comments made by the City Engineer.
- **Streets:** The proposed 13 lots will directly access River Drive South. In addition, the plat is dedicating two 60-foot-wide rights-of-way and the construction of street and utility stubs to the edge of plat for future street extensions into the property to the west and towards Hiawatha Road. Any future development should consider extension of a road to provide secondary connection to River Drive South.
- **Street Commission Review:** Tuesday, September 6, 2022. The Commission recommended support of the Fitzgerald Second Addition Preliminary Plat based on the comments made by the City Engineer. They also provided the following applicant note:
 - ✓ Applicant Note: This would be last addition of housing before we consider adding another access road in that area.
- **Surface Water Management, Grading and Erosion Control:** Surface water will be managed onsite through a combination of drainage swales and linear holding areas. Current drainage of the site is overland flow to the Southwest. Grading of the site will minimize any drainage directed to the existing street and route surface water to the rear of the lots. All surface water management conveyances will be contained within a drainage and utility easement. Infiltration is limited due to the location within the city's DWSMA.

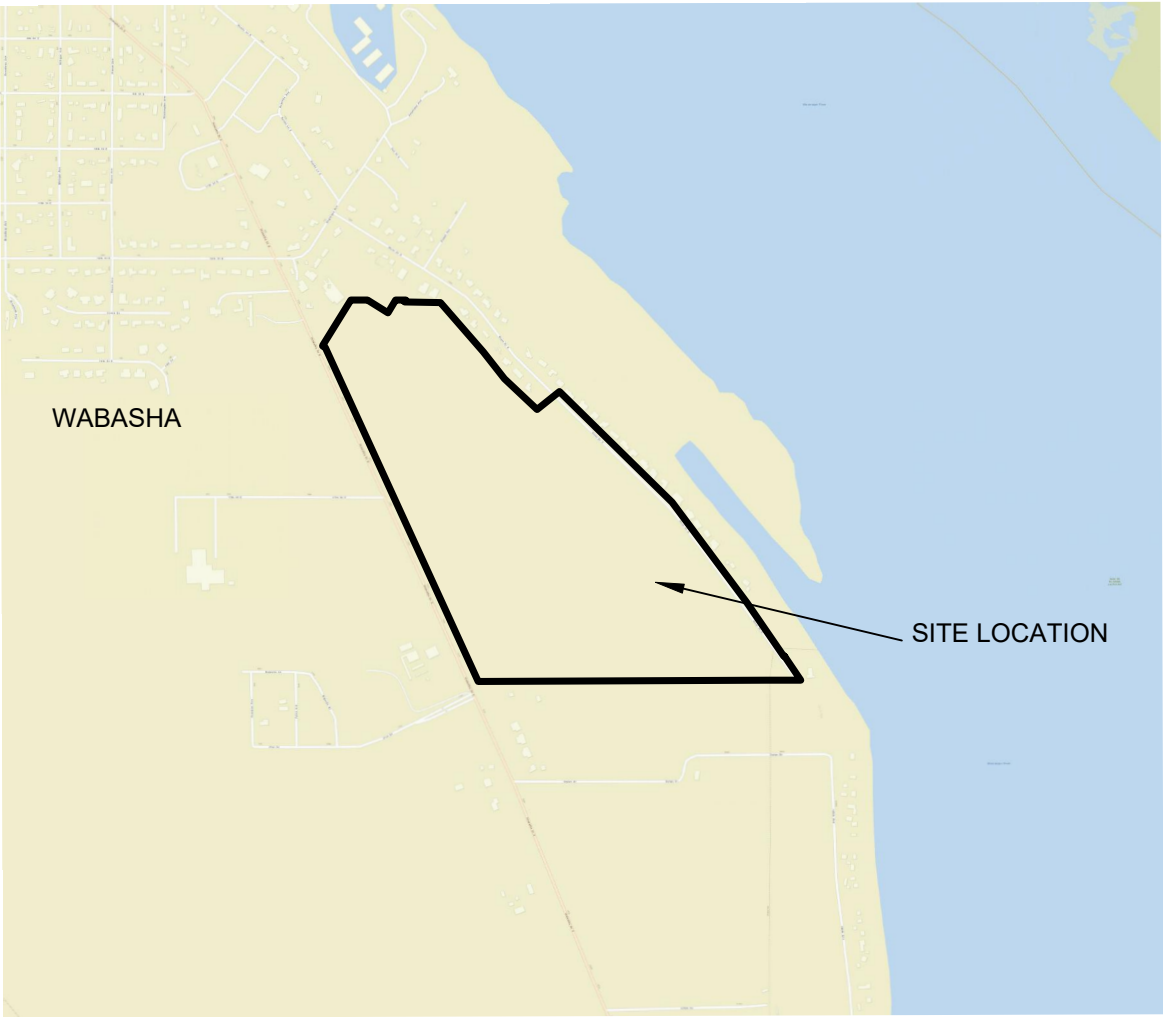


The proposed plat contains 6.53 acres of site disturbance. An NPDES General Stormwater Permit for construction activity is required from the MPCA when this is more than one acre of site disturbance. A final SWPPP and copy of notice of coverage from the MPCA must be submitted prior to construction.

Our recommended conditions are as follows:

Recommended action: Staff recommends that the Planning Commission make a motion to: Recommend to City Council the approval of the Fitzgerald Second Addition Preliminary Plat with listed engineering and planning conditions.

1. Final construction plans and specifications should be submitted with the final plat and will be reviewed and approved by the City Engineer prior to construction. Improvements shall meet the general requirements of the City's Subdivision Ordinance, Section 161.41.
2. Drainage and utility easement locations and widths will need to be verified once the construction plans are finalized.
3. 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, 161.41 (A), Sub. 8.



INDEX TO PLAN SHEETS

Sheet Title	Sheet. No.
TITLE SHEET	1
STORM WATER POLLUTION PREVENTION PLAN	2-3
ENGINEER'S NOTES	4-5
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EXISTING CONDITIONS, AND DEMOLITION PLAN	7-8
SITE PLAN	9-11
STREET A PLAN AND PROFILE	12
STREET B PLAN AND PROFILE	13
GRADING PLAN	14-16
HYDROLOGY PLAN	17-18
DETAILS	19-26

This plan contains 26 Total sheets

CITY OF WABASHA CONTACTS

CITY HALL: 651-565-4568
PLANNING & ZONING DEPARTMENT: 651-565-4568
PUBLIC WORKS DEPARTMENT: 651-565-3404
WABASHA PUBLIC UTILITIES: 651-565-3818
FIRE DEPARTMENT NON-EMERGENCY: 651-565-3997
POLICE DEPARTMENT NON-EMERGENCY: 651-565-3261
EXCEL ENERGY: 800-895-4999
HIAWATHA BROADBAND: 651-565-0304
MIDCONTINENT: 800-642-5509
CENTURYLINK: 800-244-111

REVISION HISTORY

△ REVISION #1 8/31/2022

SHEETS 2, 7 & 8: SILT FENCE QUANTITY ENCREASED BECAUSE OF SWALES MOVING.
SHEETS 9-11: DRAINAGE AND UTILITY EASEMENTS PLACED ALONG LOT LINES. PARK LOT CHANGED TO BE 1.3 ACRES.
SHEETS 14-16: REAR DRAINAGE SWALES MOVED TO BE CENTERED ON REAR LOT LINES.
SHEET 17: HYDRAULIC CALCULATIONS REVISED.

NOTES

- 1.) NO CONSTRUCTION MAY BEGIN UNTIL EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND APPROVED BY THE CITY OF WABASHA.
- 2.) NO CONSTRUCTION MAY BEGIN UNTIL A PRECONSTRUCTION MEETING IS HELD WITH THE CITY OF WABASHA.
- 3.) PREVAILING SPECIFICATIONS: CITY OF WABASHA, MN MUTCD, MNDOT SPECIFICATIONS, CEAM SPECIFICATIONS.
- 4.) NO CHANGES SHALL BE MADE TO APPROVED PLANS WITHOUT WRITTEN CONSENT OF THE CITY OF WABASHA.
- 5.) ONLY CITY OF WABASHA EMPLOYEES ARE PERMITTED TO OPERATE VALVES AND HYDRANTS.
- 6.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES.
- 7.) EXISTING "AS-BUILT" INFO IS FROM TOPOGRAPHIC SURVEY.
- 8.) NO GOPHER ONE CALL WAS MADE FOR THIS SURVEY AND DESIGN.

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

DESIGNED	SPD\SPV	REVISED	BY	DATE	LATEST REVISION: 8/31/2022
DRAWN	SPD				Prepared For:
CHECKED	SPV				WILLIAM FITZGERALD
					16489 SOUTH COUNTY ROAD 24
					WABASHA, MN 55981
					PHONE: 651-380-8921

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

THIS SWPPP MUST REMAIN ON SITE THROUGHOUT PROJECT CONSTRUCTION
INCLUDING INSPECTION LOGS AND DOCUMENTED AMENDMENTS TO THE SWPPP

LOCATION OF PROPOSED WORK: 1500 RIVER DRIVE SOUTH
CITY OR TOWNSHIP: WABASHA
STATE: MN
ZIP CODE: 55981
COUNTY: WABASHA

DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY
CONSTRUCT TWO STREET STUBS WITH WATER AND SANITARY SEWER EXTENSIONS, DEVELOP EXISTING RESIDENTIAL LOTS.

DESCRIPTION OF LAND FEATURE CHANGE
TOTAL PROJECT AREA = 50.13 ACRES
DISTURBED AREA = 6.53 ACRES
CHANGE IN IMPERVIOUS SURFACE AREA = 1.17 ACRES (INCREASE)

DESCRIPTION OF PROJECT SOIL TYPES
ACCORDING TO THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS), THE GREATEST AREA OF SOILS IN THE PROJECT AREA CONSIST OF WAUKEGAN SILT LOAM. THE TYPICAL PROFILE OF THIS SOIL IS AS FOLLOWS: INCHES 0 TO 34 CONTAINS SILT LOAM, INCHES 34 TO 60 CONTAINS GRAVELLY COARSE SAND. THE DEPTH TO A RESTRICTIVE FEATURE OR GROUND WATER IS MORE THAN 80 INCHES. THIS SOIL CONTAINS A MODERATE AVAILABLE WATER STORAGE OF ABOUT 8.3 INCHES, AND A MODERATELY HIGH TO HIGH TRANSMIT CAPACITY OF 0.57 TO 1.98 INCHES PER HOUR. ALL THE SOILS WITHIN THE PARCEL ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP 'B', AND HAS NO HYDRIC SOIL RATING.

SWPPP IMPLEMENTATION RESPONSIBILITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN AND SHALL IDENTIFY AN EROSION CONTROL SUPERVISOR TO OVERSEE THIS. THE EROSION CONTROL SUPERVISORS DUTIES INCLUDE IMPLEMENTING, REVISING AND AMENDING THE SWPPP, AND PERFORMING INSPECTIONS AS REQUIRED IN SECTION 11 OF THE NPDES GENERAL STORM WATER PERMIT FOR CONSTRUCTION ACTIVITY. THEY SHALL ALSO BE AVAILABLE FOR ON SITE INSPECTIONS WITHIN 72 HOURS UPON REQUEST OF THE MPCA. THE EROSION CONTROL SUPERVISOR SHALL BE KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND OVERSEE THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, BEFORE AND DURING CONSTRUCTION, SHALL CONTINUE UNTIL THE PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A 'NOTICE OF TERMINATION' HAS BEEN SUBMITTED TO THE MPCA IN CONFORMANCE WITH SECTION 4 OF THE NPDES PERMIT. APPROPRIATE TRAINING DOCUMENTATION FOR THE EROSION CONTROL SUPERVISOR SHALL BE RECORDED IN THE SWPPP AS REQUIRED IN SECTION 21 OF THE NPDES PERMIT. ALL WORK CONSIDERED NECESSARY TO FULLY COMPLY WITH THE REQUIREMENTS OF IMPLEMENTING THE SWPPP SHALL BE CONSIDERED INCIDENTAL AND NO DIRECT COMPENSATION SHALL BE MADE FOR SAID WORK.

LONG TERM OPERATION AND MAINTENANCE
RESPONSIBLE PARTY: FITZGERALD ADDITION
CONTACT PERSON: WILLIAM FITZGERALD
ADDRESS: 16489 S. COUNTY ROAD 24 WABASHA, MN 55981
PHONE: 651-380-6921

PROJECT CONTACTS
RESPONSIBLE PARTY: FITZGERALD ADDITION
CONTACT PERSON: WILLIAM FITZGERALD
ADDRESS: 16489 S. COUNTY ROAD 24 WABASHA, MN 55981
PHONE: 651-380-6921

ENGINEER
JOHNSON & SCOFIELD, INC.
CONTACT PERSON: STEVEN P. VOIGT, PE
PHONE: (651) 388-1558, EXT. 103

PREPARER OF SWPPP
JOHNSON & SCOFIELD, INC.
CONTACT PERSON: STEVEN P. VOIGT, PE
PHONE: (651) 388-1558, EXT. 103
TRAINING: U OF M DESIGN OF CONSTRUCTION SWPPP (EXPIRATION MAY 31, 2023)

CONTRACTOR
(TO BE COMPLETED BY CONTRACTOR WHEN APPLYING FOR NPDES PERMIT)

THE CONTACT LISTED BELOW SHALL BE RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM AFTER A 'NOTICE OF TERMINATION' HAS BEEN SUBMITTED TO THE MPCA BY THE PROJECT CONTRACTOR.

EROSION CONTROL SUPERVISOR:
PHONE: _____
TRAINING: _____

AGENCY CONTACTS
MPCA 24-HOUR EMERGENCY NOTIFICATION (STATE DUTY OFFICER)
PHONE: (800) 422-0798

MPCA CONTACT (CROCHESTER OFFICE)
PHONE: (800) 657-3864

MN DNR AREA HYDROLOGIST (LAKE CITY)
CONTACT PERSON: LUCAS YOUNGSMIA
PHONE: (651) 299-4020

DRAINAGE CALCULATIONS
ALL DRAINAGE CALCULATIONS PERTINENT TO THE DESIGN OF THIS PROJECT ARE KEPT ON FILE AT THE OFFICE OF THE PROJECT ENGINEER. ALL CHANGES MADE IN THE FIELD POTENTIALLY AFFECTING PROJECT DRAINAGE SHALL BE DISCUSSED WITH THE PROJECT ENGINEER AND NOTED IN THE CONTRACTORS SWPPP RECORDS.

ENVIRONMENTALLY SENSATIVE AREAS
ALL ENVIRONMENTALLY SENSATIVE AREAS, INCLUDING WETLANDS, RIVERS, STREAMS AND LAKES, ARE LABELED AS "ENVIRONMENTALLY SENSATIVE AREAS" IN THE PLANS.

RECEIVING SURFACE WATERS
THE TABLE BELOW IDENTIFIES ALL SURFACE WATERS WITHIN ONE MILE OF THE PROJECT BOUNDARY THAT WILL RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE DURING AND AFTER CONSTRUCTION. THE IDENTIFIED SURFACE WATER MAY BE CONSIDERED SPECIAL WATERS AS LISTED IN SECTION 24 OF THE NPDES PERMIT AND/OR IMPAIRED WATERS AS IDENTIFIED UNDER SECTION 303 (D) OF THE FEDERAL CLEAN WATER ACT. SPECIAL WATERS HAVE QUALITIES THAT THE MINNESOTA POLLUTION CONTROL AGENCY FEEL WARRANT EXTRA PROTECTION MEASURES, AND IMPAIRED WATERS ARE BODIES OF WATER THAT DO NOT MEET THE WATER QUALITY STANDARDS SET UP FOR THEIR DESIGNATED USE AS DETERMINED BY THE STATE DUE TO THE PRESENCE OF POLLUTANTS OR STRESSORS INCLUDING PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN, AND BIOTIC IMPAIRMENT. STORM WATER FROM A DISCHARGE POINT ON THE PROJECT THAT FLOWS TO A SURFACE WATER IDENTIFIED AS SPECIAL AND/OR IMPAIRED WILL REQUIRE IMPLEMENTATION OF ADDITIONAL BMP'S OUTLINED IN SECTION 23 OF THE NPDES PERMIT.

RECEIVING SURFACE WATER	TYPE (DITCH,POND,WETLAND, LAKE, STREAM, RIVER)	SPECIAL WATER (YES,NO)	IMPAIRED WATER (YES/NO) IMPAIRMENT IF YES
MISSISSIPPI RIVER	RIVER	YES	YES, MERCURY AND PCB IN FISH TISSUE.

DISCHARGES TO WETLANDS
THERE ARE NO KNOWN STORM WATER DISCHARGES WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACT TO A WETLAND UNDER THIS PROJECT.

OUTSTANDING RESOURCE VALUE WATERS
THERE ARE NO KNOWN STORM WATER DISCHARGES TO OUTSTANDING RESOURCE VALUE WATERS UNDER THIS PROJECT.

CALCAREOUS FENS
THERE ARE NO KNOWN STORM WATER DISCHARGES TO CALCAREOUS FENS UNDER THIS PROJECT.

KARST REGIONS
THERE ARE NO KNOWN KARST FEATURES (SINKHOLES, BLIND VALLEYS, MAPPED CAVES, SPRINGS, OR KARST WINDOWS) WITHIN THE PROJECT SITE.

TABLE OF ESTIMATED QUANTITIES

ITEM	DESCRIPTION	UNITS	TOTAL ESTIMATED QUANTITY
1	ROCK CONSTRUCTION ENTRANCE	EA	2
2	SILT FENCE	LF	2,025
3	INLET PROTECTION	EA	1
4	TURF ESTABLISHMENT	ACRE	3.71

THIS PROJECT IS REGULATED BY THE CONDITIONS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER AS ISSUED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA). THE PROVISIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA). ANY REGULATIONS AND REQUIREMENTS OF LOCAL GOVERNING AGENCIES HAVING JURISDICTION CONCERNING EROSION AND SEDIMENT CONTROL, AND THE PROVISIONS OF THE PROJECT PLANS AND SPECIFICATIONS. THESE CONDITIONS AND PROVISIONS MUST BE UNDERSTOOD AND FOLLOWED BY THE GENERAL CONTRACTOR AS WELL AS ANY SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTION CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). SOME OF THE CONTRACTORS RESPONSIBILITIES INCLUDE:

1. APPLY FOR AND OBTAIN WITH THE OWNER A 'NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM' (NPDES) PERMIT AS ISSUED BY THE MPCA PRIOR TO STARTING WORK AS REQUIRED BY THE PERMIT.
2. HAVE THE "NOTICE OF STORM WATER PERMIT COVERAGE" LETTER ON SITE.
3. HAVE THE "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) ON SITE.
4. PROVIDE A TRAINED AND CERTIFIED EROSION CONTROL SUPERVISOR TO OVERSEE THE IMPLEMENTATION OF THE SWPPP PROVISIONS DURING CONSTRUCTION FOR BOTH THE CONTRACTOR AND SUBCONTRACTORS OPERATIONS.
5. COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, ORDERS AND DECREES PERTAINING TO EROSION CONTROL, SEDIMENT CONTROL, AND STORM WATER MANAGEMENT OFFERING THE BEST OF WORK ON THIS PROJECT.
6. COMPLY WITH ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS OF THE SWPPP AS OUTLINED IN THE PROJECT PLANS AND SPECIFICATIONS AS REQUIRED BY THE "NPDES" PERMIT.
7. PERFORM SITE INSPECTION PER PERMIT REQUIREMENTS AND AS OUTLINED BELOW.
8. SEND IN "NOTICE OF TERMINATION" (N.O.T.) TO MPCA UPON PROJECT COMPLETION AND PER PERMIT REQUIREMENTS.

THE CONTRACTOR SHALL PLACE AND MAINTAIN ALL BEST MANAGEMENT PRACTICES IN THE STORM WATER POLLUTION PREVENTION PLAN TO MINIMIZE THE POTENTIAL FOR EROSION OF SITE SOILS AND PREVENT THE TRANSPORT OF SILT FROM THE SITE AS A MINIMUM. THE CONTRACTOR SHALL SUPPLY ADDITIONAL STORM WATER CONTROL MEASURES IF FOUND NECESSARY AT NO ADDITIONAL COST TO THE OWNER.

REFER TO THE FOLLOWING SECTIONS FROM THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT IF APPLICABLE TO THE PROJECT

7.1 BMP SELECTION AND INSTALLATION. [MINN. R. 7090]

7.2 PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMP'S IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES. [MINN. R. 7090]

8.1 EROSION PREVENTION PRACTICES. [MINN. R. 7090]

- 8.2 BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED. [MINN. R. 7090]
- 8.3 PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING). [MINN. R. 7090]
- 8.4 PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE CONSTRUCTED BASES OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE. [MINN. R. 7090]
- 8.5 FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPawning TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD. [MINN. R. 7090]
- 8.6 PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES. [MINN. R. 7090]
- 8.7 TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEY USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES. [MINN. R. 7090]
- 8.8 PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT. [MINN. R. 7090]
- 8.9 PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090]
8. PERMITTEES MUST DESIGN BASINS USING AN IMPERMEABLE LINER IF LOCATED WITHIN ACTIVE KARST TERRAIN. [MINN. R. 7090]

9.1 SEDIMENT CONTROL PRACTICES. [MINN. R. 7090]

- 9.2 PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMP'S ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER. [MINN. R. 7090]
- 9.3 IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMP'S TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3. [MINN. R. 7090]
- 9.4 TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. [MINN. R. 7090]
- 9.5 A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER. [MINN. R. 7090]
- 9.6 PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE. [MINN. R. 7090]
- 9.7 PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET. [MINN. R. 7090]
- 9.8 PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP. [MINN. R. 7090]
- 9.9 PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER. [MINN. R. 7090]
- 9.10 PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. [MINN. R. 7090]
- 9.11 PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE. [MINN. R. 7090]
- 9.12 PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMP'S ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET. [MINN. R. 7090]
- 9.13 PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14. [MINN. R. 7090]
- 9.14 IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION. [MINN. R. 7090]
- 9.15 PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE. [MINN. R. 7090]
- 9.16 PERMITTEES MUST DIRECT DISCHARGES FROM BMP'S TO VEGETATED AREAS UNLESS INFEASIBLE. [MINN. R. 7090]
- 9.17 PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER. [MINN. R. 7090]
- 9.18 PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. [MINN. R. 7090]

10.1 DEWATERING AND BASIN DRAINING. [MINN. R. 7090]

- 10.2 PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES. [MINN. R. 7050.0210]
- 10.3 IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE. [MINN. R. 7090]
- 10.4 PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. [MINN. R. 7090]
- 10.5 IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. [MINN. R. 7090]INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. [MINN. R. 7090]

11.1 INSPECTIONS AND MAINTENANCE. [MINN. R. 7090]

- 11.2 PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN $\frac{1}{4}$ INCH IN 24 HOURS. [MINN. R. 7090]
- 11.3 PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP'S. [MINN. R. 7090]
- 11.4 PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA. [MINN. R. 7090]
- 11.5 DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS. [MINN. R. 7090]
- 11.6 PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS. [MINN. R. 7090]
- 11.7 PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES $\frac{1}{4}$ OF THE HEIGHT OF THE DEVICE. [MINN. R. 7090]
- 11.8 PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES $\frac{1}{4}$ THE STORAGE VOLUME. [MINN. R. 7090]
- 11.9 PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2. [MINN. R. 7090]
- 11.10 PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE, OR WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. [MINN. R. 7090]
- 11.11 PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE: DATE AND TIME OF INSPECTIONS; AND NAME OF PERSONS CONDUCTING INSPECTIONS; AND ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND DATE OF ALL RAINFALL EVENTS GREATER THAN $\frac{1}{4}$ INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS. [MINN. R. 7090]

EROSION CONTROL NOTES

- 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.
- 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. 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.

