City of East Bethel
Planning Commission Agenda
Planning Commission Regular Meeting
Date: June 27, 2023 at 7 p.m.

Two or more Council Members and/or the Mayor may be in attendance at this meeting.
If two or more Council Members and the Mayor attend the event, there will be a quorum of Council Members.

This meeting may be monitored live via the following means:
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel
(www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live)

1. Call To Order
2. Adopt Agenda
3. Approval of Minutes: May 23, 2023 (Pg 1-11)
4. **Public Hearing: Conditional Use Permit** – Designing Earth Contraction - 1282 187th LN NE (Pg 12-18)
5. **A.** Site Plan Approval – Designing Earth Contraction - 1282 187th LN NE (Pg 19-42)

   B. Metes and Bounds Parcel Split – 2863 221St Ave NE (Pg 43-50)

   C. Public Hearing - Concept Plan Review – 1788 Viking Blvd. NE (Pg 51-62)
6. Ordinance Review Discussion - Appendix A – Zoning, Section 10-4 - Accessory Storage Containers (Pg-63)
7. Updates
8. Adjourn

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL PLANNING COMMISSION MEETING
May 23, 2023

MEMBERS PRESENT: Chair Tanner Balfany, Glenn Terry, Sharon Johnson, Gabriel Hanschen, and Randy Plaisance

MEMBERS ABSENT: Sherry Allenspach

ALSO PRESENT: Jack Davis, City Administrator
Aaron Berg, Zoning Administrator/City Planner
Tim Harrington, Mayor
Kevin Lewis, City Council Liaison

1.0 Call to Order

Chair Balfany called the Planning Commission regular meeting to order at 7:00 pm.

2.0 Adopt Agenda

Commissioner Johnson moved and Commissioner Terry seconded to adopt the agenda as presented. Balfany asked any discussion? To the motion, all in favor say aye. **All in favor.** Balfany asked any opposed? That motion passes. **Motion passes unanimously.**

3.0 Approve April 25, 2023 and May 9, 2023 meeting minutes

Balfany asked any discussion?

Johnson requested on page 8, line 41 to change the word actualization to fractionalization. Page 12, Line 29, she requested it to say Ms. Paulson presented pictures and stated she looked at this every day.

Terry requested on page 3, Line 12, should read: He stated he did not want to make the Council liable to some claims of misogyny or that strong, independent women are not welcomed after Planning and Zoning had unanimously approved two of them.

Terry requested on page 2, line 4, should read: Terry stated to Berg that he would comment after the staff report.

Terry requested on page 4, line 3, need to pluralize perception of other instead of other.

Hanschen stated he liked to nitpick things and this is great. On page 5, line 35, it should say another chance. Page 6, line 36, as opposed to major roadblock, it is meant to be roadblock.

By general consensus, without a formal motion, to adopt the April 25, 2023 and May 9, 2023 meeting minutes as amended. All in favor say aye. **All in favor.** Balfany asked any opposed? The minutes are adopted as amended. **Amended minutes adopted unanimously.**

4.0 Concept Plan Review: Designing Earth Contracting – 187th Ln NE & Ulysses St NE

Berg reviewed staff's report stating Designing Earth Contracting, Inc., an existing East Bethel contractor, has submitted a concept plan application for the construction of a new, 19,000 square foot, office, and shop space near the intersection of 187th Ln NE and Ulysses Street NE. The new building will consist of 7,500 square foot office, an 11,500 square foot shop, and over 80,000 square feet of rear and side yard storage area.

Berg stated the proposal includes the use of a combination of precast concrete panels, glass, and brick.

Berg noted the property is zoned (I) – Light Industrial and Appendix A, Sec. 48 (4) permits Construction Service though Conditional Use. Additionally, Exterior Storage in the Light Industrial Zone is also regulated by Conditional Use Permit.

Berg indicated City staff will provide all informal comments to the applicant in preparation for their submission of Conditional Use Permit and Site Plan Approval Applications.