DEMOLITION NOTES

- ALL ASPHALT, CURB AND GUTTER, AND CONCRETE TO REMAIN SHALL BE SAW CUT AT LIMITS OF REMOVAL.
- LOCATE AND PROTECT ALL UTILITY LINES PRIOR TO AND DURING DEMOLITION AND GRADING OPERATIONS. UTILITY LOCATIONS SHOWN ARE BASED ON BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED.

SITE PLAN NOTES

- ALL RADII AND LENGTHS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED.

GRADING NOTES

- ALL SLOPES OF 3:1 OR GREATER SHALL HAVE AN EROSION CONTROL BLANKET INSTALLED AS SOON AS GRADING OPERATIONS HAVE BEEN COMPLETED. EROSION CONTROL BLANKET SHALL BE MNDOT CATEGORY 3 (MNDOT SPECS 3885 & 2575.
- AS SOON AS POSSIBLE AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, TOPSOIL SHALL BE SPREAD AND THE ENTIRE SITE SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICABLE TO MINIMIZE EROSION. 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.

UTILITY NOTES

- WATERMAIN SHALL BE PVC CONFORMING TO ASTM 1785, ASTM D 2241, AND AWWA C900 . ALL FITTINGS SHALL BE MECHANICAL DUCTILE IRON CONFORMING TO ASME B16.4, AWA C110, AWWA C153. (SEE MINNESOTA PLUMBING CODE CHAPTER 6, TABLE 604.1)
- ALL WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4715.2250 AND AWWA STANDARD C651.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET MUST BE MAINTAINED BETWEEN WATER SERVICE AND ANY SEWER WHENEVER POSSIBLE. A MINIMUM VERTICAL SEPARATION OF 18 INCHES MUST BE MAINTAINED BETWEEN WATER SERVICE AND ANY SEWER. THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
- SEWERS CROSSING WHICH ARE NOT AT LEAST 12 INCHES BELOW A WATER SERVICE MUST BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE SECTIONS 609.2, 720.1, AND TABLE 701.1). THE WATER SERVICE SHOULD NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
- A MINIMUM 4" OF EXTRUDED POLYSTYRENE BOARD INSULATION SHALL BE INSTALLED ANYTIME WATER LINE CROSSES SANITARY SEWER, STORM SEWER, OR SUB-DRAIN SYSTEM, OR WHENEVER ANTICIPATED COVER OVER TOP OF WATER MAIN PIPE IS EXPECTED TO BE LESS THAN 7.5 FEET.
- PVC SANITARY AND STORM SEWERS MUST MEET ONE OF THE FOLLOWING ASTM STANDARDS: D1785, D2665, D3034,F789, F794, F891, F949, OR F1488 (SEE TABLE 701.1 AND INSTALLATION STANDARD 1). FITTINGS MUST COMPLY WITH ASTM D1866, D2665, OR F794 RESPECTIVELY. JOINTS MUST BE APPROVED MECHANICAL OR PUSH-ON UTILIZING AN ELASTOMERIC SEAL, OR SOLVENT WELDED USING ASTM F656 PURPLE PRIMER AND ASTM D2564 SOLVENT CEMENT. THE INSTALLATION MUST COMPLY WITH ASTM D2321, WHICH REQUIRES OPEN-TRENCH INSTALLATION ON A CONTINUOUS GRANULAR BED. ASTM F679 PVC MAY BE USED FOR STORM SEWERS IF APPROVED BY THE LOCAL BUILDING OFFICIAL PRIOR TO INSTALLATION (SEE SECTION 301.2).
- CONCRETE MANHOLES AND SEWER LINES SHALL BE TESTED BY NEGATIVE PRESSURE PER ASTM C1214-13, ASTM C1244-11, OR HYDROSTATICALLY PER SECTION 1109.2.2 (SEE SECTION 712.4).
- INLET AND OUTLET CONNECTIONS TO SEWER MANHOLES MUST USE FLEXIBLE COMPRESSION JOINTS LOCATED BETWEEN 12 AND 36 INCHES FROM THE MANHOLE (SEE SECTION 719.6). WHERE PERMITTED BY THE ADMINISTRATIVE AUTHORITY AS AN ALTERNATE INSTALLATION METHOD, APPROVED RESILIENT RUBBER JOINTS MAY BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES (SEE SECTION 301.2). NO FLEXIBLE COMPRESSION JOINTS SHALL BE EMBEDDED IN THE MANHOLE BASE.
- THE PLUMBING SYSTEM AND THE STORM SYSTEM WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED PER SECTIONS 609.4, 712.0, AND 1109.0.
- ALL CLEANOUTS IN PAVED AREAS SHALL BE PLACED IN A VALVE BOX. TOP OF VALVE BOX SHALL BE FLUSH WITH FINISHED PAVEMENT SURFACE.

LEGEND

THESE LINES AND SYMBOLS ARE FOUND IN THIS PLAN SET.

	DENOTES PROPERTY LINE .		DENOTES PROPOSED WATER MAIN.
	DENOTES PROPERTY CORNER.		DENOTES PROPOSED WATER GATE VALVE.
	DENOTES LOT LINE.		DENOTES PROPOSED FIRE HYDRANT.
	DENOTES BUILDING SET BACK LINE.		DENOTES PROPOSED CONTOUR AND ELEVATION.
	DENOTES ROAD CENTERLINE.		DENOTES PROPOSED GROUND SLOPE.
	DENOTES PROPOSED DRAINAGE AND UTILITY EASEMENT.		DENOTES SURFACE WATER FLOW DIRECTION.
	DENOTES EXISTING CONTOUR AND ELEVATION.		DENOTES PROPOSED CONCRETE.
	DENOTES EXISTING WATER MANHOLE.		DENOTES PROPOSED BITUMINOUS.
	DENOTES EXISTING WATER VALVE.		DENOTES PROPOSED AGGREGATE CONSTRUCTION ENTRANCE.
	DENOTES EXISTING WATER LINE.		DENOTES PROPOSED RIP RAP.
	DENOTES EXISTING SANITARY SEWER.		DENOTES PROPOSED WOOD FIBER BLANKET.
	DENOTES EXISTING SANITARY MANHOLE.		
	DENOTES EXISTING STORM SEWER LINE.		
	DENOTES EXISTING NATURAL GAS LINE.		
	DENOTES EXISTING TELEPHONE LINE.		
	DENOTES EXISTING TELEPHONE PEDESTAL.		
	DENOTES EXISTING POWER POLE.		
	DENOTES EXISTING CABLE BOX.		
	DENOTES PROPOSED SILT FENCE.		
	DENOTES PROPOSED INLET PROTECTION.		
	DENOTES PROPOSED SEDIMENT CONTROL LOGS		
	DENOTES PROPOSED SANITARY SEWER LINE.		
	DENOTES PROPOSED SANITARY MANHOLE.		

FLOOD INSURANCE RATE MAP

FIRM MAP NUMBER: 27157C0210 D
EFFECTIVE DATE: JUNE 20, 2000
FLOOD ZONE: X



BMP LIST:

ITEM	DESCRIPTION	UNITS	TOTAL ESTIMATED QUANTITY
1	ROCK CONSTRUCTION ENTRANCE	EA	2
2	SILT FENCE	LF	2,025
3	INLET PROTECTION	EA	1



Engineering, Surveying
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JOHNSON & SCOFIELD INC.

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Steven P. Voigt, PE

DATE 8-12-2022 REG. NO. 20034

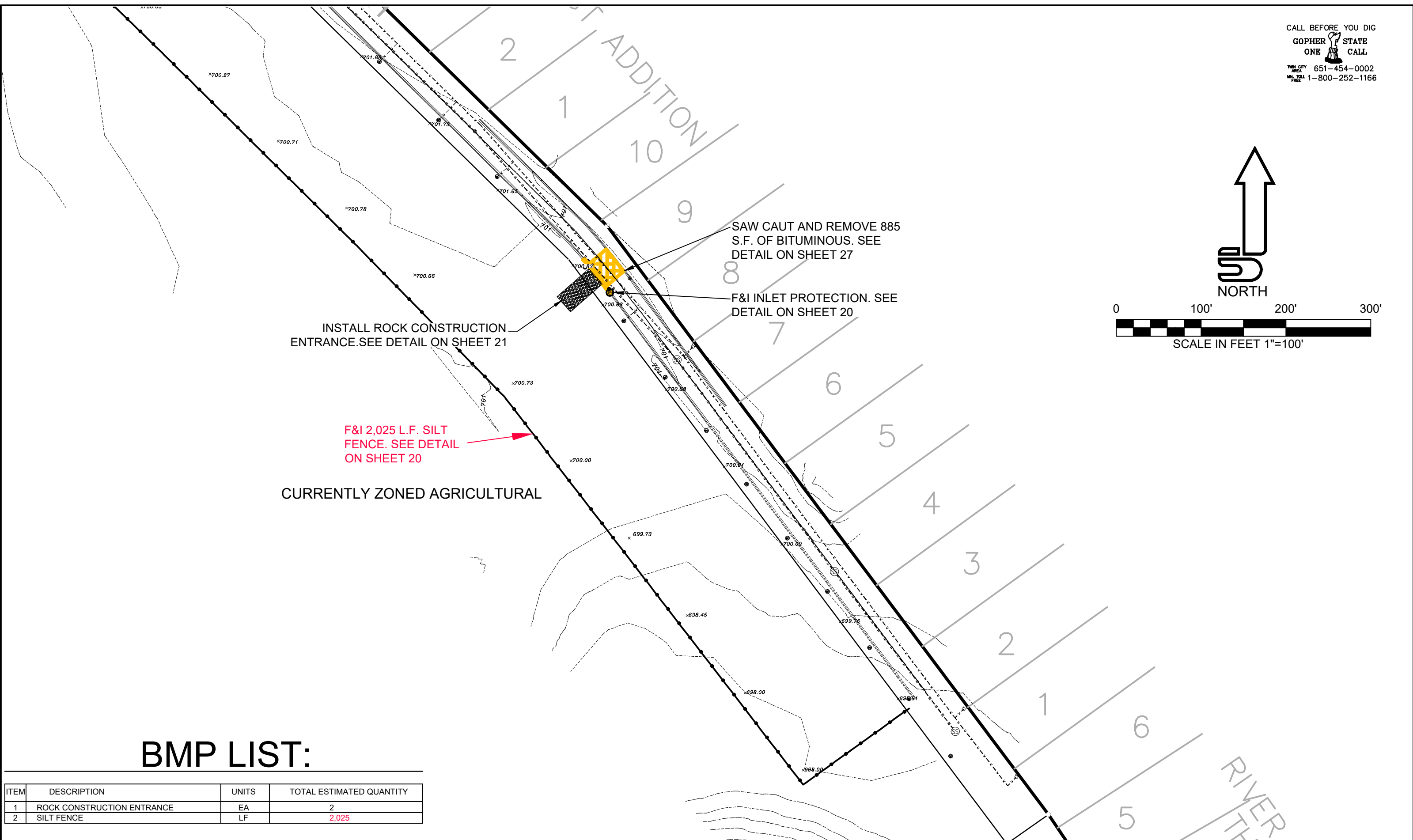
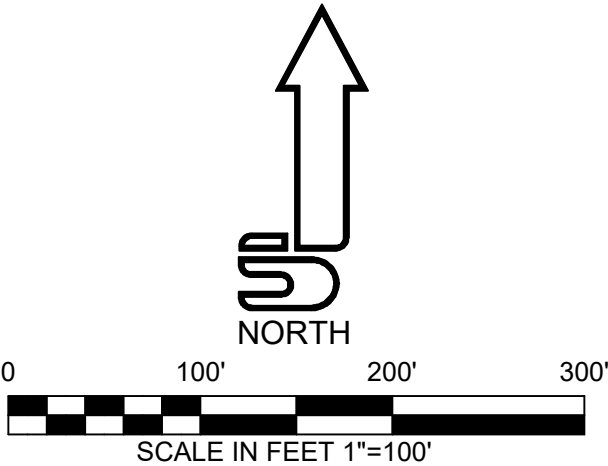
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DRAWN	SPD
CHECKED	SPV

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Prepared For:
WILLIAM FITZGERALD
16489 SOUTH COUNTY ROAD 24
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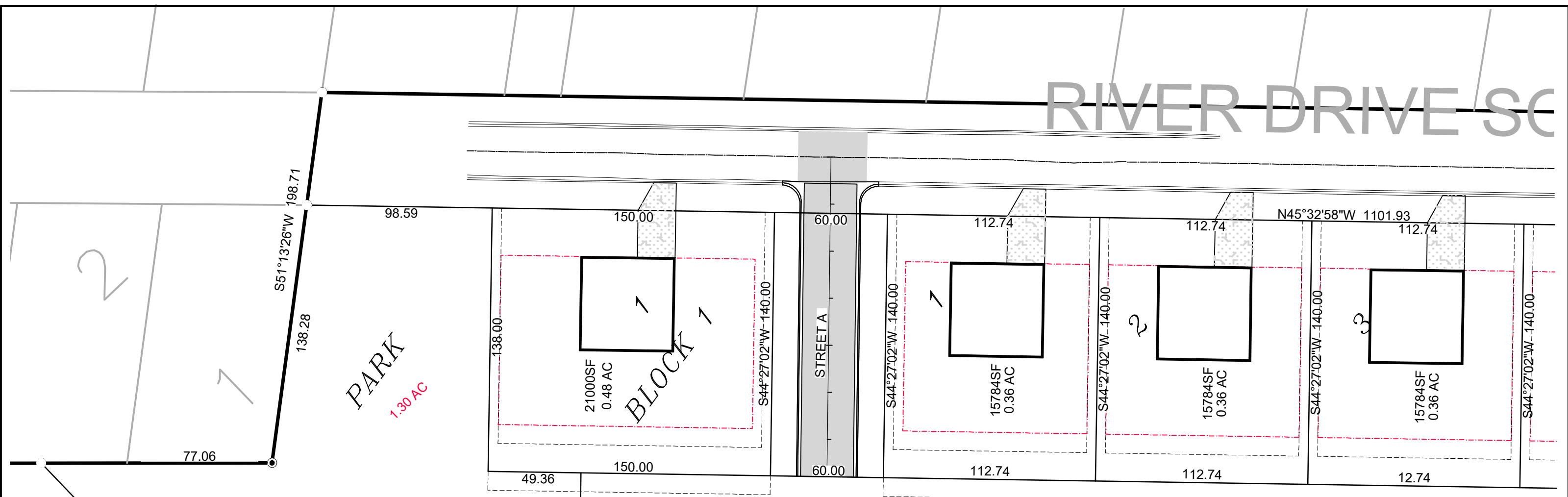
FITZGERALD ADDITION
WABASHA, MINNESOTA

EXISTING CONDITIONS
AND DEMOLITION PLAN



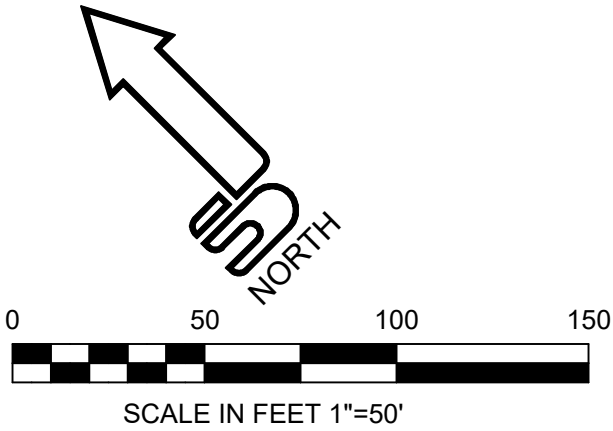
BMP LIST:

ITEM	DESCRIPTION	UNITS	TOTAL ESTIMATED QUANTITY
1	ROCK CONSTRUCTION ENTRANCE	EA	2
2	SILT FENCE	LF	2,025

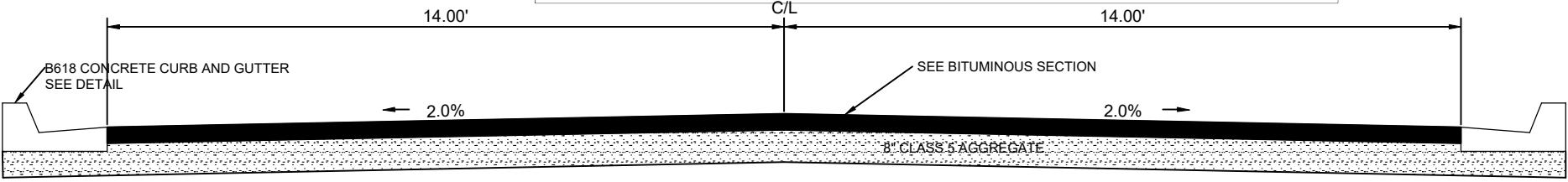


AREA NOTES

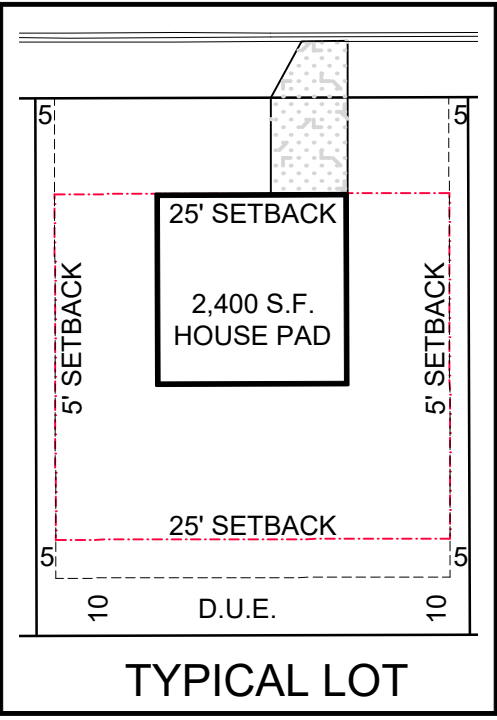
TOTAL AREA.....	50.13 ACRES
EXISTING IMPERVIOUS.....	0.0 ACRES, (0%)
TOTAL PROPOSED IMPERVIOUS AREA.....	1.17 ACRES, (2.5%)
TOTAL PROPOSED GREEN SPACE.....	48.96 ACRES, (97.5%)
TOTAL DISTURBED AREA.....	6.53 ACRES



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ROADWAY SECTION



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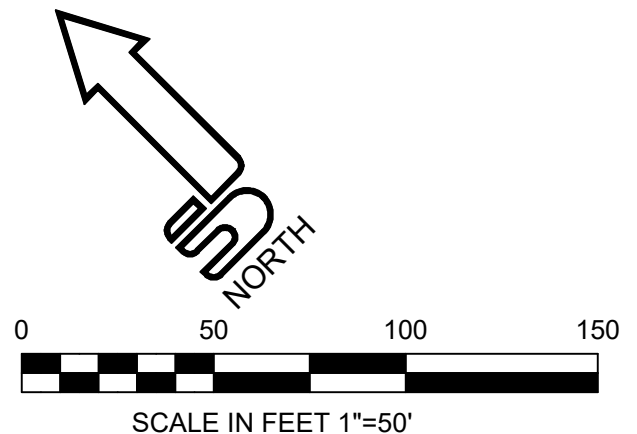
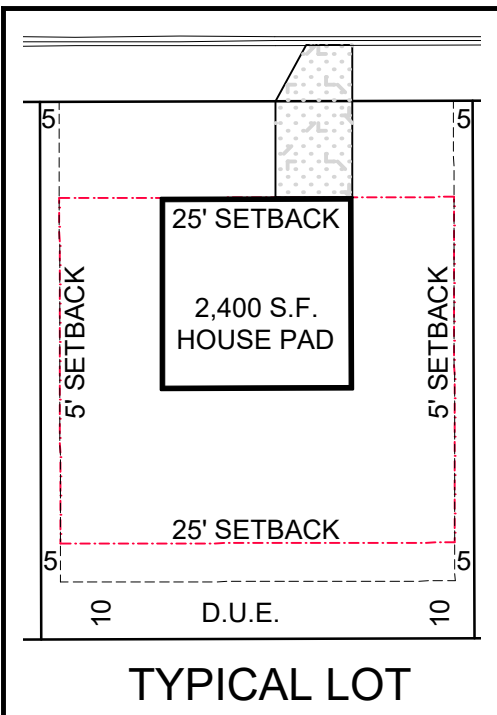
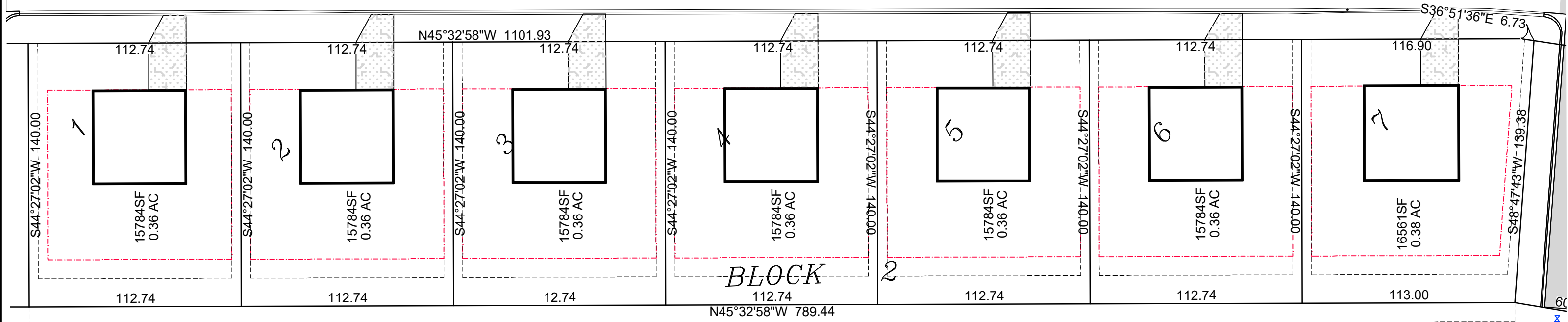
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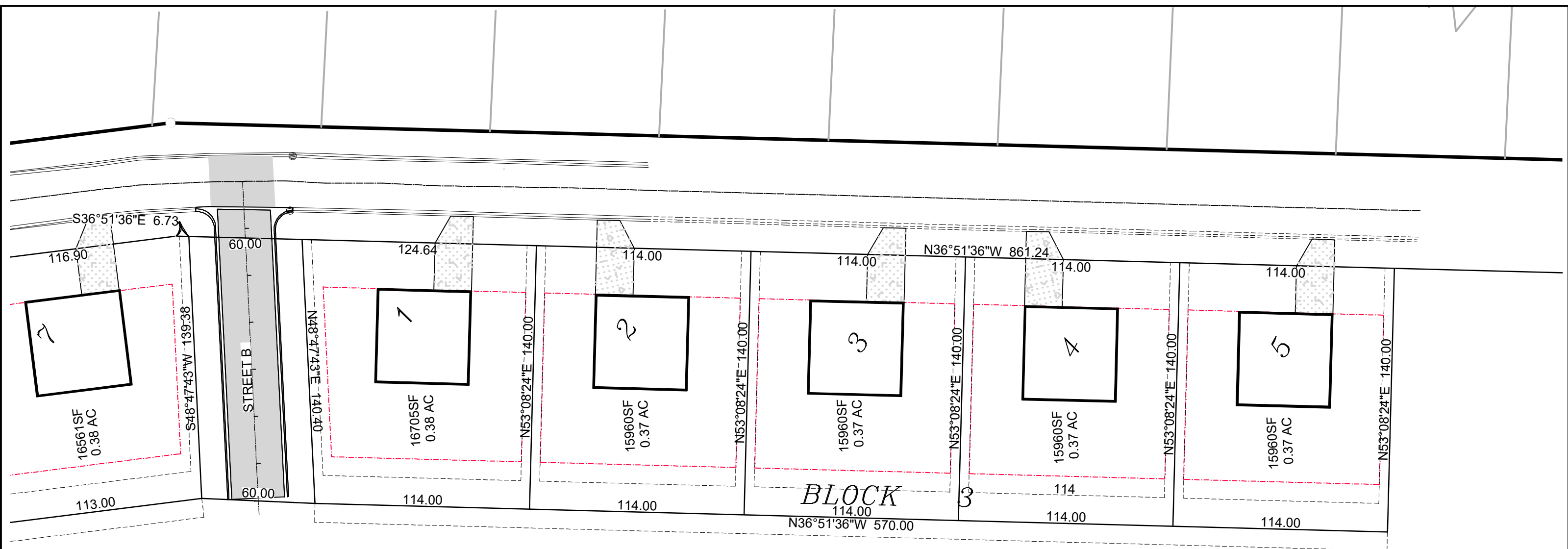
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WABASHA, MINNESOTA

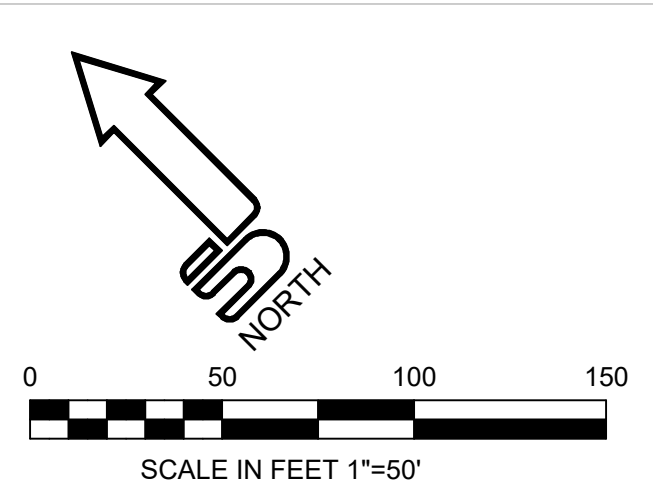
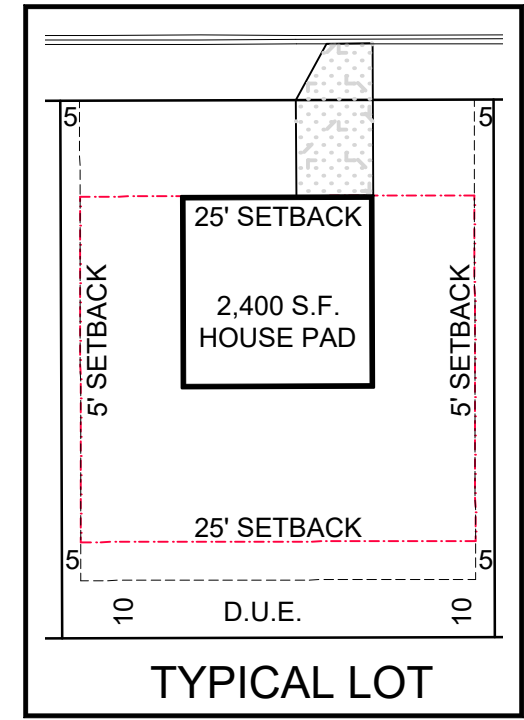
SITE PLAN
BLOCK 1

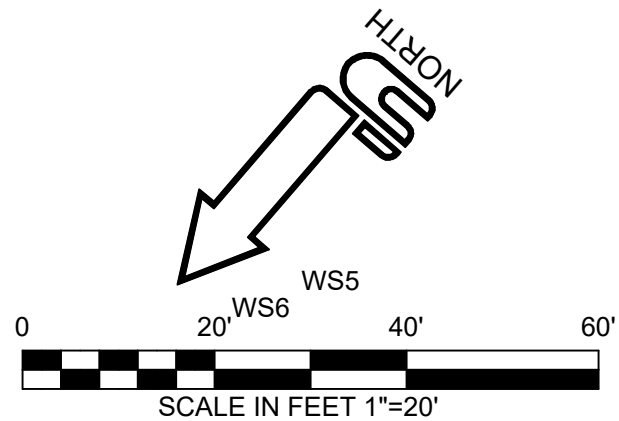
RIVER DRIVE SOUTH





OUTLOT A
44.25 AC





WATER CROSSING NOTES

X1
8" SANITARY SEWER INVERT :688.3
TOP OF 12" WATER MAIN : 696.04

SANITARY SEWER NOTES

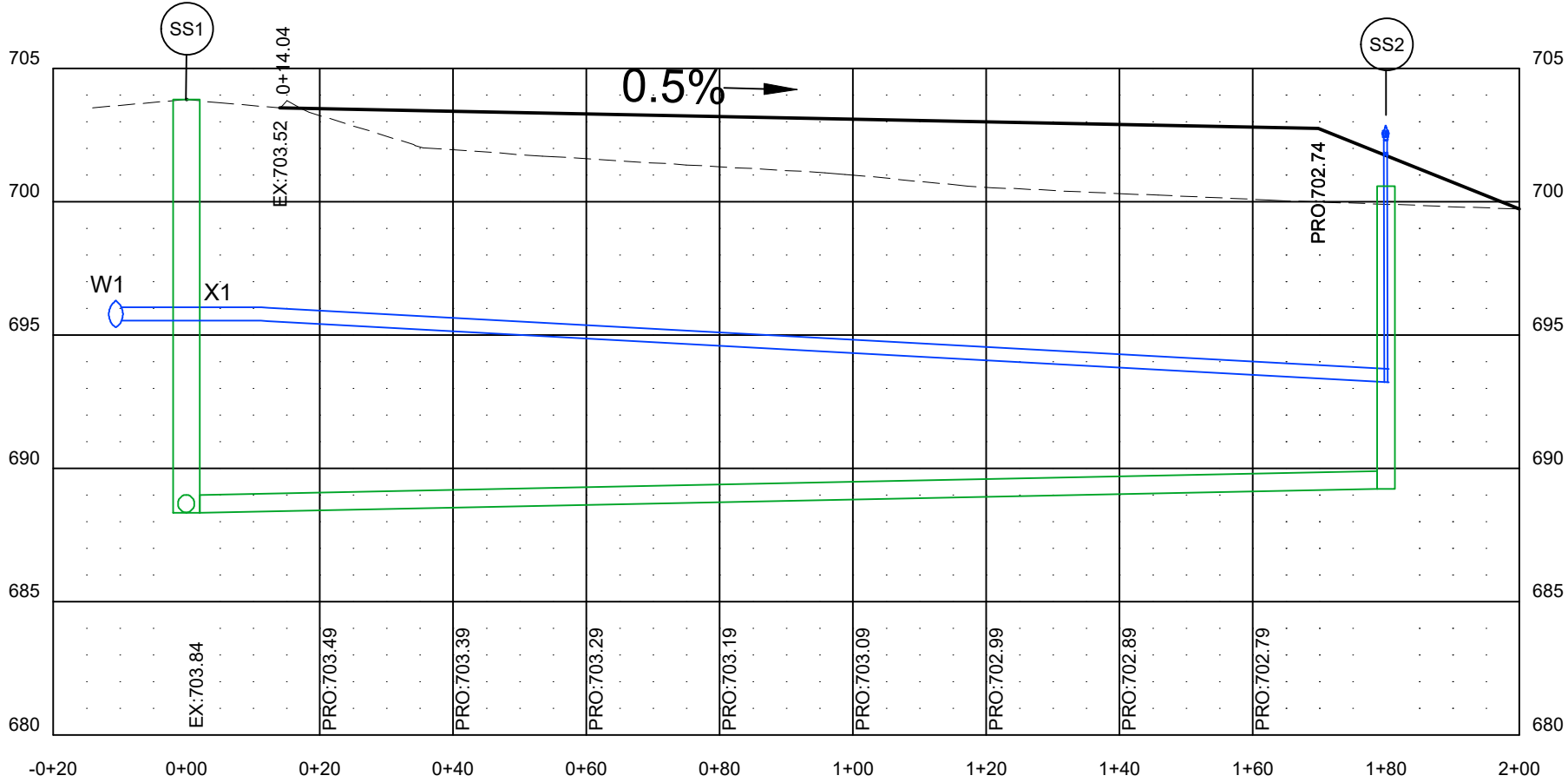
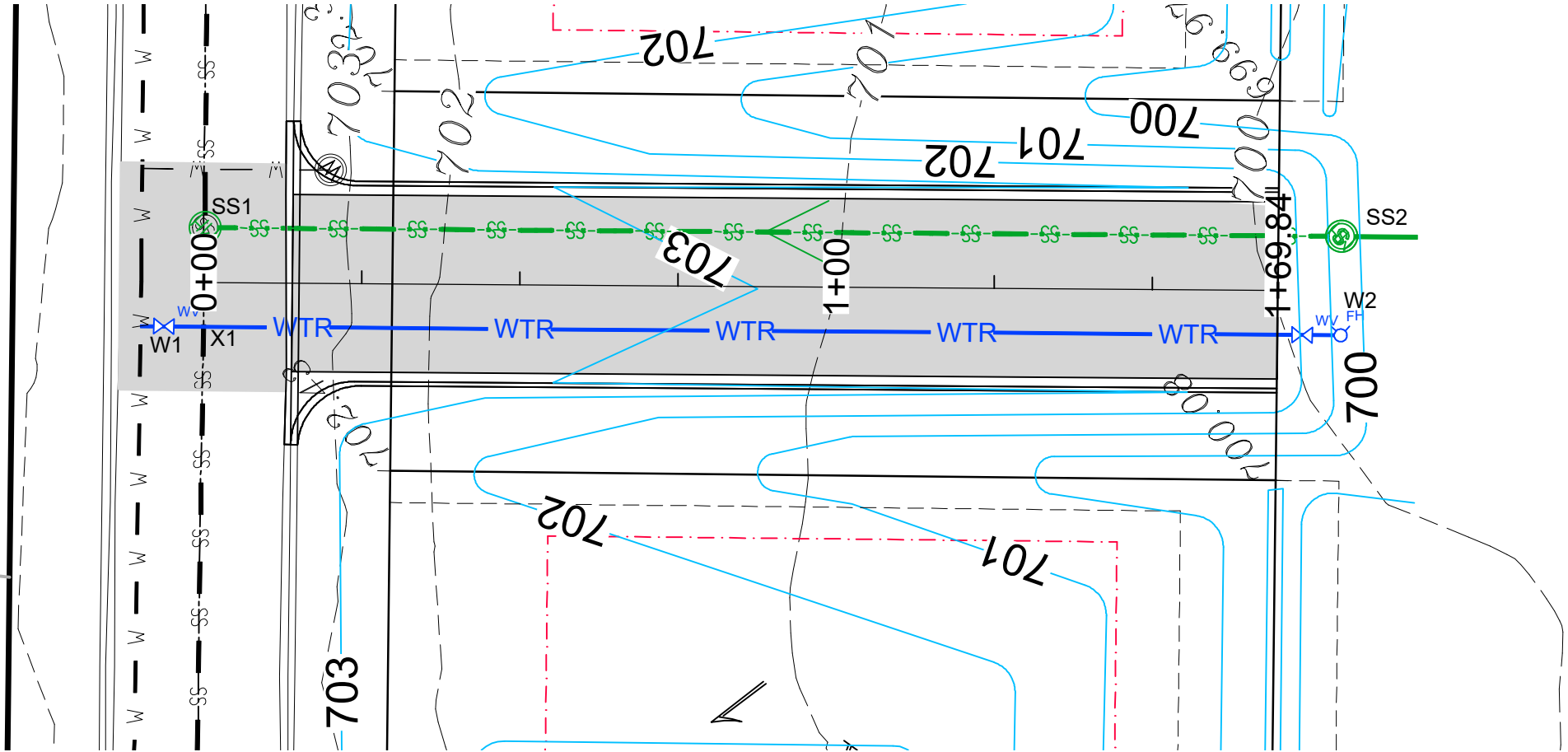
EXSS1
EXISTING MANHOLE
RIM: 703.89
EXISTING 8" PVC INVERT: 688.34
CONTRACTOR SHALL VERIFY EXISTING
ELEVATION PRIOR TO BEGINNING
SANITARY CONSTRUCTION
PROPOSED 8" PVC INVERT WEST: 688.44
F&I 175 L.F. 8" PVC @ 0.25% TO SS2

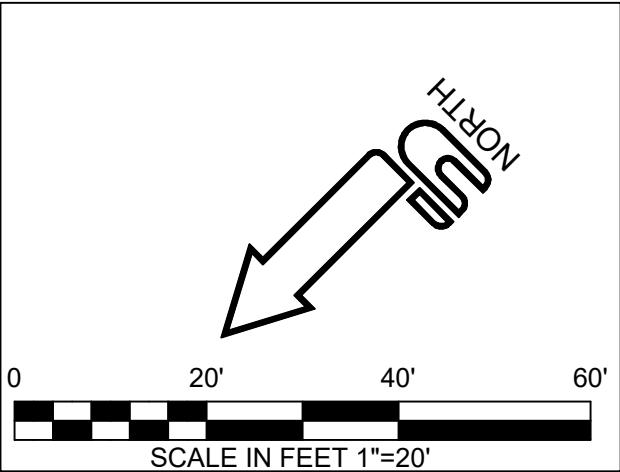
SS2
F&I 48" CONCRETE MANHOLE
RIM:700.50
PROPOSED 8" PVC INVERT EAST :688.88
PROPOSED 8" PVC INVERT WEST:688.98
F&I 10 L.F. 8" PVC @ 0.25% TO WEST

WATER NOTES

W1
CONNECT TO EXISTING 12" D.I.P. WATER MAIN
F&I 6" WET TAP
F&I 6" GATE VALVE
F&I VALVE BOX
F&I 190 L.F. 6" D.I.P. TO W2

W2
F&I 6" GATE VALVE
F&I VALVE BOX
F&I VERTICAL 6" 90° BEND
F&I THRUST BLOCK
F&I FIRE HYDRANT ASSEMBLY





WATER CROSSING NOTES

X2
8" SANITARY SEWER INVERT :691.09
TOP OF 12" WATER MAIN : 692.93
SEE DETAIL SHEET 25

SANITARY SEWER NOTES

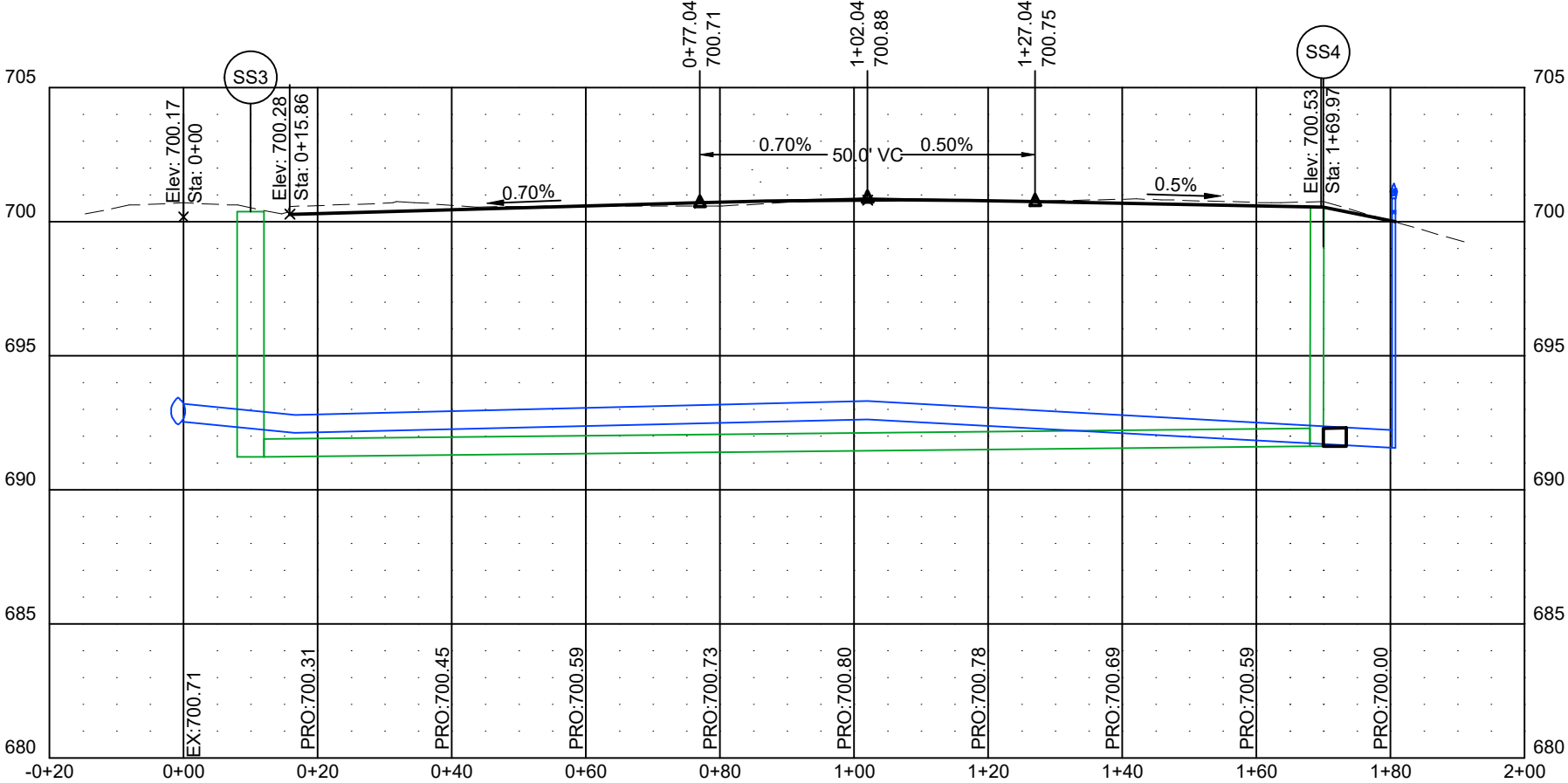
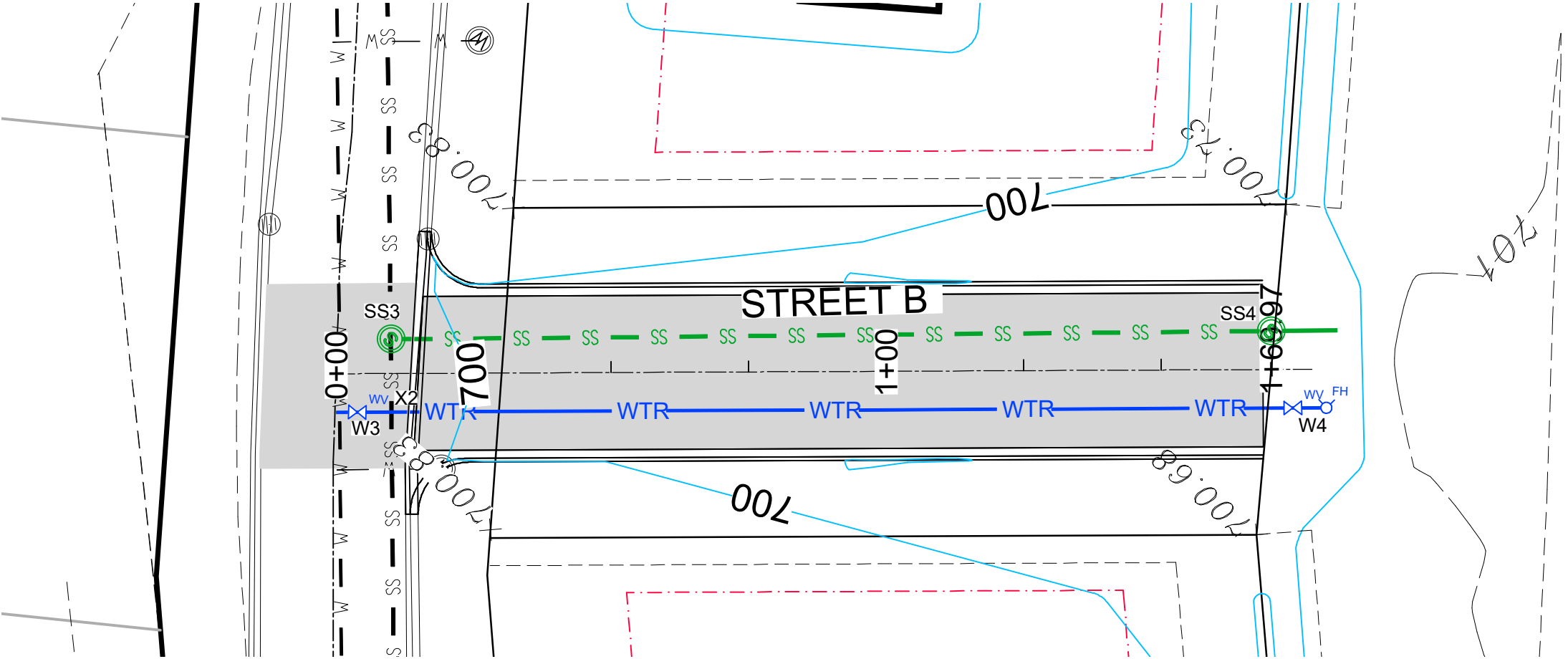
SS3
F&I 48" CONCRETE MANHOLE
RIM: 700.37
EXISTING 8" PVC INVERT NORTH : 691.12
EXISTING 8" PVC INVERT SOUTH : 691.13
CONTRACTOR SHALL VERIFY EXISTING
ELEVATION PRIOR TO BEGINNING
SANITARY CONSTRUCTION
PROPOSED 8" PVC INVERT WEST: 699.22
F&I 156 L.F. 8" PVC @ 0.50% TO SS2