Berg recommended the Planning Commission provide comments in addition to an approval of the concept plan.

Balfany asked for a motion to start the discussion. Berg responded this was just a feedback session and not formal action was needed.

Reiter asked if the back lot would be paved. Berg responded it would be gravel and he did not know if the applicant would want to pave it in the future. He pointed out the applicant was in attendance if they had any questions for him.

Balfany asked the applicant to approach the podium.

Justin Hillman, 18651 Buchanan Street, stated they have been in the industrial park for 18 years and as they've continued to expand and grow the company, they have outgrown their current location. He believed they were going above and beyond what the requirements were. He noted their goal was to create some energy to have all of their development follow with them and possibly be the anchor to that development to encourage others to follow or bring in new architecture and more modern design to that area.

Mr. Hillman stated their goal was to build and retain their company there. He indicated they were going to have more staffing and to accommodate that demand, they need to expand and relocate. He noted the location they chose was a good fit for their team and their clients.

Mr. Hillman indicated with respect to the exterior paving, right now it will most likely be gravel for the larger area with concrete aprons coming in and pavement areas for the parking. They do not see paving at this time due to the damage from equipment. He indicated the equipment they used had steel tracks on them which would damage any blacktop. Mr. Hillman stated with gravel they could replenish and maintain it as necessary to keep the yard presentable.

Mr. Hillman noted with respect to the outdoor storage, that was not really true. He indicated there would be on average 10 to 20 employee vehicles parked back there and they needed to have enough room for traffic flow for the machinery and trucks. He stated it was outdoor storage, but it was not outdoor storage; there was a floor; there was traffic; there was parking; and this was a combination of all of that.

Berg stated the screening requirements in the light industrial zone would still be applicable to the storage area, so they would still be required to screen it from the right-of-way on both sides of the road.

Johnson asked what kind of fencing or screening would they have. Mr. Hillman responded it would most likely be fully screened with a CMY style wall where you would not be able to see in there. He noted where they were currently located, a lot of their neighbors had vinyl fencing and they were going to try to "dial it up a bit more," especially since they would be on the corner with a new gas station coming in. He indicated they wanted a "fancier" design and they were still working on the details on how to achieve that. He felt confident they would exceed the minimum requirements.

Balfany asked how they would handle dust control with the gravel and the fencing with the machines coming in and out. He asked if Mr. Hillman believed the dust would stay fairly contained in the yard.

Mr. Hillman responded they never had a complaint in the past and he didn't anticipate there would be any complaints in the future.

Berg stated the proposed storage would be to the south and west of the building, so from the right-of-way they were going to see mostly building and the rest would be screened. He noted during the daytime if the gate was open, someone might see something though.

Balfany asked Mr. Hillman if they would be able to maintain their lot. Mr. Hillman responded he was confident they would have a better-looking building.

Terry asked if they would have anything other than the vehicles that would be stored there. Mr. Hillman responded they might have a little overflow with some pipe, but it would be minimal. He indicated they might also have a little surplus of concrete bags at times also. He stated what was stored in the yard was more for service use and they would not be bringing in extra sand, rock, or concrete piles. He indicated they did not have materials on site.

Johnson asked if they would be using the entire building or would they be subletting. Mr. Hillman responded they would not be subletting and would be using the entire building themselves.

Hanschen asked if their employees were local, or did they come from out of town. Mr. Hillman responded he lived a couple of miles away and employees lived from 5 miles to 65 miles away.

Hanschen asked how many employees did they currently have. Mr. Hillman responded they currently have a little over 30 employees.

Hanschen asked how many employees did they think they would be hiring with this expansion. Mr. Hillman responded it would depend on the market. He noted they were a seasonal business, so during the high season, they could have between 50-60 employees. He believed the gas station would also benefit from their staff coming in and shopping. He stated at the current time though he could not give Hanschen a projection on the number of future employees they might hire.