SS4
F&I 48" CONCRETE MANHOLE
RIM:700.54
PROPOSED 8" PVC INVERT EAST : 691.62
PROPOSED 8" PVC INVERT WEST: 691.72
F&I 10 L.F. 8" PVC @ 0.50% TO WEST

WATER NOTES

W1
CONNECT TO EXISTING 12" D.I.P. WATER MAIN
F&I 12" WET TAP
F&I 6" GATE VALVE
F&I VALVE BOX
F&I 180 L.F. 6" D.I.P. TO W2

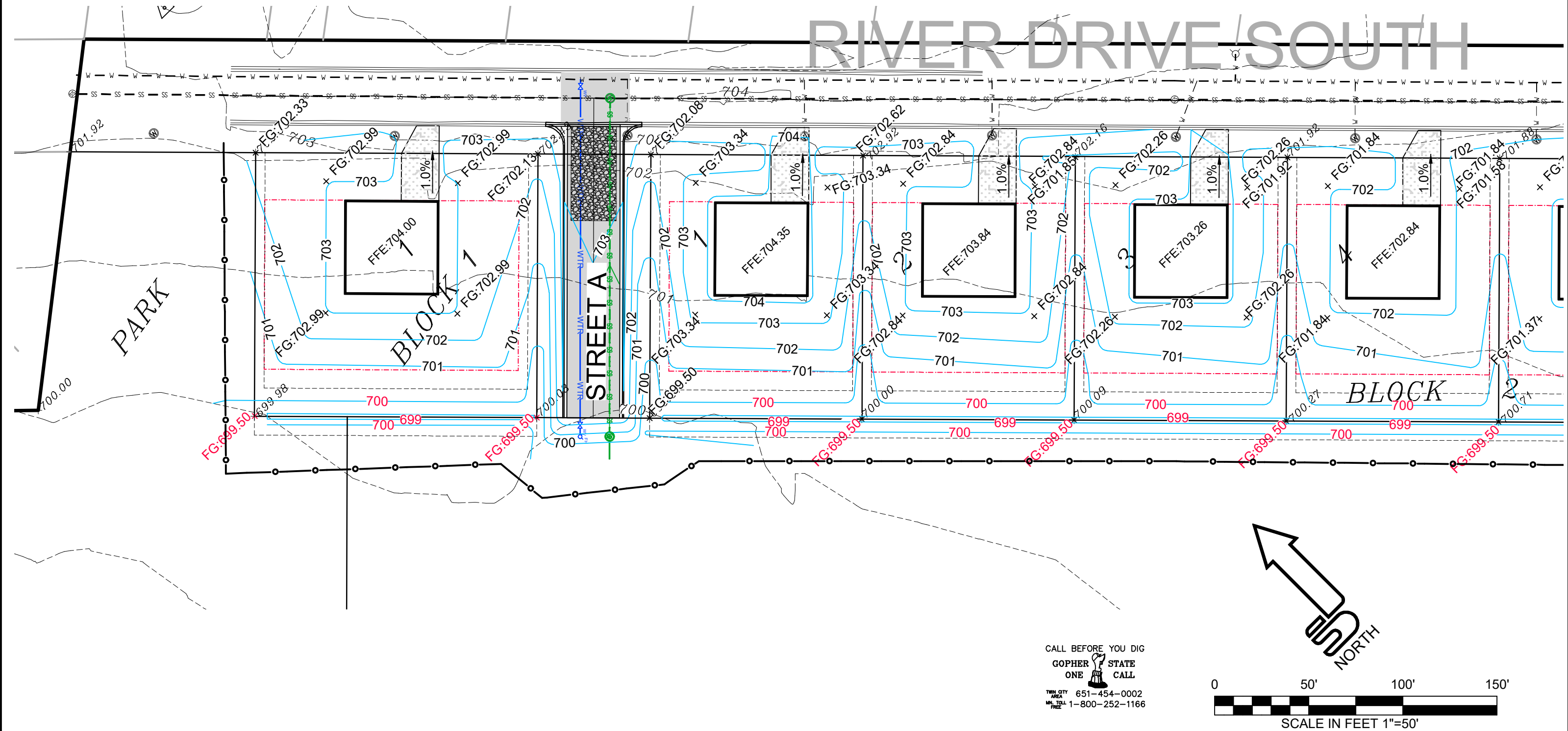
W2
F&I 6" GATE VALVE
F&I VALVE BOX
F&I VERTICAL 6" 90° BEND
F&I THRUST BLOCK
F&I FIRE HYDRANT ASSEMBLY



EXCAVATION QUANTITIES

CUT VOLUME.....850 C.Y.
FILL VOLUME.....3,544 C.Y.
IMPORT VOLUME.....2,694 C.Y.

- NOTES
- A SOIL CLASSIFICATION STUDY WAS NOT DONE. THEREFORE THESE VOLUMES ARE BULK AND ASSUME A SWELL VALUE OF 1.0 AND A SHRINK FACTOR OF 1.0.
 - TOP SOIL VOLUME IS UNKNOWN.
 - THESE QUANTITIES ASSUME THAT NO HOMES WILL HAVE BASEMENTS.



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Steven P. Voigt, PE
DATE 8-12-2022 REG. NO. 20034

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REVISION #1	SPD	8/31/2022

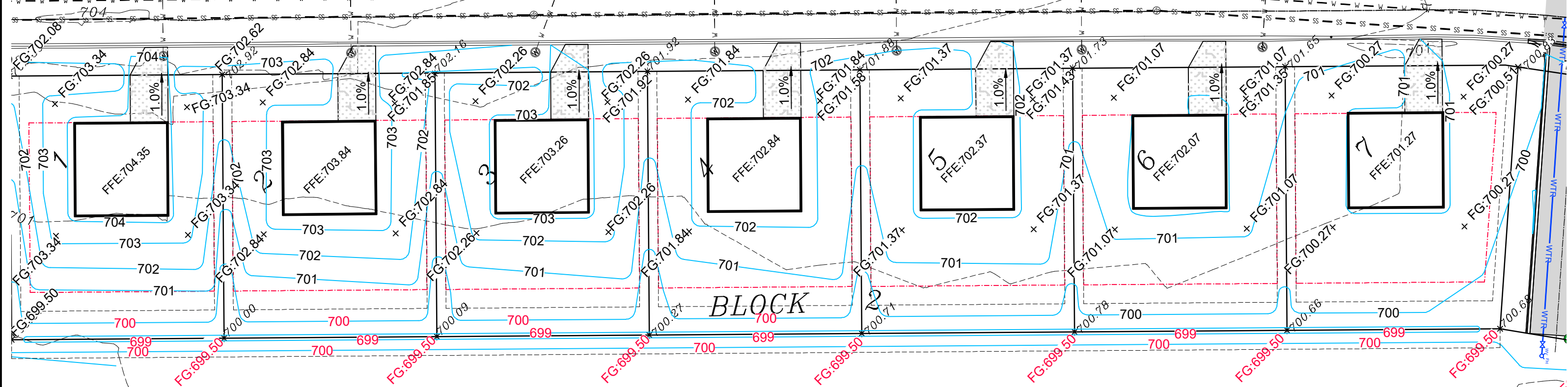
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Prepared For:
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WABASHA, MN 55981
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FITZGERALD ADDITION
WABASHA, MINNESOTA

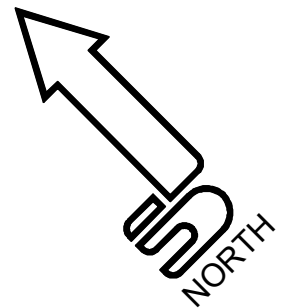
GRADING PLAN
BLOCK 1

SHEET 14 OF 26 SHEETS

RIVER DRIVE SOUTH



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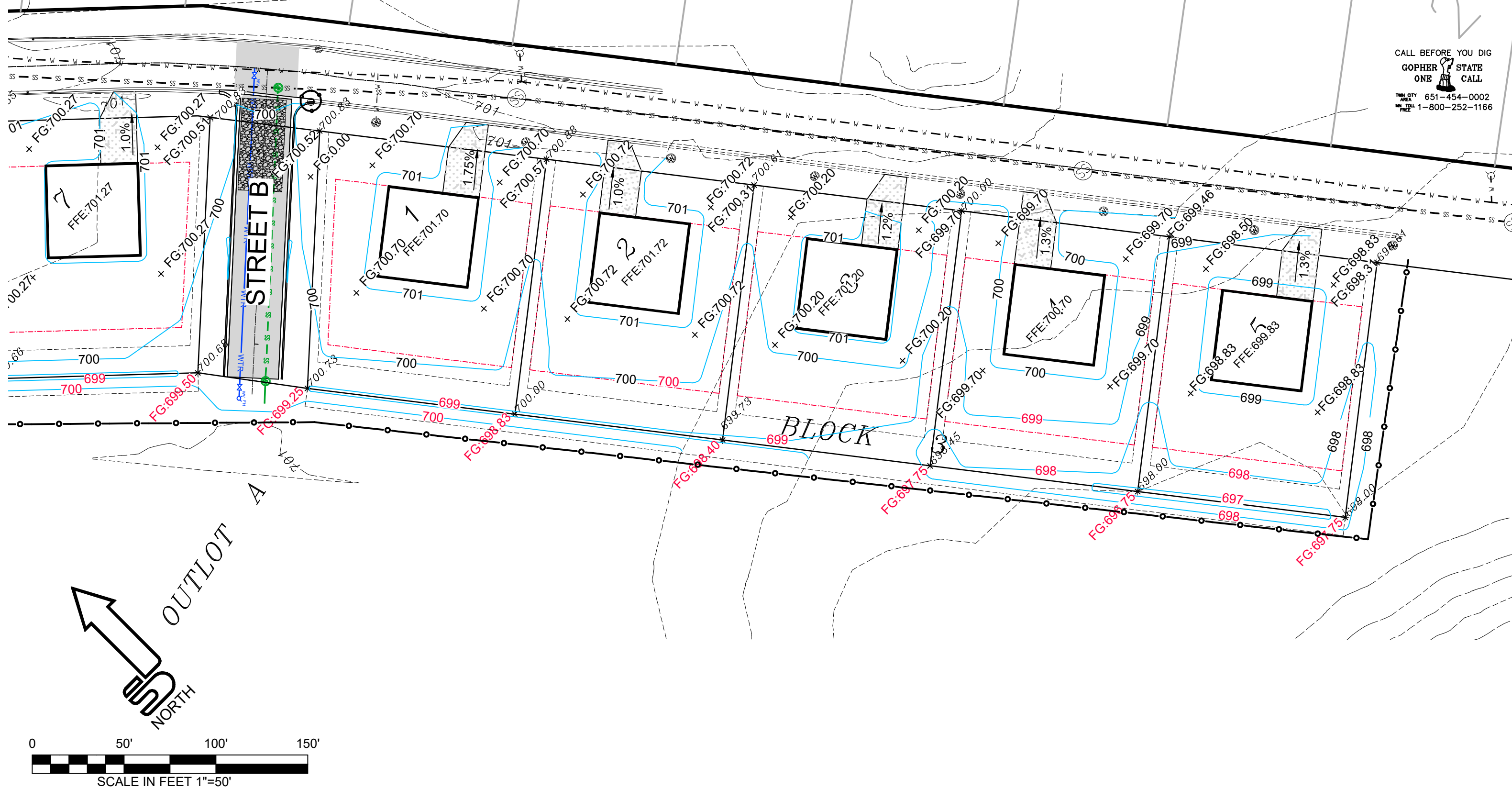
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WABASHA, MN 55981
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FITZGERALD ADDITION
WABASHA, MINNESOTA

GRADING PLAN
BLOCK 2
SHEET 15 OF 26 SHEETS

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WILLIAM FITZGERALD
16489 SOUTH COUNTY ROAD 24
WABASHA, MN 55981
PHONE: 651-380-8921

FITZGERALD ADDITION
WABASHA, MINNESOTA

GRADING PLAN
BLOCK 3

SHEET 16 OF 26 SHEETS

PRE-DEVELOPMENT DRAINAGE AREAS			
TOTAL EXISTING DRAINAGE AREA = 184.054 ACRES EXISTING IMPERVIOUS AREA = 10.360 ACRES (5.629%)			
EDA1/A 34.158 ACRES 0.420 ACRES IMPERVIOUS LFP = 1,427 FT WAVG CN = 78 TC = 29.6 MIN	EDA1/B 105.762 ACRES 2.142 ACRES IMPERVIOUS LFP = 4,065 FT WAVG CN = 77 TC = 74.2 MIN	EDA1/C 11.977 ACRES 0.159 ACRES IMPERVIOUS LFP = 1,569 FT WAVG CN = 78 TC = 32.2 MIN	EDA1/D 4.984 ACRES 2.405 ACRES IMPERVIOUS LFP = 1,394 FT WAVG CN = 79 TC = 18.8 MIN
EDA1/E 9.401 ACRES 1.189 ACRES IMPERVIOUS LFP = 891 FT WAVG CN = 79 TC = 16.9 MIN	EDA1/F 1.876 ACRES 0.997 ACRES IMPERVIOUS LFP = 973 FT WAVG CN = 81 TC = 11.9 MIN	EDA1/G 12.865 ACRES 1.214 ACRES IMPERVIOUS LFP = 754 FT WAVG CN = 69 TC = 23.2 MIN	EDA1/H 0.550 ACRES 0.154 ACRES IMPERVIOUS LFP = 93 FT WAVG CN = 71 TC = 7.0 MIN
EDA2/A 0.501 ACRES 0.170 ACRES IMPERVIOUS LFP = 661 FT WAVG CN = 74 TC = 12.6 MIN	EDA2/B 0.934 ACRES 0.710 ACRES IMPERVIOUS LFP = 746 FT WAVG CN = 89 TC = 12.3 MIN	EDA2/C 0.689 ACRES 0.526 ACRES IMPERVIOUS LFP = 669 FT WAVG CN = 89 TC = 10.3 MIN	EDA2/D 0.356 ACRES 0.274 ACRES IMPERVIOUS LFP = 355 FT WAVG CN = 89 TC = 8.1 MIN

POST-DEVELOPMENT DRAINAGE AREAS			
TOTAL PROPOSED DRAINAGE AREA = 184.054 ACRES PROPOSED & FUTURE IMPERVIOUS AREA = 11.543 ACRES (6.271%)			
PDA1/A 34.158 ACRES 0.420 ACRES IMPERVIOUS LFP = 1,427 FT WAVG CN = 78 TC = 29.6 MIN	PDA1/B 98.803 ACRES 2.258 ACRES IMPERVIOUS LFP = 4,065 FT WAVG CN = 77 TC = 74.1 MIN	PDA1/C 11.858 ACRES 0.159 ACRES IMPERVIOUS LFP = 1,572 FT WAVG CN = 78 TC = 32.3 MIN	PDA1/D 2.421 ACRES 0.301 ACRES IMPERVIOUS LFP = 618 FT WAVG CN = 69 TC = 15.0 MIN
PDA1/E 3.947 ACRES 0.411 ACRES IMPERVIOUS LFP = 194 FT WAVG CN = 69 TC = 7.0 MIN	PDA1/F 0.410 ACRES 0.055 ACRES IMPERVIOUS LFP = 179 FT WAVG CN = 66 TC = 7.0 MIN	PDA1/G 4.984 ACRES 2.405 ACRES IMPERVIOUS LFP = 1,394 FT WAVG CN = 79 TC = 18.8 MIN	PDA1/H 9.401 ACRES 1.189 ACRES IMPERVIOUS LFP = 891 FT WAVG CN = 79 TC = 16.9 MIN
	PDA1/I 1.876 ACRES 0.997 ACRES IMPERVIOUS LFP = 973 FT WAVG CN = 81 TC = 11.9 MIN	PDA1/J 12.865 ACRES 1.214 ACRES IMPERVIOUS LFP = 754 FT WAVG CN = 69 TC = 23.2 MIN	PDA1/K 0.550 ACRES 0.154 ACRES IMPERVIOUS LFP = 93 FT WAVG CN = 71 TC = 7.0 MIN
PDA2/A 0.501 ACRES 0.170 ACRES IMPERVIOUS LFP = 661 FT WAVG CN = 74 TC = 12.6 MIN	PDA2/B 1.107 ACRES 0.883 ACRES IMPERVIOUS LFP = 746 FT WAVG CN = 91 TC = 11.4 MIN	PDA2/C 0.798 ACRES 0.634 ACRES IMPERVIOUS LFP = 669 FT WAVG CN = 90 TC = 9.9 MIN	PDA2/D 0.375 ACRES 0.292 ACRES IMPERVIOUS LFP = 355 FT WAVG CN = 90 TC = 7.8 MIN

HYDROLOGIC ANALYSIS LEGEND	
	EXISTING DRAINAGE AREA
	EXISTING DRAINAGE AREA FLOW PATH
	EXISTING SURFACE WATER FLOW DIRECTION
	PROPOSED DRAINAGE AREA
	PROPOSED DRAINAGE AREA FLOW PATH
	PROPOSED SURFACE WATER FLOW DIRECTION

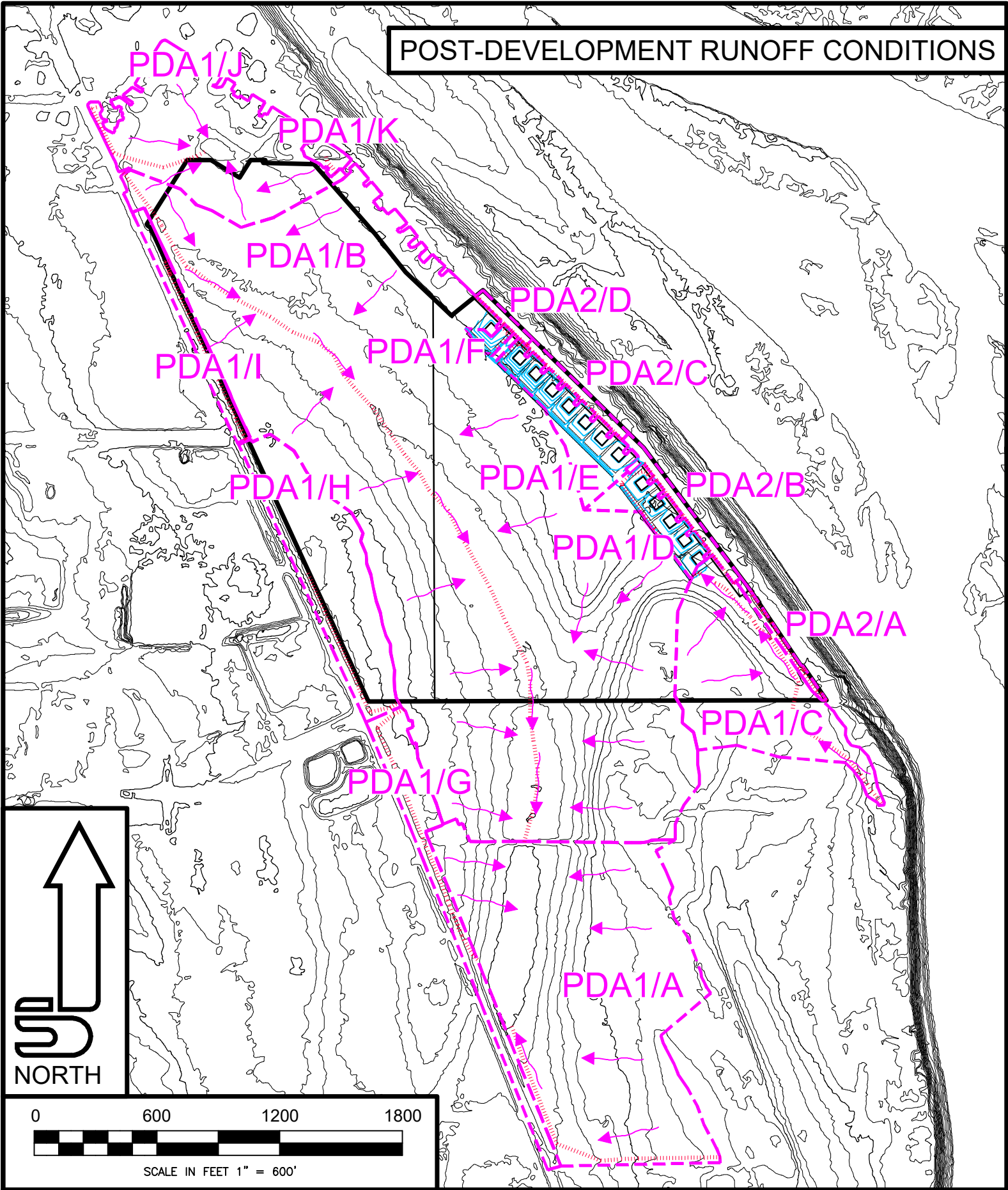
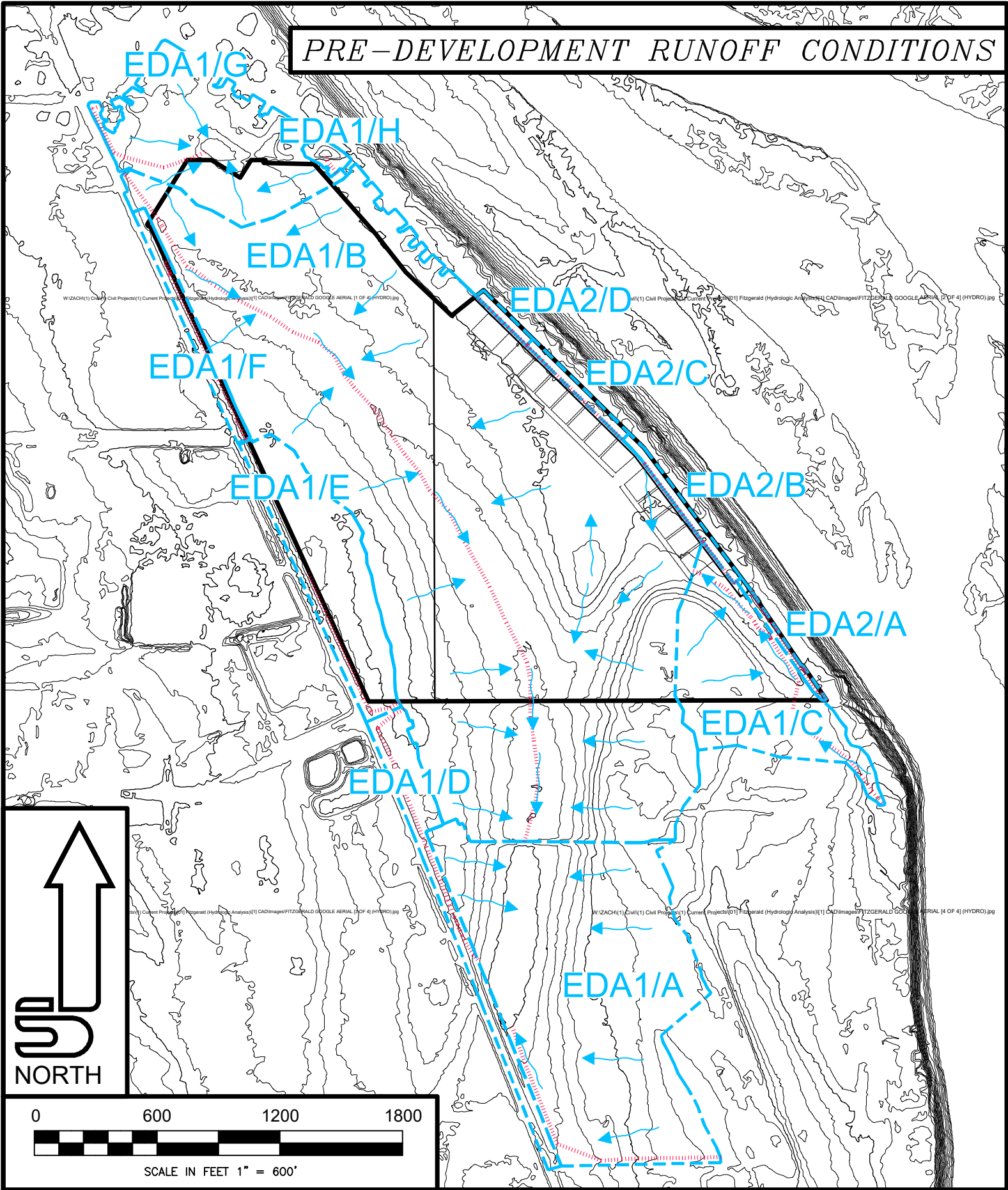
HYDROLOGY NOTES

- HYDROLOGY CALCULATIONS ONLY INCLUDE THE DRAINAGE AREAS SHOWN
- TOTAL DEVELOPMENT RUNOFF IS CALCULATED USING NULL NODE IN HYDROCAD
- ALL SOILS WITHIN THE DRAINAGE AREAS ARE "A" & "B" TYPE SOILS.
- ACCORDING TO THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS), THE GREATEST AREA OF SOILS WITHIN THE DRAINAGE AREAS CONSISTS OF WAUKEGAN SILT LOAM. THE TYPICAL PROFILE OF THIS SOIL IS AS FOLLOWS : INCHES 0 TO 19 CONSIST OF SILT LOAM, INCHES 19 TO 34 CONSIST OF SILT LOAM, AND INCHES 34 TO 60 CONSIST OF GRAVELLY COARSE SAND. THE DEPTH TO A RESTRICTIVE FEATURE IS MORE THAN 80 INCHES. THE DEPTH TO GROUND WATER IS MORE THAN 80 INCHES.

HYDROLOGIC ANALYSIS				
TOTAL EXISTING DRAINAGE AREA = 184.054 ACRES EXISTING IMPERVIOUS AREA = 10.360 ACRES (5.629%) TOTAL PROPOSED DRAINAGE AREA = 184.054 ACRES PROPOSED & FUTURE IMPERVIOUS AREA = 11.543 ACRES (6.271%) INCREASE OF IMPERVIOUS AREA FROM EXISTING RUNOFF CONDITIONS = 1.183 ACRES				
PRE-DEVELOPMENT RUNOFF VOLUME [EXISTING]				
DA	2-YEAR AC-FT	10-YEAR AC-FT	50-YEAR AC-FT	100-YEAR AC-FT
1	13.580	27.987	52.701	66.755
2	0.339	0.603	1.014	1.231
TOTAL EXISTING RUNOFF*	13.919	28.590	53.715	67.986
POST-DEVELOPMENT RUNOFF VOLUME [PROPOSED]				
DA	2-YEAR AC-FT	10-YEAR AC-FT	50-YEAR AC-FT	100-YEAR AC-FT
1	12.948	27.087	51.569	65.528
2	0.409	0.711	1.176	1.422
TOTAL PROPOSED RUNOFF*	13.357	27.798	52.745	66.950
DEVELOPMENT RUNOFF VOLUME SUMMARY				
	2-YEAR AC-FT	10-YEAR AC-FT	50-YEAR AC-FT	100-YEAR AC-FT
TOTAL EXISTING RUNOFF*	13.919	28.590	53.715	67.986
TOTAL PROPOSED RUNOFF*	13.357	27.798	52.745	66.950
TOTAL CHANGE	0.562 (-)	0.792 (-)	0.970 (-)	1.036 (-)
PRE-DEVELOPMENT RUNOFF [EXISTING]				
DA	Q2 CFS	Q10 CFS	Q50 CFS	Q100 CFS
1	69.59	148.71	278.62	348.30
2	5.86	10.27	16.88	20.30
TOTAL EXISTING RUNOFF*	75.45	158.98	295.50	368.60
POST-DEVELOPMENT RUNOFF [PROPOSED]				
DA	Q2 CFS	Q10 CFS	Q50 CFS	Q100 CFS
1	66.90	146.42	277.18	347.21
2	7.19	12.27	19.81	23.70
TOTAL PROPOSED RUNOFF*	74.09	158.69	296.99	370.91
DEVELOPMENT RUNOFF SUMMARY				
	Q2 CFS	Q10 CFS	Q50 CFS	Q100 CFS
TOTAL EXISTING RUNOFF*	75.45	158.98	295.50	368.60
TOTAL PROPOSED RUNOFF*	74.09	158.69	296.99	370.91
TOTAL CHANGE	1.36 (-)	0.29 (-)	1.49 (+)	2.31 (+)

*. SEE HYDROLOGY NOTES

"LOW SPOT" ELEVATION SUMMARY [EDA1/A & PDA1/A]				
	2-YEAR	10-YEAR	50-YEAR	100-YEAR
EXISTING ELEVATION	691.67	692.67	693.76	694.22
PROPOSED ELEVATION	691.62	692.63	693.72	694.19
TOTAL CHANGE	0.05 (-)	0.04 (-)	0.04 (-)	0.03 (-)



**Engineering, Surveying
& Planning**
JOHNSON & SCOFIELD INC.
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

I HEREBY CERTIFY THAT THIS PLAN,
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 8-12-2022 REG. NO. 20034

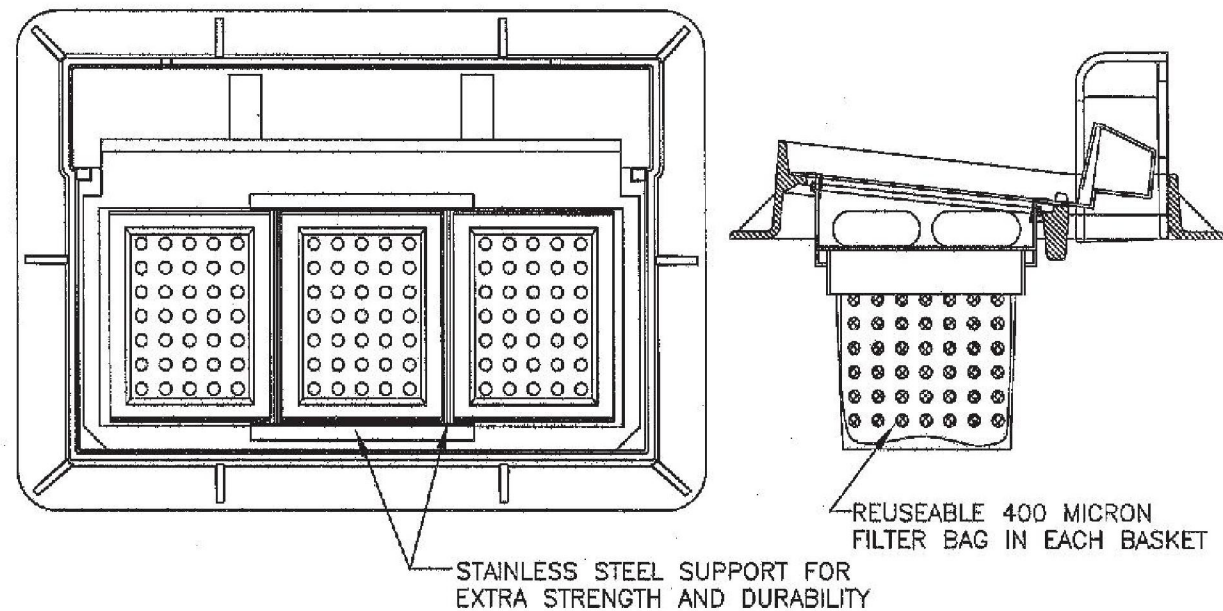
DESIGNED	SPD\SPV
DRAWN	SPD
CHECKED	SPV

REVISED	BY	DATE

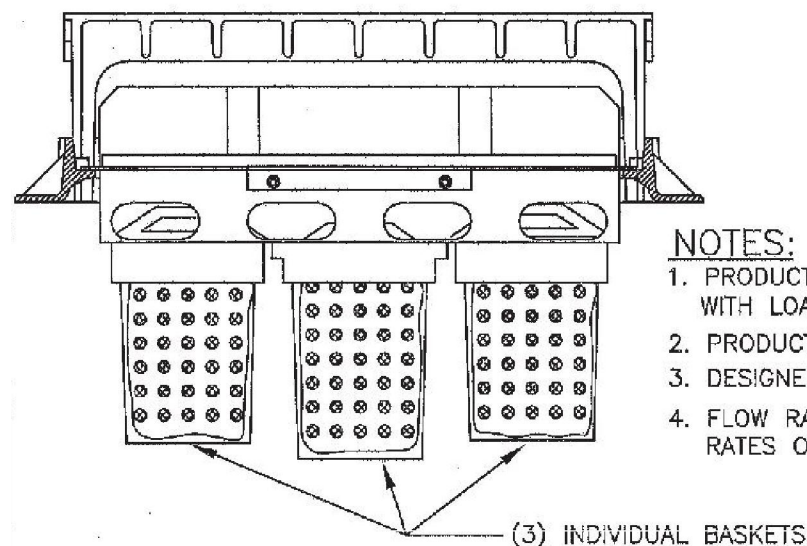
LATEST REVISION: 8/31/2022
Prepared For:
WILLIAM FITZGERALD
16488 SOUTH COUNTY ROAD 24
WABASHA, MN 55981
PHONE: 651-380-8921

FITZGERALD ADDITION
WABASHA, MINNESOTA

**HYDROLOGY
ANALYSIS 2/2**
SHEET 18 OF 26 SHEETS



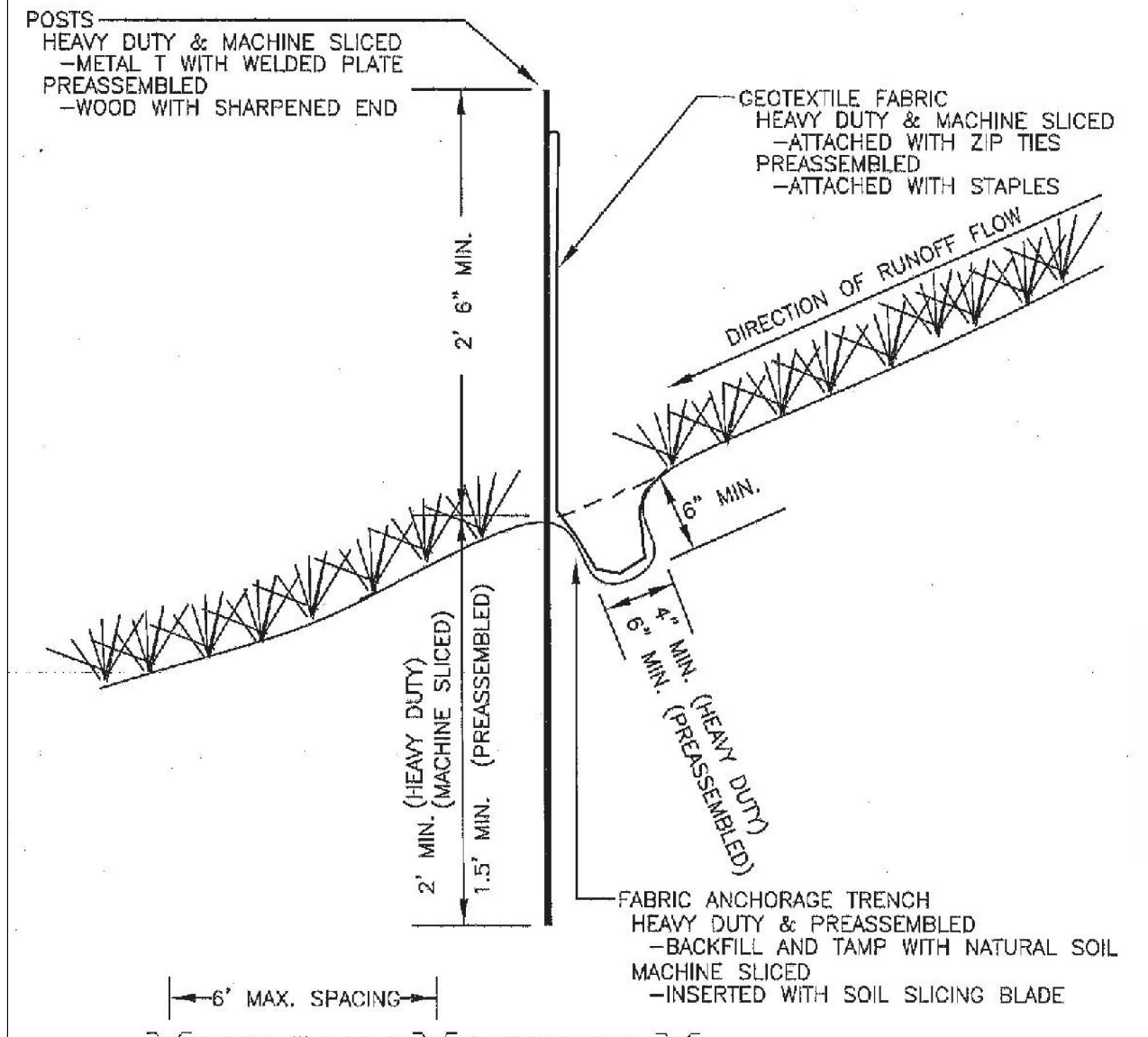
FILTER AREA	6.5 SQ. FT.
OVERFLOW AREA	0.6 SQ. FT.
MAXIMUM OVERFLOW RATE (@ 7" HEAD)	3.00 CFS
MAXIMUM OVERFLOW RATE (@ 13" HEAD)	4.00 CFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL-APPROX.)	70 LBS



- NOTES:**
1. PRODUCT DESIGN SHALL NOT INTERFERE WITH LOAD BEARING CAPACITY OF FRAMES
 2. PRODUCT MATERIAL SHALL BE UV RESISTANT
 3. DESIGNED TO FIT NEENAH R-3067
 4. FLOW RATES COMPARE TO OR EXCEED FLOW RATES OF COMMONLY USED GRATES

NOT TO SCALE

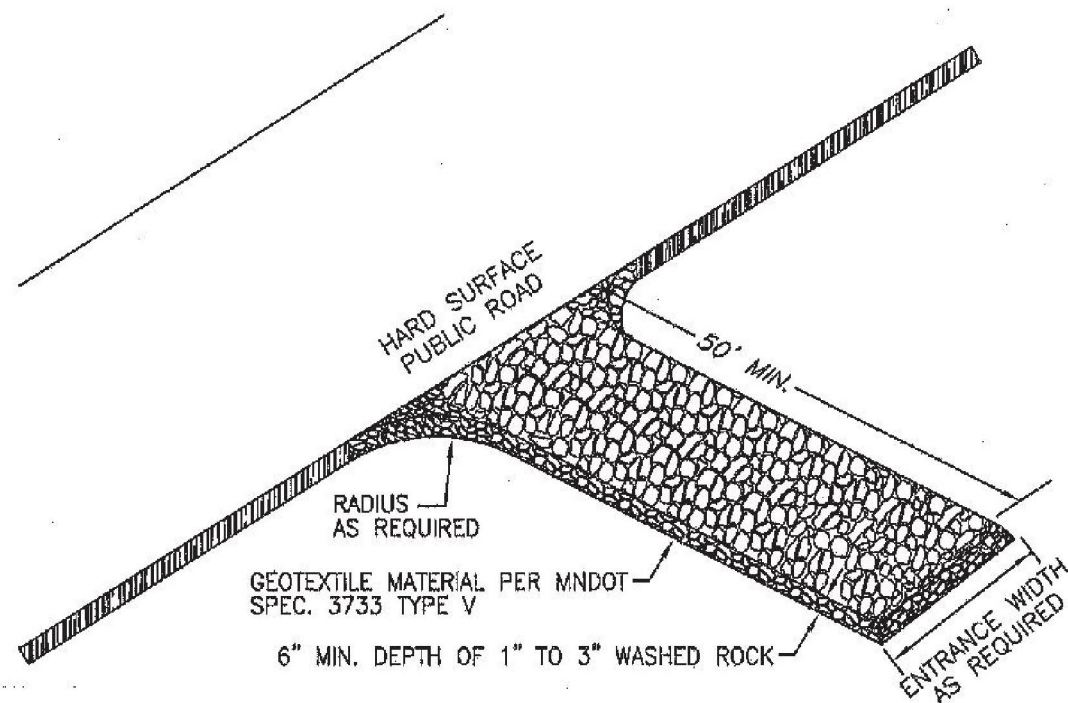
INLET PROTECTION



- NOTES:**
1. THE CONTRACTOR SHALL INSPECT SILT FENCE AREAS ON A WEEKLY BASIS AND WITHIN 24 HOURS OF EACH 1/2"+ RAIN EVENT FOR ANY DAMAGE AND FILLING OF THE SILT FENCE. ANY REPAIRS OR MAINTENANCE OF THE SILT FENCE SHALL BE ACCOMPLISHED WITHIN 24 HOURS OF THE RAIN EVENT AS DIRECTED BY THE ENGINEER.
 2. THE CONTRACTOR SHALL REMOVE SILT FENCE UPON FINAL STABILIZATION, AS DEFINED IN THE MPCA GENERAL STORMWATER PERMIT, OR AS DIRECTED BY THE ENGINEER.