Hanschen stated he understood they would not be storing a lot of materials, but there was a possibility of the Ordinance changing with respect to the height of storage. He asked if Mr. Hillman anticipated that a 12-foot-high height restriction would be a hindrance for them. Mr. Hillman responded he did not believe so. He indicated maybe if an excavator parked with the arm up it might go above 12 feet, but they are not really storing materials and they were storing more equipment and hardware items.

Balfany clarified that the Zoning Code for construction yards were exempt from exterior storage requirements as outlined in Section 24.4(a) as the maximum amount of exterior storage could not exceed the square footage of the building and 12 feet in height, provided they are all located in the rear yard of the principal building. He stated that was where there was a dilemma in that the Code says it cannot be in the side yard, but under a conditional use it could be allowed.

Johnson wished Mr. Hillman luck. Mr. Hillman stated they are very excited about this and it had been years in the making. He noted this allows them to stay in the area and continue to grow.

Terry thanked Mr. Hillman for their architectural approach by trying to up the same and set a standard. Mr. Hillman stated that was a goal of theirs and they wanted to raise the bar a little bit.

Reiter stated this was a beautiful building. He noted one of the items the Commission would be hearing on tonight was changing an Ordinance with two concrete panels. He asked Mr. Hillman if that type of a building was less expensive than what he was doing. Mr. Hillman responded they had explored all kinds of options and by going precast it was more expensive for them on this particular building given the footprint. He indicated it was their goal to utilize the panels for energy values, so they would get better ratings and be more energy efficient. He noted another reason was because they were allowed to

go higher and have higher ceiling clearances inside. He stated they were also able to incorporate more materials and if they went with the traditional rock face block, they were hostage to only that material. He believed they added more character to the building and they had taken this to the next level. He stated they took the most expensive option and they are proud of that and the finished product.

Balfany stated this was a very beautiful building and was well put together. He asked the Commissioners if they were comfortable with what has been proposed and could they let Mr. Hillman move forward with the CUP application and Site Plan review.

Terry stated this looked good to him.

It was the Planning Commission's consensus to move forward with the CUP application and Site Plan review.

5.0 Ordinance Amendments

Appendix A – Zoning

Section 24 – Exterior storage standards in the B2, B3, and Light Industrial Zoning Districts

Section 28 – Architectural standards in the B2, B3, and Light Industrial Zoning Districts

Berg reviewed staff's report stating at the April 3, 2023 City Council meeting, Council Members Jim Smith and Tim Miller recommended amendments to various City Codes which are contained in the Zoning code. Council directed staff to route the amendments to the Planning Commission for a Public Hearing and recommendation. At the April 25, 2023 meeting the Planning Commission discussed these after holding a public hearing.

Berg indicated due to the mixed levels of support and limited amount of time for discussion of the proposed revisions staff thought it was in the best interest to bring two of the Zoning Codes amendments back for further discussion and formal recommendation.

Berg noted the East Bethel Economic Development Authority (EDA) also reviewed the proposed amendments and have provided a review, which he outlined for the Commissioners.

Berg recommended the Planning Commission conduct further review and discussion of the proposed amendments and make a formal recommendation to the City Council.

Commissioner Reiter moved and Commissioner Johnson seconded to start a discussion on the Ordinance Amendments. Balfany asked any discussion? To the motion, all in favor say aye. **All in favor.** Balfany asked any opposed? That motion passes. **Motion passes unanimously.**

Hanschen stated if they went with the painted steel siding as an exterior finish for the new construction and then they looked at the EDA's concern. It appeared the EDA wanted this more defined. He believed this seemed too broad.

Reiter stated from what he understood, the worry was that pole barns would get built in the commercial district. He indicated it also appeared that Councilmember Miller had other ideas around what type of post frame buildings that he wanted to allow.

Terry asked if those were definable in a standard so that it is not misinterpreted by somebody that wanted to do the inappropriate version.