NOT TO SCALE

SILT FENCE

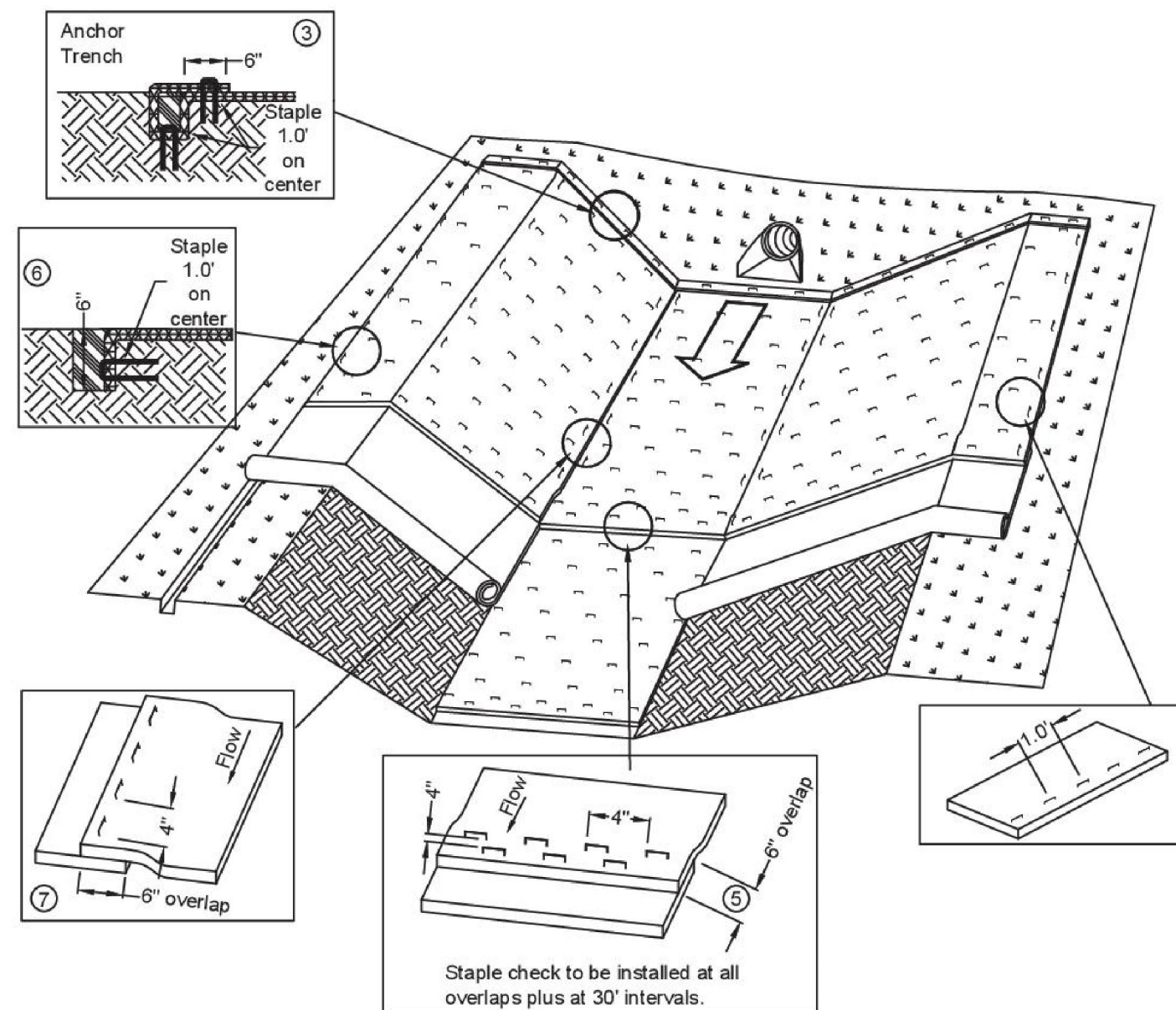


NOTES:

1. STABILIZED VEHICLE ENTRANCE SHALL BE CONSTRUCTED AS SOON AS POSSIBLE AFTER THE PROJECT CONSTRUCTION BEGINS TO MINIMIZE TRACKING OF SOILS ONTO EXISTING ROADWAYS.
2. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED VEHICLE ENTRANCE THROUGHOUT THE PROJECT AS DIRECTED BY THE ENGINEER AS AN INCIDENTAL ITEM TO STABILIZED VEHICLE ENTRANCE CONSTRUCTION.
3. TRACKED SEDIMENT MUST BE REMOVED WITHIN 24 HOURS FROM ANY PAVED SURFACE INCLUDING BORROW PIT ENTRANCES, AND ANY OTHER AREAS THAT ARE AFFECTED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL REMOVE STABILIZED VEHICLE ENTRANCE UPON COMPLETION OF THE PROJECT AS AN INCIDENTAL ITEM TO CONSTRUCTION ACTIVITIES.

NOT TO SCALE

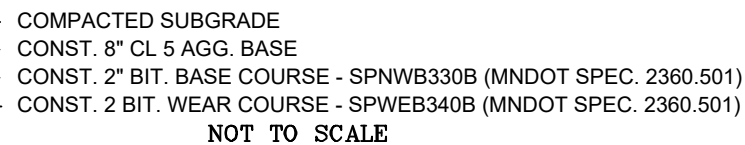
ROCK CONSTRUCTION ENTRANCE



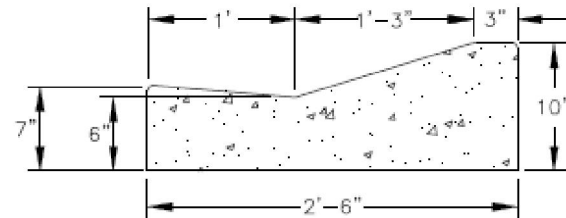
Perspective

NOT TO SCALE

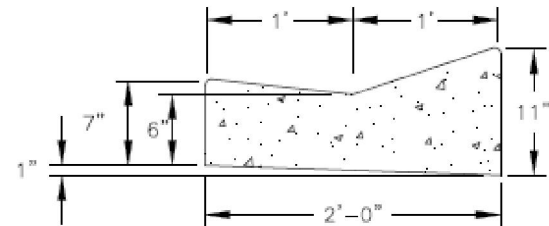
EROSION CONTROL BLANKET



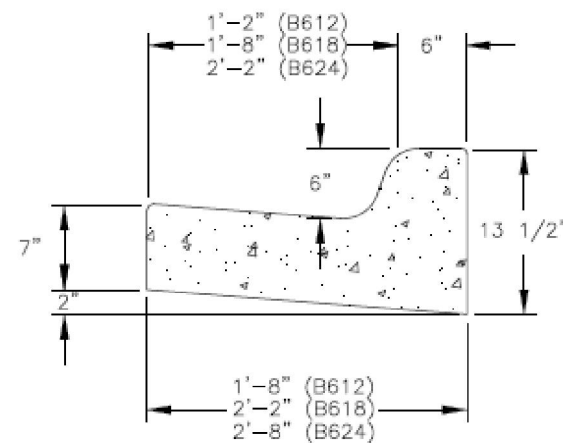
DESIGN D4
MODIFIED



DESIGN D412



DESIGN B6



NOTES:

1. CONCRETE MIX: MANUAL PLACEMENT—MnDOT SPEC. 3F52,
SLIP FORM PLACEMENT—MnDOT SPEC. 3F32.
2. PROVIDE 1/2" EXP. JT. AT 300' MAX. SPACING
IN ADDITION TO EXP. JTS. SHOWN ON OTHER DETAIL PLATES.
3. PROVIDE 1/2" EXP. JT. ALONG BACK OF CURB AT LOCATIONS
WHERE CURB ABUTS BUILDING WALLS AND RETAINING WALLS.
4. PROVIDE CONTRACTION JOINTS AT 10' MAX. SPACING.
5. CONCRETE TO BE CONSTRUCTED ON A PROPERLY COMPACTED BASE.

DATE REVISED

04/01/16

CONCRETE CURB & GUTTER

PLATE NO.

3-01



1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

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

DATE 8-12-2022 REG. NO. 20034

DESIGNED SPD\SPVDRAWN SPD

CHECKED **SPV**

REVISÉ

BY

DATE _____

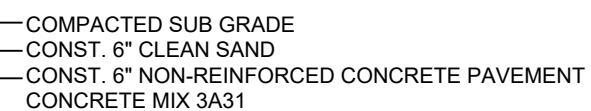
LATEST REVISION: 8/31/2022

Prepared For:

WILLIAM FITZGERALD

16489 SOUTH COUNTY ROAD 24

PHONE: 651-380-8921

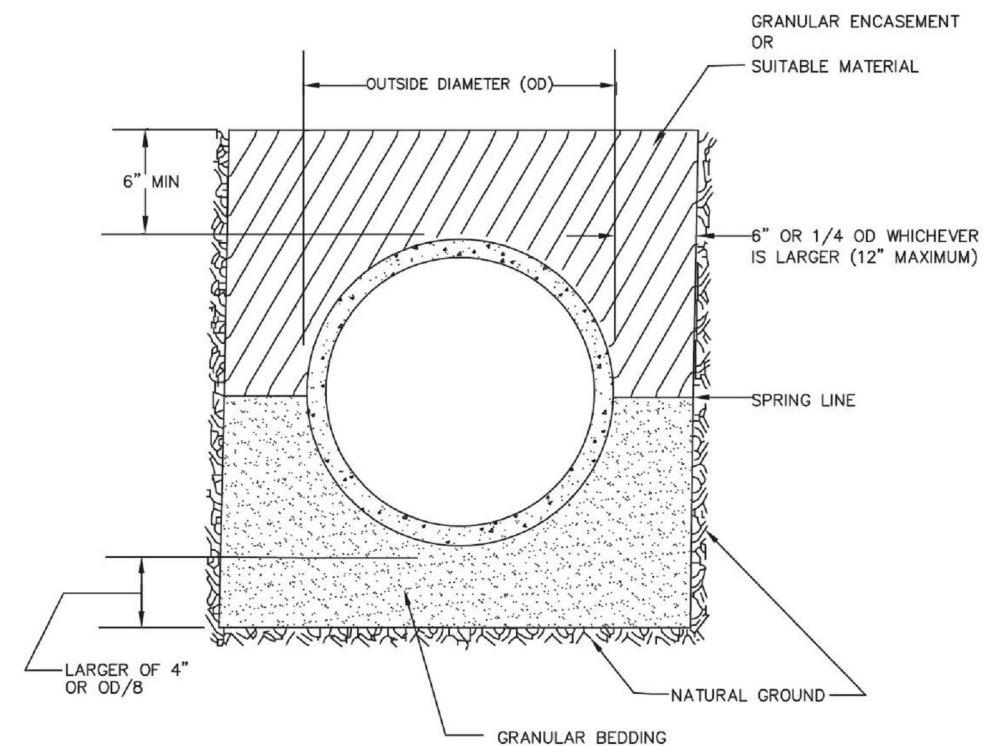


NOT TO SCALE

— COMPACTED SUB GRADE
— CONST. 6" CLEAN SAND
— CONST. 4" NON-REINFORCED CONCRETE PAVEMENT
CONCRETE MIX 3A31

NOT TO SCALE

CONCRETE SIDEWALK SECTION



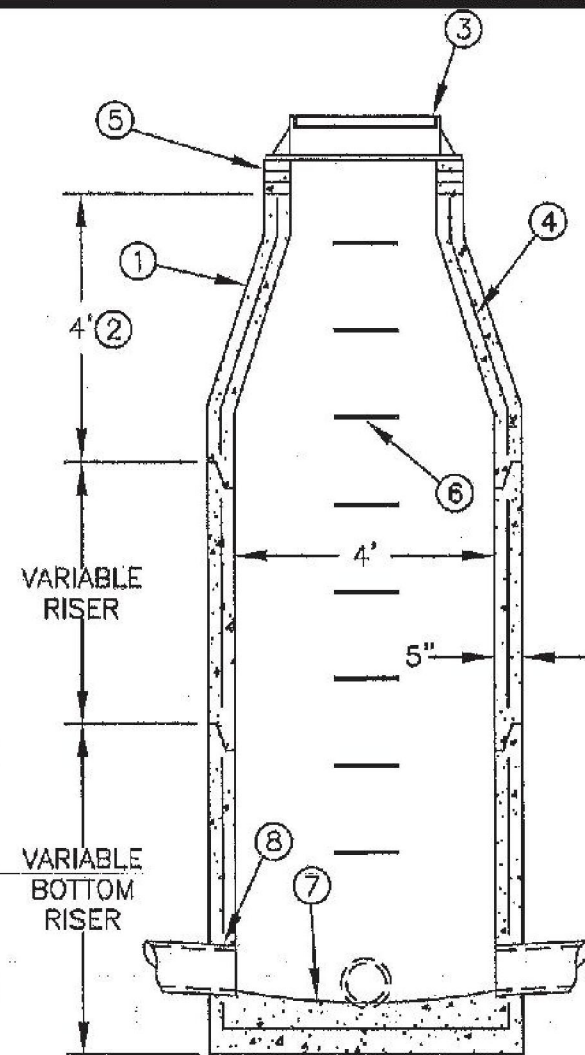
NOTE: ALL COSTS OF EXCAVATION BELOW GRADE
AND PLACEMENT OF GRANULAR BEDDING
SHALL BE INCLUDED IN THE BID PRICES
FOR PIPE ITEMS, UNLESS SPECIFIC BID
QUANTITIES ARE LISTED FOR GRANULAR
BEDDING FOR WATERMAIN

PIPE BEDDING- CLASS B

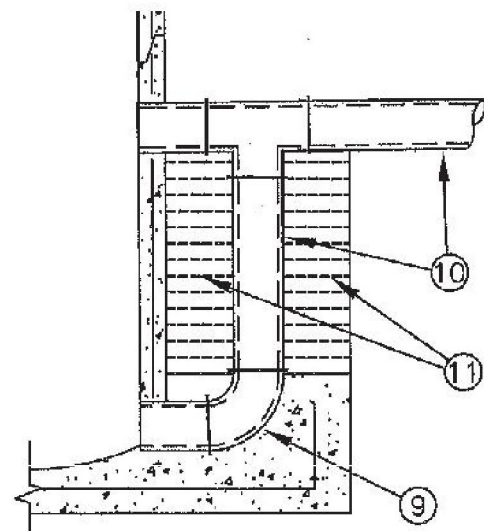
FITZGERALD ADDITION
WABASHA, MINNESOTA

DETAIL SHEET
3 OF 8

SHEET 21 OF 26 SHEETS



DROP DETAIL



NOTES:

- ① CONE SHALL BE ECCENTRIC. MnDOT PLATE NO. 4005 TYPE B CONE SECTION.
- ② CONE SECTION HEIGHT MAY VARY AS REQUIRED FOR SPECIFIC MH.
- ③ REFER TO PLANS AND/OR SPECIAL PROVISIONS FOR FRAME AND LID TYPE.
- ④ REINFORCING SHALL BE A MINIMUM OF SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT IN EACH DIRECTION.
- ⑤ HIGH DENSITY POLYETHYLENE ADJUSTING RINGS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS STARTING ON A SOLID, CLEANED CONE SECTION OF THE INPLACE MANHOLE. THE OUTSIDE OF THE ENTIRE RING SECTION SHALL BE SEALED TO THE STRUCTURE WITH A UNI-BAND (RUBBER) SEALING SYSTEM.
- ⑥ STEPS, ORIENTED ON THE UPSTREAM SIDE OF THE MH, ARE SPACED 16" O.C. AND SHALL CONFORM TO MnDOT PLATE NO. 4180.
- ⑦ MONOLITHIC BASE AND INVERTS SUBJECT TO APPROVAL BY THE ENGINEER. FIELD POURED INVERTS AND/OR SEPARATE BASE SLAB MAY BE REQUIRED IN SOME INSTANCES. INVERT CHANNEL DEPTH SHALL NOT BE LESS THAN 1/2 THE PIPE SIZE.
- ⑧ WATER TIGHT SEAL SHALL CONFORM TO MnDOT PLATE NO. 4007.

DROP DETAIL NOTES:

- ⑨ 90° DUCTILE IRON PIPE BEND CL. 52 CAST MONOLITHICALLY WITH BOTTOM RISER SECTION.
- ⑩ DUCTILE IRON PIPE CL. 52—TO BE USED FOR DROP PIPE AND 20' OUT FROM MH.
- ⑪ DROP PIPE TO BE ENCASED WITH CONCRETE UTILIZING FORMWORK OR PRECAST CONCRETE HORSESHOES.

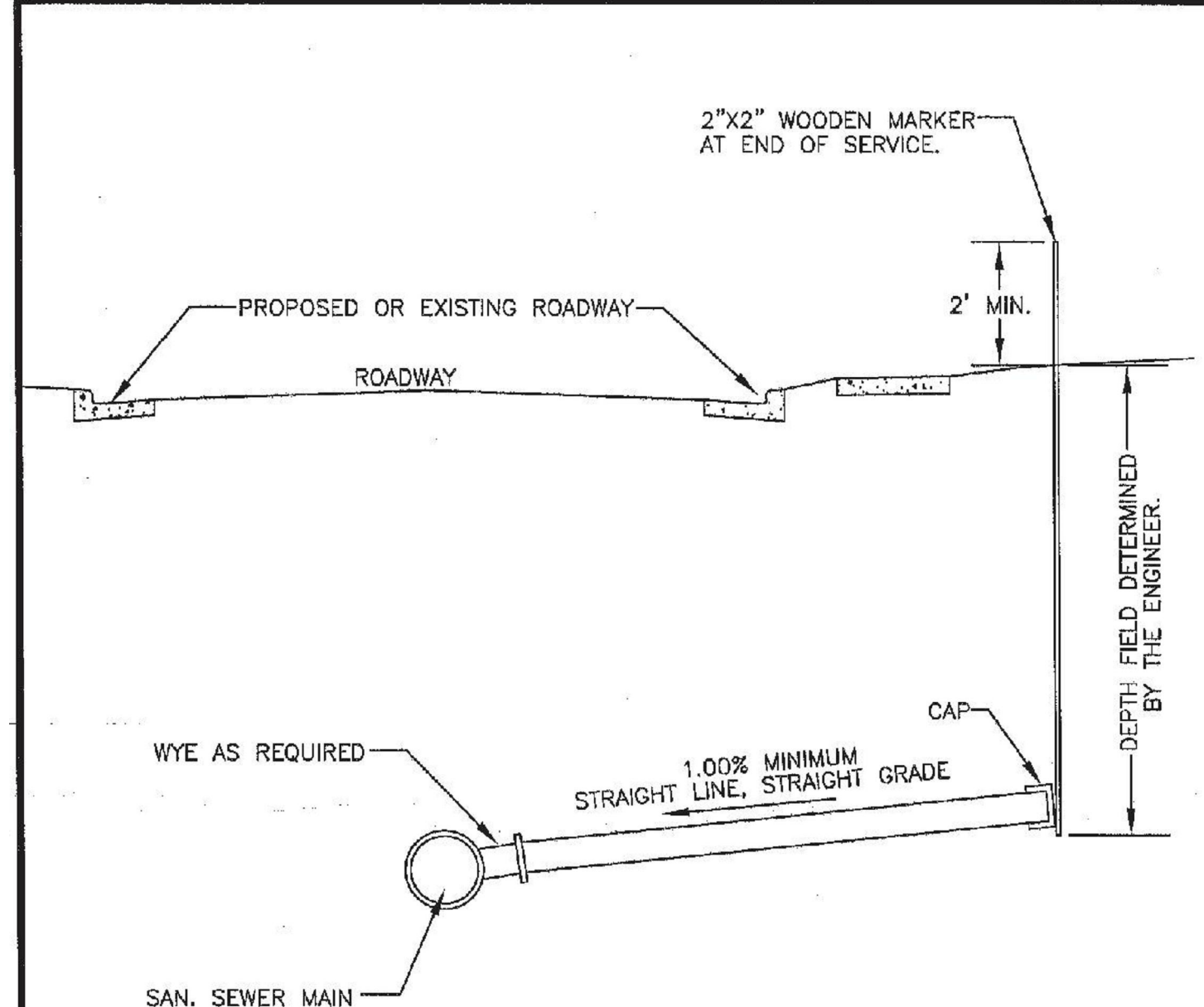
DATE REVISED

10/23/13

**PRECAST CONCRETE
SANITARY MANHOLE**

PLATE NO.

1-04



- 1 ALL PVC PIPE & FITTINGS SHALL INCLUDE A MINIMUM OF 1 FOOT ENCASEMENT WITH SELECT GRANULAR BACKFILL.
- 2 ALL SERVICE LINE GRADES SHALL BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.

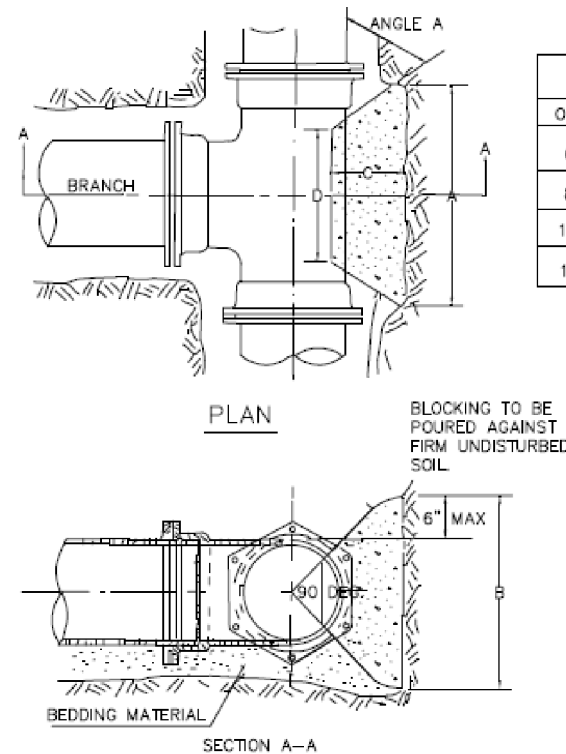
DATE REVISED

03/01/08

TYPICAL SANITARY SERVICE

PLATE NO.

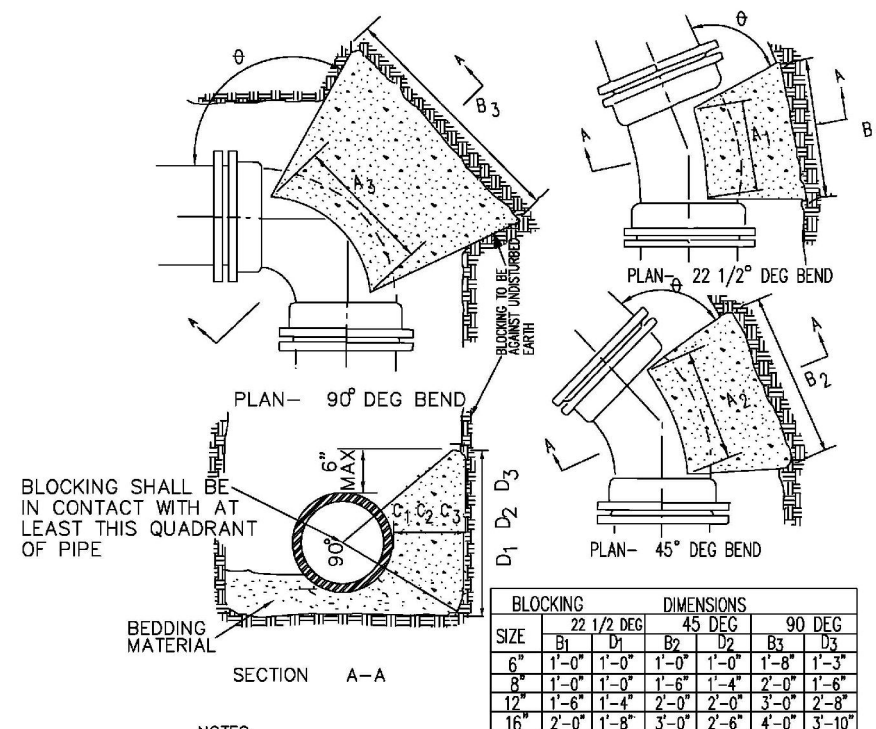
1-06



BLOCKING DIMENSIONS				
O.D.	A	B	C	D
6"	1'-3"	1'-6"	SEE NOTE 1.	SEE NOTE 2.
8"	1'-6"	2'-0"		
12"	2'-3"	3'-6"		
16"	3'-2"	4'-0"		

1. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "A" EQUAL TO OR LARGER THAN 45 DEG.
2. CONCRETE SHOULD BEAR ON THIS QUADRANT OF PIPE AS A MINIMUM.
3. DIMENSION "D" SHOULD BE AS LARGE AS POSSIBLE BUT CONCRETE SHOULD NOT INTERFERE WITH MECHANICAL JOINTS
4. CONCRETE BLOCKING DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI.
5. 5 BAGS OF MIXED CONCRETE TO BE USED AS BLOCKING.
6. PLACE 6 MIL POLYETHYLENE FILM AROUND ALL BOLTS, NUTS, AND JOINTS.

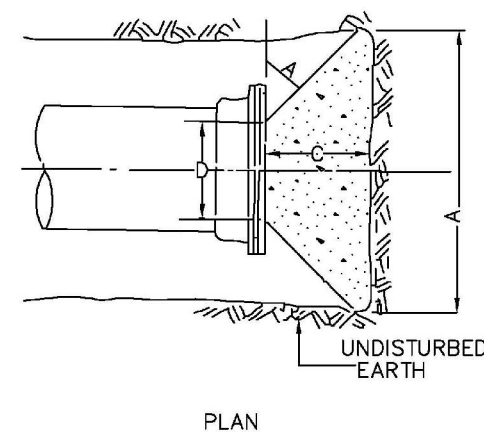
NOTE: REACTION BACKING USING CONCRETE, WOOD, RETAINER GLANDS, ROD TIES, ETC SHALL BE INCLUDED AS A PART OF INSTALLING THE WATERMAIN. NO SEPARATE COMPENSATION SHALL BE MADE.



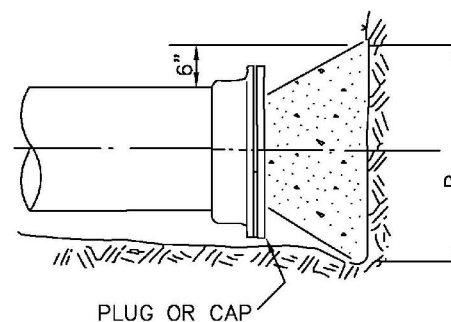
BLOCKING DIMENSIONS						
SIZE	22 1/2 DEG	45 DEG	90 DEG			
	B1	D1	B2	D2	B3	D3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-8"	1'-3"
8"	1'-0"	1'-0"	1'-6"	1'-4"	2'-0"	1'-6"
12"	1'-6"	1'-4"	2'-0"	2'-0"	3'-0"	2'-8"
16"	2'-0"	1'-8"	3'-0"	2'-6"	4'-0"	3'-10"

- NOTES:
1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND AN EARTH RESISTANCE OF TWO TONS PER SQ. FT.
 2. DIMENSION C1, C2, C3, SHOULD BE LARGE ENOUGH TO MAKE ANGLE O EQUAL TO OR LARGER THAN 45 DEG.
 3. DIMENSION A1, A2, A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MECHANICAL JOINT BOLTS.
 4. SHAPE OF BACK OF CONCRETE BLOCKING MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.
 5. 5 BAG MIX CONCRETE TO BE USED FOR BLOCKING.
 6. FOR LOSSE SANDY SOILS INCREASE ALL DIMENSIONS TO 6 INCHES.
 7. PLACE 6MIL POLYETHYLENE FILM AROUND ALL BOLTS, NUTS, AND JOINTS.
- NOTE: REACTION BACKING USING CONCRETE, WOOD, RETAINER GLANDS, ROD TIES, ETC SHALL BE INCLUDED AS A PART OF INSTALLING THE WATERMAIN. NO SEPARATE COMPENSATION SHALL BE MADE.

NOT TO SCALE



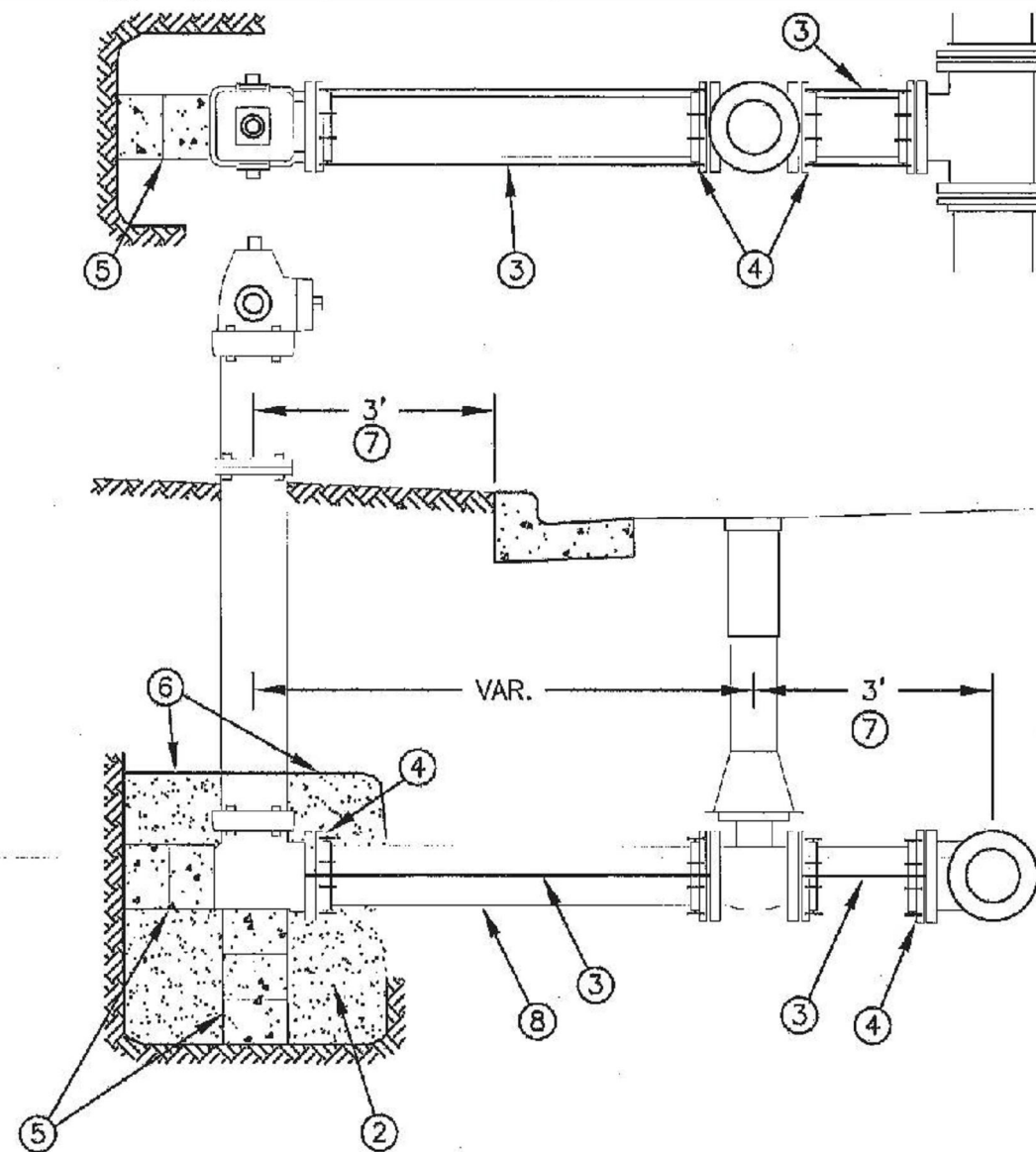
1. ALL BLOCKING DIMENSIONS ARE BASED ON EARTH RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI
2. ALL CONCRETE BLOCKING SHALL BE 5 BAG MIX CONCRETE
3. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "A" LARGER THAN 45 DEG
4. DIMENSION "D" EQUALS APPROX INSIDE DIA LESS TWO INCHES. PREVENT CONCRETE FROM COVERING THE MECHANICAL JOINT BOLTS
5. PLACE 6MIL POLYETHYLENE FILM AROUND ALL BOLTS, NUTS, AND JOINTS
6. REACTION BACKING USING CONCRETE, RETAINER GLANDS, ROD TIES, ETC SHALL BE INCLUDED AS A PART OF THE WATERMAIN, NO SEPARATE COMPENSATION SHALL BE MADE.



ELEV-12" AND 16" PIPE

BLOCKING DIMENSIONS				
SIZE	A	B	C	D
4"	14"	12"	14"	12"
6"	20"	12"	20"	12"
8"	26"	16"	26"	12"
10"	30"	20"	30"	12"
12"	30"	24"	30"	12"
16"	40"	32"	40"	16"

WATER MAIN CONCRETE THRUST BLOCKS



NOTES:

- 1 9' BURY HYDRANT
- 2 3/4" TO 1 1/2" WASHED AGGREGATE DRAINAGE PIT (2'X2'X3' DEEP)
- 3 3/4" THREADED RODS, HYDRANT TO VALVE AND VALVE TO MAIN TEE.
- 4 RETAINER GLANDS ON ALL FITTINGS FROM MAIN TEE TO HYDRANT.
- 5 BLOCKING SHALL BE SOLID CONCRETE BLOCKS.
- 6 APPROVED GEOTEXTILE PLACED OVER DRAINAGE PIT.
- 7 3' TYPICAL UNLESS OTHERWISE SPECIFIED ON PLAN.
- 8 RODDING NOT REQUIRED FROM HYDRANT TO VALVE IF OFFSET HYDRANT LEAD IS SPECIFIED.

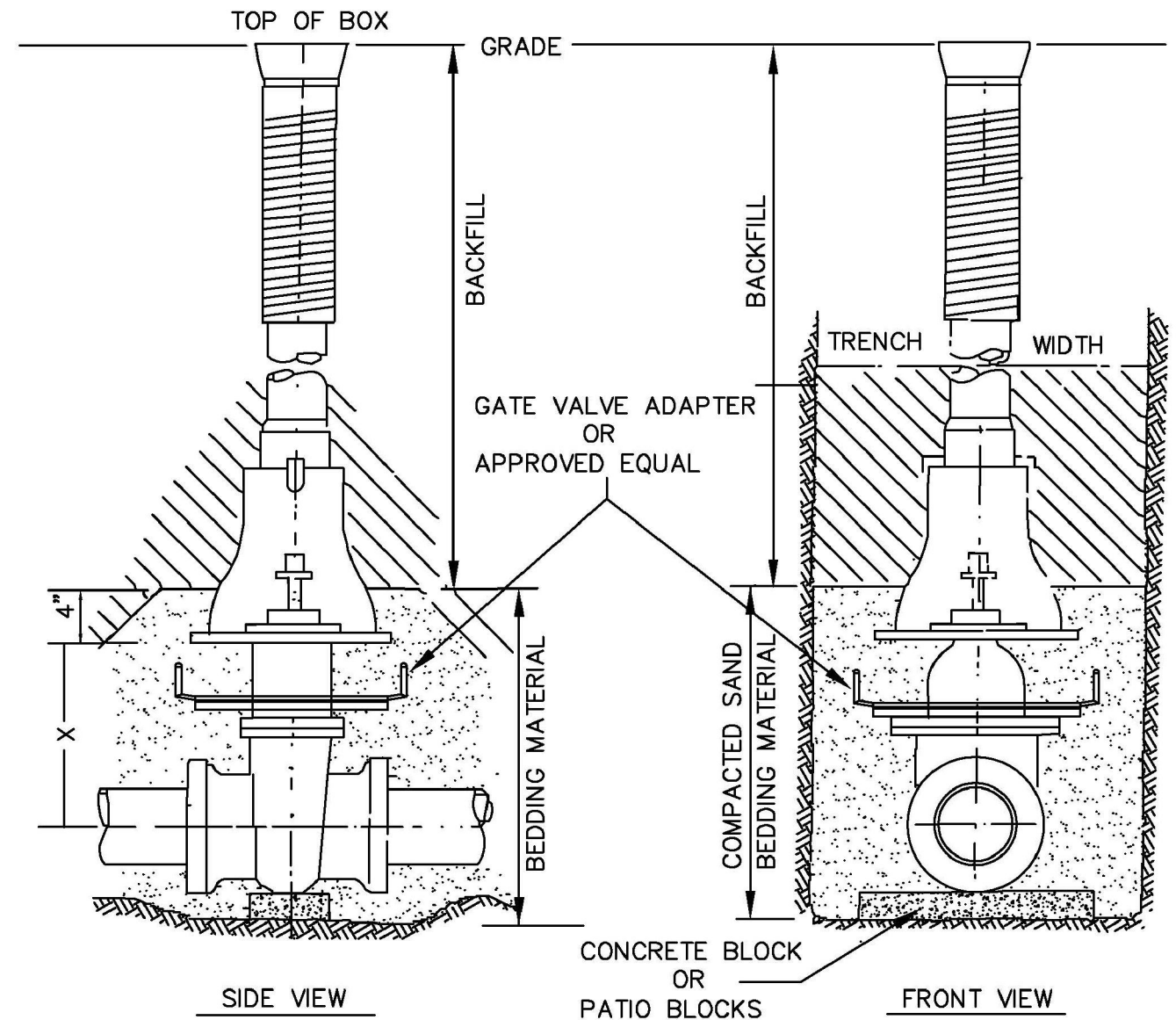
DATE REVISED

10/28/08

STANDARD FIRE HYDRANT

PLATE NO.

2-02



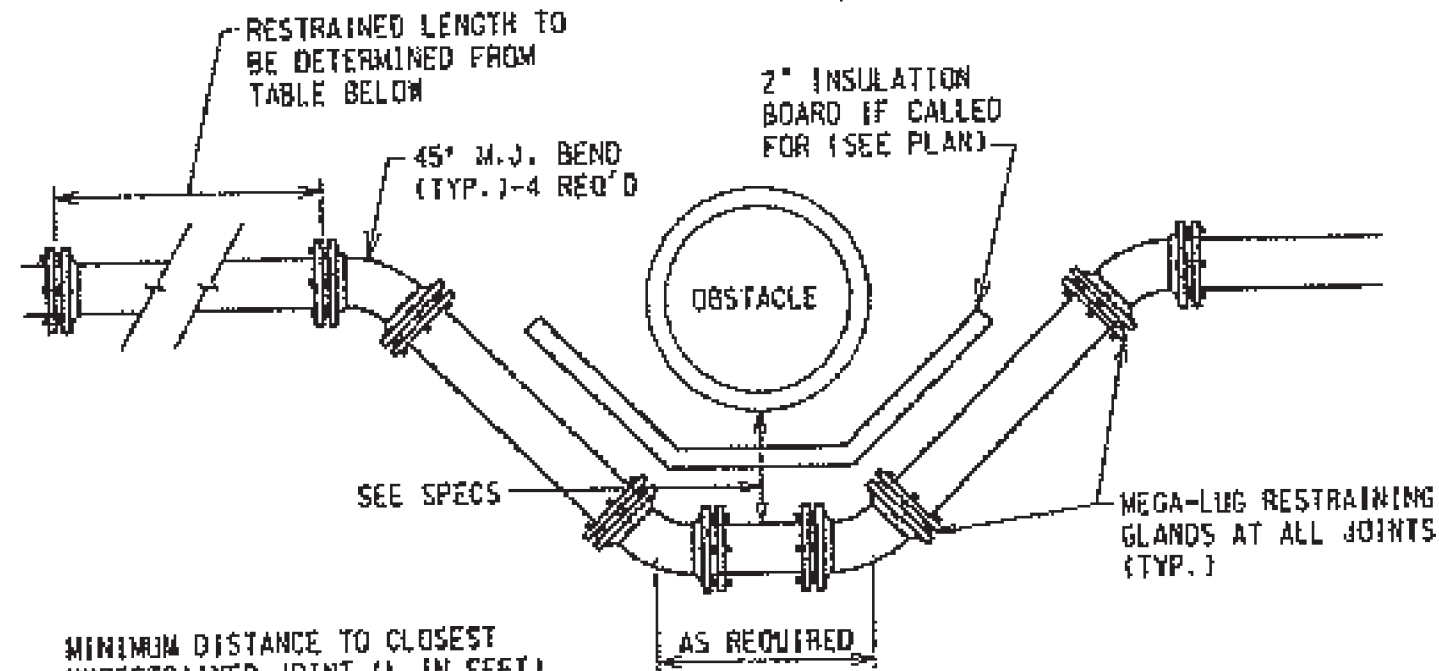
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

NOT TO SCALE

VALVE BOX SETTING

DETAIL SHEET
6 OF 8

SHEET 24 OF 26 SHEETS



MINIMUM DISTANCE TO CLOSEST
UNRESTRAINED JOINT (L IN FEET)

TYPE OF FITTING	PIPE SIZE			
	6"	8"	10"	12"
11 1/2° BEND	1	2	2	2
22 1/2° BEND	2	3	4	4
45° BEND	5	6	8	9
90° BEND	12	15	18	22
TEE BRANCH OR END FIT	6	12	17	22
DEAD END	17	23	27	33

BASED ON 150 P.S.I. WITH A 1.5
SAFETY FACTOR IN CLAY SOILS.

NUMBER OF TIE RODS REQUIRED

PIPE SIZE	NUMBER
4" TO 12"	2
14" TO 16"	4
18"	6

NOTES: 1. TIE RODS AND THRUST COLLARS MAY BE
SUBSTITUTED FOR MEGA-LUG RESTRAINING GLANDS.

2. USE ONLY HIGH-STRENGTH, CORROSION-
RESISTANT ALLOY TIE RODS AND FASTENER
HARDWARE.

3. FASTENING AT FITTINGS SHALL BE BY ROD
COUPLINGS, TIE BOLTS OR SOCKET GLANDS.

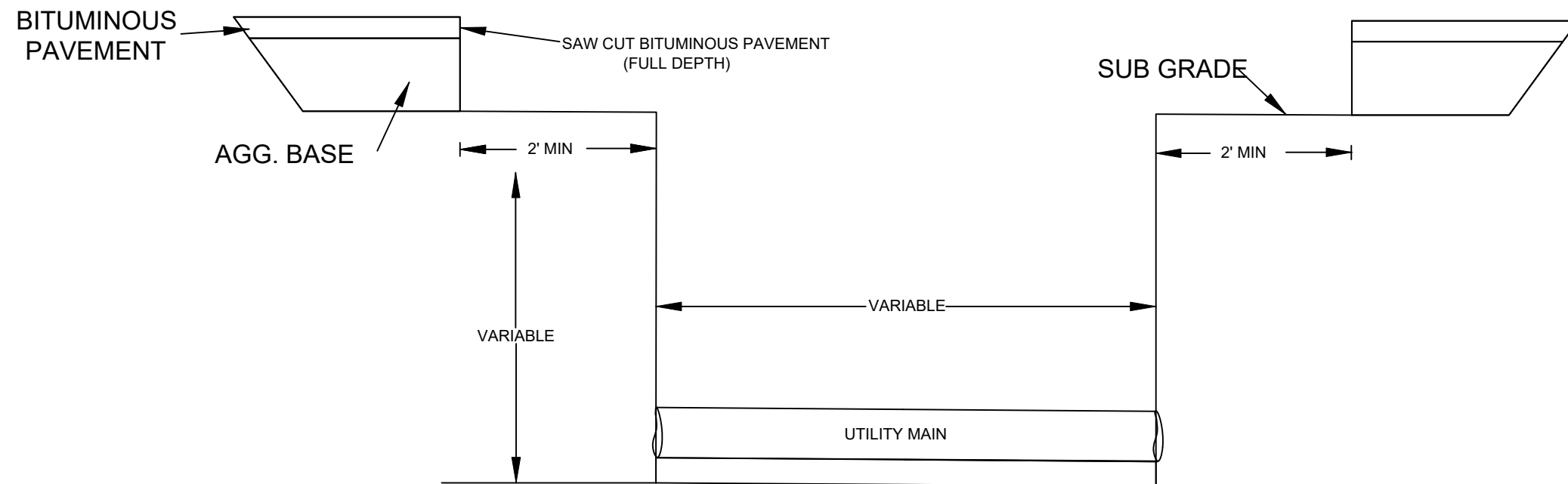
4. ALL TIE RODS SHALL BE 3/4" DIA.

5. IF OBSTACLE IS STORM SEWER INSTALL 4"
OF RIGID POLYSTYRENE INSULATION 2' EACH
SIDE OF WATERMAIN AS SHOWN.

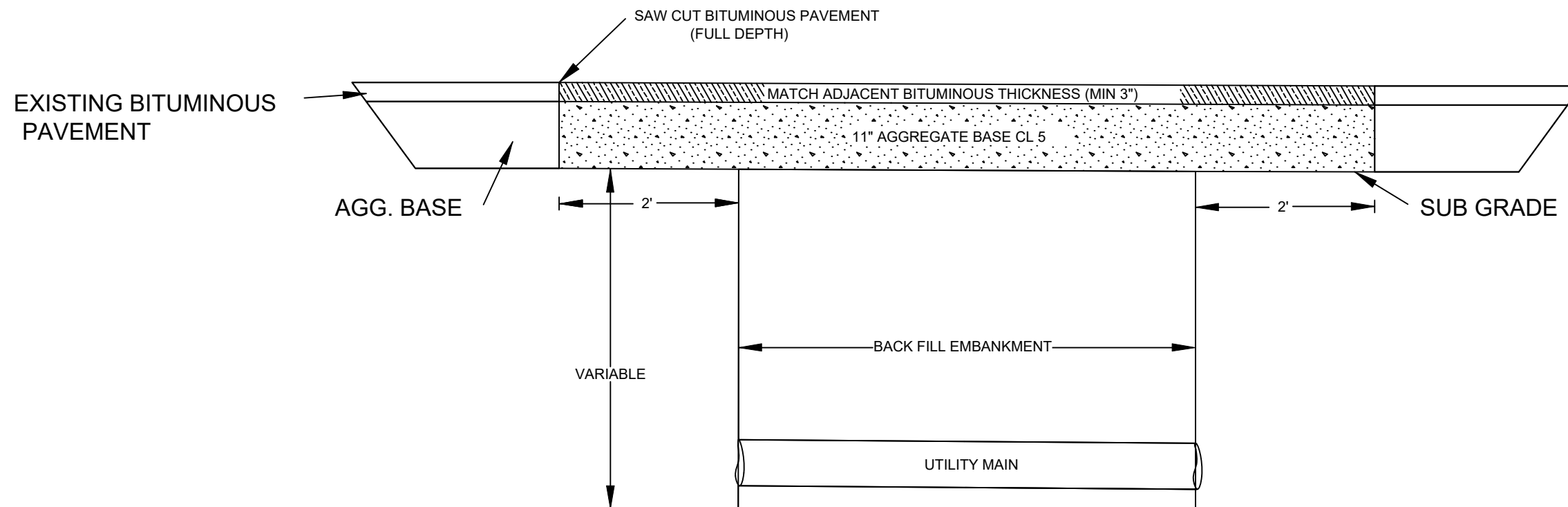
6. THRUST COLLAR SHALL BE USED WHEN ADEQUATE
RESTRAINING PIPE LENGTH IS NOT AVAILABLE OR
CANNOT BE VERIFIED. ALL OTHER JOINTS SHALL
BE RESTRAINED WITH THE SPECIFIED GLANDS.