Berg proposed if they wanted to maintain an architectural standard, a quarter mile from the centerline of Highway 65 and then allow for an amendment to, or a change to the architectural standards. Outside of the quarter of a mile, they would still maintain a higher standard in the Highway 65 corridor for at least a quarter mile on each side of the center line. He noted that

would allow for a lighter standard outside of a quarter mile. He indicated that way if someone wanted to start a business, there was little impact. He stated they someone wants to start up a business outside of a quarter mile and work their way into the commercial industrial park and set up their architectural standard after they generate some employees and want to move to the Highway 65 side, they've upped their game and they have got more revenue coming in and can afford something with a little higher standard.

Berg stated that would be easily definable in the Code without making a lot of changes. He noted by putting that back in and by simply stating that these architectural standards were a requirement of anything with certain feet from the centerline of Highway 65, then they could lighten up the architectural standards for anything outside of that distance and allow for post frame construction stand-up concrete panels. They could make all kinds of changes that they want outside of that quarter mile that would simplify all of this.

Berg stated another potential simplification would be, as the EDA recommended, that anything served by sewer and water would be held to one standard and anything not serviced by sewer and water would be held to a different standard. He indicated that would then isolate where they had sewer and water. He noted the commercial park was the most desirable properties at this point for anyone coming in from out of town that could probably afford a higher value lot. He indicated a start-up business that did not have a lot of employees might not be able to afford the lot south of the movie theater, but they might be able to afford something a half a mile off where it was more reasonable.

Reiter asked would the City have to create a new zone. Berg responded they would have to rezone everything that was a quarter of a mile outside of Highway 65 as mixed use. He believed they wanted to avoid opening up the zoning map for a rezoning as well as the comprehensive plan changes, he believed that would get "real muddy." He indicated if they could just change the text in the Zoning Code saying the standards does not apply to anything outside of 1,320 feet of the centerline of Highway 65, either east or west, then can then add an amendment to the Zoning Code which included lighter standards for anything outside of that quarter of a mile.

Berg stated they could name whatever they want for construction materials, glass, siding, etc. without having to change the entire Zoning Code to accomplish something that they could accomplish in a couple of lines.

Balfany asked by changing everything in the Zoning Code, what else could be changed.

Terry believed Berg's second example was a better fit in that not everything on Highway 65 needed to be to that standard, and there were some properties where it would not apply, but the City sewer and water one zeroes in on those.

Berg stated his proposal was just two ideas. He indicated he would like to simplify this as much as possible to not only do the least amount of work for himself, but also so it makes sense and accomplish what the Council had in mind as far as changing things to open the door to more business.

Balfany stated he was going to defer to Berg's judgment a little bit on that since he was the one who sat down with the Councilmembers and he had a better idea of what those Councilmembers' intents were based on those conversations.

Berg noted that change wouldn't be limited to the commercial zone, the light industrial zone, or the mixed-use zone – it would be anything within a quarter mile.

Reiter stated a rural business would have to go outside that quarter mile (i.e. behind the Dollar General, a small gas engine shop could go in). Berg responded that would be close. He indicated maybe the first two blocks off of Highway 65 would be a quarter mile.

Terry stated to him that makes more sense on the west side, but less sense on the east side where the standard was lower architecturally right now. He indicated that would limit the opportunity for a business to come in that would be compatible with what was there on that side and only allow the ones that wanted the higher architectural standard to be able to develop on that side.

Berg noted Terry was talking about a mixed-use zone, which has completely different standards than the industrial and commercial zones. He indicated there was a lot of flexibility there.

Terry pointed out where he was talking about and noted he did not see a business going in there that would meet the same standards as across the road. Berg stated the beauty of it right now was that it did not have to meet the standard because it existed in a non-conforming fashion. He noted they would be able to repair or potentially upgrade a little bit. He stated they would not be able to demolish and then rebuild to the current standards. He indicated he did not see an empty lot where Terry was indicating to be built on anyway. He stated something would have to torn down to be rebuilt to whatever standard there was at that time.