WATERMAIN CONSTRUCTION AROUND OBSTACLES

NOT TO SCALE



WATER AND SEWER TRENCH EXCAVATION DETAIL



TRENCH BITUMINOUS PATCH DETAIL

Planning Commission

5) b)

Meeting Date: 10/11/2022

SUBJECT: Short Term Rental

DEPARTMENT: Administration

TITLE:

Short Term Rental Ordinance

PURPOSE:

Please see the attached memo from Kristi Trisko for the Short Term Rental Ordinance public hearing.

Attachments

STR Memo



TO: PLANNING COMMISSION
FROM: KRISTI TRISKO, PLANNING CONSULTANT
SUBJECT: SHORT TERM RENTAL – DRAFT ORDINANCE
DATE: 9/28/22

Meeting Date: October 11, 2022

Details: A short term rental ordinance has been under review by the Planning Commission this last summer and was reviewed as a final draft by the Commission on September 13, 2022 where staff was asked to schedule a public hearing for the Zoning Ordinance sections of the draft ordinance.

Zoning Ordinance Sections include:	162.013 Definitions
* Section headings highlighted in RED	162.060 Use Chart
	162.061 Use Definitions

Public Notice: A notice of the Short Term Rental License ordinance was published in the paper on Wednesday, September 28, 2022, stating that a public hearing would be held on October 11, 2022, to review updates to the Zoning Ordinance to include Short Term Rental uses and definitions.

Documents Attached: Final Draft Short Term Rental Ordinance
Draft FAQ

Recommended action: After the Commission's review and public hearing comments, staff recommends that the Planning Commission make a motion to: Recommend to City Council the approval of updated sections to the Zoning Ordinance as described in the REGULATIONS FOR SHORT TERM RENTAL LICENSES.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WABASHA, MINNESOTA ADOPTING
REGULATIONS FOR SHORT TERM RENTAL LICENSES**

THE CITY COUNCIL OF THE CITY OF WABASHA DOES ORDAIN THAT:

Section 1. Wabasha City Code is hereby amended to add a new chapter under Title XI: Business Regulations, Chapter 117, entitled Short Term Rental Licenses, which shall read as follows:

CHAPTER 117: SHORT TERM RENTAL LICENSE.

§ 117.01 DEFINITIONS.

For the purpose of this Chapter and Sections referenced herein, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DWELLING UNIT. For definition, See § 162.013.

OPERATOR. Any person, other than the owner, who has charge, care, or control of a building, or part thereof, in which dwelling units, rooming units, sleeping rooms, or units are let.

OWNER. The person who is the fee owner, the contract purchaser, or the agent of the aforementioned person or a member resident of a warrant-owned building as defined by Minnesota Statutes, Section 273.124, subdivision 3.

SHORT TERM RENTAL DWELLING UNIT. For definition, See § 162.061.

§ 117.02 PURPOSE AND INTENT.

(A) It is the purpose of this section to promote the public health, safety, and general welfare through reasonable and consistent regulation of short-term rental dwelling units within the City of Wabasha.

(B) No person shall conduct business as a short-term rental dwelling unit owner or operator without first having obtained a license from the city by submitting an application to the City of Wabasha City Clerk as described below. Each individual short-term rental dwelling unit shall require a license.

(C) Any operation of a short-term rental dwelling unit without first obtaining a license the short-term rental dwelling unit with the city is a violation of this chapter and a misdemeanor punishable pursuant to § 10.99.

§ 117.03 LICENSE REQUIREMENTS.

(A) A license application for a short-term rental dwelling unit must be submitted by the owner on the form prescribed by the city.

(B) The license application shall include all requested information including the exact location and street address of the dwelling unit or units which will be used as a short-term rental dwelling unit.

(C) The license application must be completed by the owner(s) of the short-term rental dwelling unit. If the property is owned by a partnership, limited liability company, non-profit corporation, or partnership, the full legal names and addresses of all officers and persons holding a 25 percent or greater beneficial interest in the entity shall be provided on the application.

(D) A complete application will be accompanied by a signed Affidavit of Compliance, self-certified by the short-term rental owner. The Affidavit of Compliance will require short-term rental operators and owners to comply with the following provisions:

(1) Certify or declare under penalty of perjury under the laws of the State of Minnesota that the information provided for licensing a short-term rental is true and correct, with the understanding that it may be subject to verification;

(2) Ensure that the following information is posted in a conspicuous location in the dwelling unit: address, emergency contact information, responsible party's contact information, City of Wabasha's concerns/complaint contact information, floor plan showing emergency/escape routes, and maximum occupancy limits;

(3) Ensure that the licensed dwelling unit has a working smoke detector and carbon monoxide alarm(s) in every bedroom and on all habitable floors;

(4) Ensure that the licensed dwelling unit has a properly maintained and charged fire extinguisher;

(5) Ensure that the licensed dwelling unit complies with all City codes, State statutes and Federal laws;

(6) Agree to remit all local, state and federal taxes unless the short-term rental platform remits these on my behalf;

(7) Agree to keep a short-term rental registry for the licensed dwelling unit which includes the number of nights booked and the amount of rent paid by each guest, and to supply a true and correct copy to the City upon request; and

(8) Provide explicit certification to renters that they have the consent of the property owner to utilize the subject dwelling as a short-term rental.

§ 117.04 FEES AND TERMS.

(A) The license fee for the short-term rental dwelling unit will be set forth in the city's fee schedule.

(B) A short-term rental dwelling unit license shall expire or be null and void under the following circumstances:

(1) Change of ownership of the short-term rental dwelling unit, including transfer of title to the ownership of the property or adding an officer or partner that owns 25 percent or greater of an entity described in § 117.03(C); and

(2) Failure by the owner to notify the city within 30 days of a change in contact information for the person or entity on file with the City as the contact person.

(C) Short-term rental dwelling unit licenses are non-transferable.

Section 2. Chapter 162, Zoning and Shorelands, Section 162.013, of the Wabasha City Code is hereby amended as follows (new material is underlined; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

§ 162.013 DEFINITIONS.

DWELLING UNIT. Any room or group of rooms located within a dwelling forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, eating and sanitation by one family (with a connection to public or private sewer). **Dwelling units, either by individual rooms or an entire dwelling, are rented or leased on a monthly or longer basis. Properties defined as Short Term Rental Dwelling Units under § 162.061 are not considered Dwelling Units under this section.**

Section 3. Chapter 162, Zoning and Shorelands, Section 162.060, of the Wabasha City Code is hereby amended as follows (new material is underlined; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

§ 162.060 USE CHART.

	<i>Zones</i>								
<i>Use</i>	<i>RC</i>	<i>RRLA</i>	<i>RRGT</i>	<i>R-1</i>	<i>R-2</i>	<i>TDC</i>	<i>GC</i>	<i>HC</i>	<i>I</i>

RESIDENTIAL USES									
Accessory apartment	I	P	I	I	I				
<u>Short term rental dwelling unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Bed and breakfast	I	C	I	I	I	C	C		
Campground	I	C			C		C		
Guest cottage	C	P	C	C	C				
Home occupation	P	P	P	P	P				
Hotel/motel up to 40 rooms						P	P	P	
Hotel/motel - 40 - 70 rooms						C	C	P	
Hotel/motel >70 rooms								C	
Manufactured home park					C				
Multi-family dwellings - up to 20 units					C	C	C		
Multi-family dwellings - more than 20 units						C	C		
Single-family detached	P		P	P	P	P	P		
Single-family attached dwelling - up to 2 units		P		C	P				
Single-family attached dwelling - up to 4 units				C	P				

Single-family attached dwelling - more than 4 units					C				
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Section 4. Chapter 162, Zoning and Shorelands, Section 162.061, of the Wabasha City Code is hereby amended as follows (new material is **underlined**; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

§ 162.061 USE DEFINITIONS.

(I) *Residential uses.*

MULTIPLE-FAMILY DWELLING. A structure or portion thereof intended and designed for two or more dwelling units.

SHORT TERM RENTAL DWELLING UNIT. A dwelling unit, not considered part of a hotel/motel or bed and breakfast, rented for a period of less than 30 consecutive days, for tourist or transient use.

SINGLE-FAMILY ATTACHED DWELLING. A building designed or used exclusively for residential purposes by one family on its own separate lot and is attached on at least one side by another single-family dwelling.

Section 5. This ordinance shall take effect upon its publication.

Passed by the City Council of the City of Wabasha this _____ day of _____, 2022.

Mayor

Attested By:

City Clerk

City of Wabasha, MN Short Term Rental FAQ's

Q. How do I know if I need to have a license from the City of Wabasha to rent my house or cabin on a short-term basis?

A. The City of Wabasha Code of Ordinances defines short-term rentals as “a dwelling unit, not considered part of a hotel/motel or bed and breakfast, rented for a period of less than 30 consecutive days, for tourist or transient use”. You can check with the City of Wabasha Planning Department for further information.

Q. When do I need to license a short-term rental?

A. Prior to using a dwelling unit as a short-term rental.

Q. What is the cost for the license?

A. The Wabasha City Council has established the fee schedule. The cost is \$200.00 as a one-time fee for as long as the license is valid.

Q. What are the requirements for a short-term rental License?

A. The requirements to obtain a short-term rental license from the City of Wabasha are fairly minimal and include the basic property and contact information for the owner and property manager. The application also includes an affidavit of compliance that the applicant shall use as self-certification of liability for the property.

Q. Do I have to renew my short-term rental license each year?

A. No, a license is only required once.

Q. Will obtaining a short-term rental license impact the tax classification of my property?

A. Short-term rental licenses are not connected to the property tax classification or the amount of property taxes due on any individual property. All tax assessment questions should be directed to the Wabasha County Assessor's Office at (651) 565-3669.

Q. Is the short-term rental license transferrable to a new owner if the property is sold?

A. No, a transfer of ownership will require a new license.

Q. Will the City of Wabasha still require a short-term rental license if the Minnesota Department of Health (MDH) does not require one?

A. Yes.

Q. Do I need more than one license for my property?

A. If you have multiple units on one property, each rental unit requires a license. If you are not using a unit as a short-term rental, then a license is not required.

Q. I have a property in an Industrial/General Commercial/Highway Commercial. Can I get a short-term rental license?

A. Properties zoned Industrial, General Commercial, or Highway Commercial are not allowed to have short-term rentals.

Q. Can I rent any space on my property?

A. Recreational vehicles cannot be used for short-term rental. The ordinance also prohibits renting any accessory structures to the public, except when constructed as an additional dwelling unit.

Q. Do I have to pay lodging tax if I have a short-term rental?

A. Yes, all short-term rental properties are required to pay the lodging tax. Different short-term rental platforms vary on taxes collected on your behalf. Contact the City of Wabasha at (651) 565-4568 for information on collecting and paying this tax. More information about paying the lodging tax can be found here: <https://www.wabasha.org/city-government/forms-and-applications/lodgingtax/>

You can also contact the MN Department of Revenue and review the material found online: <https://www.revenue.state.mn.us/guide/sales-residential-short-term-rentals>.

Planning Commission

6) a)

Meeting Date: 10/11/2022

SUBJECT: Small-Limited Mining Discussion

DEPARTMENT: Administration

TITLE:

Small-Limited Mining Discussion

PURPOSE:

Attached please find a staff memo from City Planner, Kristi Trisko.

Attachments

Small Mining Staff Memo



Memorandum

To: Wabasha Planning Commission
From: Kristi Trisko, Planning Consultant
Date: October 5, 2022
Subject: Small Mining Ordinance Review

MEETING DATE: October 11, 2022

Past Meeting Review: (August and September 2022)

1. Statement of Purpose
2. Definitions
3. Size, scope, timeline for small/limited mines
4. Submittal Requirements, (Narrative & Maps)

CURRENT MEETING REVIEW: (OCTOBER 11, 2022)

1. Administration/ Application Process, interim use permit approval process, neighborhood meeting notices, City Council Development Agreement
2. Standard practices for mines i.e. outlined expectations for small mines.
3. Reclamation submittal Requirements

Future/Final Meeting Review: (November 2022)

1. Permit Revocation – Violations
2. Financial Guarantees
 - a. Need time to work with City Staff and City attorney on details
3. Enforcement / Insurance
4. Complete ordinance summary and review

Mining Ordinance Review Text 10-11-2022 PZ Meeting

158.020 Administration/Application Process

New small / limited mines are allowed to locate in any place of the City where Zoning (Section 305 of Wabasha City Code) allows them as an interim use. An Interim Use Permit shall be required for all mineral extraction defined in this section of City Code and is required prior to commencement of extraction activities.

Subd. A. All submissions shall include the submittal of an application as provided for by the City of Wabasha completed along with all required attachments as identified in this section and any fees established under Section 32 of City Code.

1. Permit Review

- a. Any application for an interim use permit within a designated shoreland zone or floodplain shall require a submittal to the City and the MNDNR area hydrologist at least 30 days prior to the Planning Commission review.
 - b. Application materials shall be submitted to the City Planning Commission for review. The City may utilize professional outside consultants to assist in review of submitted materials and the cost of such review shall be borne by the applicant.
 - c. The Planning Commission shall hold a public hearing and review and consider the impact of the proposed operation and its conformance to this section of City Code. Notice of time and place of such hearing shall be published not less than 10 days nor more than 30 days preceding said hearing in the newspaper of general circulation in the City.
 - d. A similar notice shall be mailed at least ten days before the day of the hearing to each property situated wholly or partly within 350 feet of the property line of the land under ownership (of the contiguous parcel) of the proposed mine site.
 - e. The Planning Commission may require additional review with additional submitted materials.
 - f. City staff or the Planning Commission may request review and comment (to be forwarded to the City Council) from the Board of Water & Soil Resources, DNR, Department of Health, Pollution Control Agency, or similar state or county departments as deemed appropriate.
 - g. The Planning Commission shall consider the application materials and recommendation of the Planning Commission as well as any comments or recommendations from other agencies and shall determine the approval or denial of the interim use permit.
- 2.** A development agreement will be required for all small/limited mining and extraction permits and approved by City Council.

158.40 Standard Practices for mines

- A. Safety of Site: the applicant will be responsible to secure their site. The City retains the right to require additional fencing and screening if necessary for safety measures.
- B. Screening: A chainlink with slats, solid wood fence, or earthen berm of at least 6 feet will be required along any portion of the mine that is within 500 feet of a primary residential structure.
- C. Driveway/Access for Site:
 1. Driveway/access to the mine site and/or ancillary uses shall not be located within twenty-five (25) feet of adjacent property boundaries.
 2. Driveway/access shall also receive applicable roadway agency approval with copies of such approvals provided to the City.

- D. Setback: Mining operations (defined as top of slope) shall not be conducted closer than fifty (50) feet from residentially zoned property or within one hundred (100) linear feet of any public right-of-way unless the local road authority consents to a lesser setback. Stockpiles may be located within this area but shall be at least fifty (50) linear feet from the right-of-way. The City may impose greater setbacks as a condition of the mining permit when there is a finding that this is required to protect adjoining property from negative impact and in order to protect health, safety, or welfare of the general public.
- E. Lighting: All lighting at the mine site shall be required to meet city lighting standards.
- F. Noise: Maximum noise levels at the facility will be consistent with the standards established by the Minnesota Pollution Control Agency and the City of Wabasha.
- G. Air Quality / Water Quality: All activities on the subject property will be conducted in a manner consistent with the Minnesota Pollution Control Agency's operating permits.
- H. Unauthorized Storage: No vehicles or equipment or materials not associated with the small mine may be kept or stored on the property.
- I. Weed Control: The operator(s) shall be required to control noxious weeds and mow or harvest other vegetation to maintain a reasonable appearance of the site.
- J. Interior roads, driveways and parking areas shall be arranged on site to have the least amount of impact on neighboring properties in particular those with residences. Conditions for screening, lighting and hours of operation may be imposed based on the proposed locations of such facilities and any other on site that may produce noise, light, or dust.
- K. Inspections: With the issuance of a mining permit, the City reserves the right to inspect the mine site for compliance with this and other sections of City code and any conditions issued as part of the permit. At City staff discretion County, State, or Federal authorities may be contacted to assist the City in determining compliance to any local, state, or federal regulations.
- L. Dust Control: Roadway and site dust control shall be required and may be accomplished via methods approved by the City which may include but are not limited to berming, landscaping, watering, dust extraction equipment, wheel washing, paving etc. Operators shall be responsible for providing continuous dust control during facility operation and during hauling activity on gravel roads used to access the facility.
- M. Site clearing
 - 1. All topsoil, subsoil and overburden in areas of mining shall be systematically and individually stripped and stockpiled for future use in reclamation.
 - 2. Burning of stumps or any other material at the mine site is prohibited. Woody material shall be ground or chipped and used in reclamation activities if possible.
 - 3. Removal of vegetative cover and the amount of exposed earth must be kept to a minimum and be consistent with good construction practices.
- N. Road Maintenance Agreement: All new or expanded mining operators will be required to enter into a road maintenance agreement with the governing road authority('s) if agreed to by the specific authority. The Road Maintenance Agreement will provide for a roundtrip hauling route for the shipping of nonmetallic minerals from the excavation or mining site to a targeted delivery location, including the estimated number of tons to be hauled per truck and estimated number of tons hauled per month.

158.050 Reclamation Standards

All sites shall be reclaimed after operations cease. The following standards shall apply along with any additional or more stringent standards adopted under subsequent state law:

- A. Reclamation for each mine shall be completed within one (1) calendar year after operation ceases.
- B. Applicant shall notify the city that when operations have ceased, and date final reclamation will commence.

- C. Topsoil Redistribution for Reclamation: All uncontaminated soil from the site shall be retained on-site for reclamation purposes. Topsoil or topsoil substitute material shall be redistributed in accordance with the reclamation plan approved pursuant to this chapter in a manner which minimizes compacting and prevents erosion. Topsoil or topsoil substitute material shall be uniformly redistributed except where uniform redistribution is undesirable or impractical.
- D. End Land Use of reclaimed land shall be appropriate to interim and final reclamation plan for the site and to the City's adopted land use policies and maps. Development of final uses may occur on the site as reclamation phasing occurs but shall be identified and addressed in reclamation plan phasing.
- E. The reclamation plan shall address final drainage and storm water plans, final topography indicating appropriate spaces for buildings, roads or other necessary infrastructure per intended proposed use and anticipated soil fertility for any proposed farming operations.
- F. Final Grading & Slopes: Final grades may not be steeper than a 4:1 horizontal to vertical slope, unless recommended by a site-specific engineering analysis performed by a registered professional engineer.
- G. Vegetation requirements: The plan for re-vegetation should include a mix of grass basal cover, native vegetation cover, and rock cover, similar in type, diversity, and percentage mix and location to pre-mining situation. Use of fast-growing vegetation to stabilize slopes is appropriate.
- H. Water requirements: The reclamation plan shall identify final surface and groundwater conditions. Reclamation shall be conducted in a manner which will not cause or result in adverse effects on surface waters or groundwater.

Planning Commission

8) a)

Meeting Date: 10/11/2022

SUBJECT: Minutes BOA 9/13/22

DEPARTMENT: Administration

TITLE:

Minutes BOA 9/13/22

PURPOSE:

Attachments

BOA Minutes 9-13-22

DRAFT

WABASHA BOARD OF ADJUSTMENT

September 13, 2022 5:30 PM

MEETING MINUTES

Commission Members: Tim Wallerich, Chair Sara Carrels, Vice Chair
 Scott Durand, Sharon Burke
 Ozzie Goodman Jeff Sulla
 Vacancy

Present: Chair Scott Durand; Sharon Burke; Sara Carrels; Ozzie Goodman

Also Present: Kristi Clarke, Contracted City Planner; Wendy Busch, City Clerk

1) Call to Order

Chair Durand called the Board of Adjustment meeting to order at 5:30 pm on Tuesday September 13, 2022.

2) Changes or Additions to Agenda

3) Public Comment

4) Public Hearings - Variance 1110 Jefferson Ave.

Motion made by Ozzie Goodman, seconded by Sara Carrels to approve as written,
Whereas, In 2009 state statute was changed allowing variances when practical difficulties are shown rather than requiring the higher standard of undue hardship, and
Whereas, The Wabasha Board of Adjustment provided the following findings of fact.

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance. The building was constructed before the adoption of the current front yard setbacks. The site's topography, and limited vehicle access, S2

Overlay Zone, and onsite utilities, combine to create a hardship or practical difficulty which severely limits the site's buildable area for additional attached or detached garages/carports.

2. The existing building was constructed more than 30 years ago before the zoning standards now in place. Therefore, the situation is not created by the current owners. The combined lot limitations are not applicable to other properties.

3. There are no known economic considerations for this property.

4. The home is part of a large lot residential neighborhood. The proposed carport will not be detrimental to the public or injurious to other properties within their neighborhood. The proposed variances will allow the owners to construct a detached garage (carport) 12' x 20', 210 square foot structure, that will improve the residential use for them.

5. The proposed carport will allow adequate supply of light and air to adjacent property. The size and location of the proposed carport will not affect future growth or potential increase of congestion to the neighborhood along Jefferson Avenue.

Now therefore, the Wabasha Board of Adjustment hereby approves the requested variances at 1110 Jefferson Avenue to allow for an accessory in the front yard and for that accessory to be 16 feet from the front property line.

Vote: 4 - 0 Adopted - Unanimously

City Planner, Kristi Trisko provided a background on the variance application received by Tom and Denise Wagner for a placement of a carport in the frontyard setback. Tom Wagner spoke regarding the need of the variance due to topographic issues of the lot. Chair Durand opened the public comment portion of the hearing at 5:36 and hearing no further public comment closed at 5:37. The commission went into discussion.

5) Adjourn

Chair Durand adjourned the meeting at 5:42 pm.

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

Adopted Date