Terry stated if a business wanted to reconfigure something to a different business, they were stuck or it was not a good option for them if they were held to that high of a standard which would not be fitting in with everything else.

Berg stated one oversight was they could not permit post frame construction, but they could also limit to what the exterior finish of post frame construction was to make it a higher standard. He indicated if they wanted to see cement stucco or concrete block on the front of something that was post frame, that could be accomplished; and then the back three sides of it could be steel siding or vertical panels. He indicated they could technically create a post frame building, finish the outside, and they would never know that it was a post frame building.

Berg stated a business was going to spend a lot more money trying to make it look like it was not a post frame building to try and meet some standards, but if money was not a limiting factor, they could make a post frame building look like a stick frame or steel girder building by how the outside was finished.

Reiter asked if it would have to be a quarter mile all the way up and not just in the water district. Berg responded they could define it with whatever recommendations they wanted, but it was easy to make text changes in the Zoning Code to allow for anything outside the 1,320 feet to be a different standard. He indicated they could limit it, but asked what would happen if a new sewer and water area came in and they have limited it to only the sewer and water district. Then things would need to be changed because the sewer and water had expanded. He did not think this was a good option.

Balfany noted they would lose for uniformity also.

Berg stated 1,320 feet did not change and they are either in or out. He stated they needed to look beyond the 1,320 feet also to determine what allowable features would they want.

Balfany stated if the intent was to give some greater flexibility, he was not opposed to that, but he believed there should be some architectural standards, which went a long way as opposed to radical differences from building to building next to each other. He thought it was more of a professionalism piece to it. He stated it helped with property values, with the look, and with the

feel. He thought it was more inviting to consumers and customers.

Johnson agreed it would be a good idea to keep those standards tight with a quarter mile and to not allow the pole buildings in that area.

Reiter asked her if she meant steel sided pole buildings or all pole buildings. Johnson responded pole buildings that were cited.

Reiter stated he had seen apartment buildings with laminated post frames, so they are pole buildings.

Balfany expressed concern about setting precedent and what this would open up. He stated they had to be careful about what was allowed. He indicated someone might have good intentions, but without clear rules and guidelines they could abide by, they might say once they met the minimums that the City could not stop them and they can do what they want to do.

Balfany stated he was grateful the EDA looked at this and shared their thoughts. He stated they needed to be careful and respectful to the City and the residents about what they are doing. He indicated as they were changing things again, they do not want the repercussions at the end, even going into this with the best intent.

Hanschen stated he was in favor at least if it is not the 1,320-foot standard that it is something very basic and simple versus splitting it between City sewer and water. He stated they were trying to paint a nice picture of East Bethel and he was in favor of having standards, but "let go of the reins a little bit" outside of that.

Balfany asked Plaisance if he had any opinions on this. Plaisance responded they were talking about reducing the corridor from half a mile down to a quarter mile for the standards, but he was thinking about all of the places in the City that are right on that half mile or just beyond the half mile where someone could potentially put up a pole building. He indicated they might or might not want that to be an option.

Plaisance gave an example of where the Senior Center was located in the water district and someone could buy the property across the street from the center, which was next to a church and put up a pole building. He did not believe the church would want this to happen. He stated if they drop the standards, then they could put up a pole building, which would be an eyesore. He gave other examples in the City where a pole barn could be put up next to existing businesses. He indicated he would be frustrated if he was one of those businesses and somebody was able to put up a pole building. He stated he was leery of making it a quarter mile.

Plaisance understood the idea that they are trying to get businesses that were just started and get them into a new building, but he believed they had to be careful about how they did that, particularly when they talk about the east side. He stated he wanted to leave this at the current corridor limits.

Berg stated that would be a mile and with some minor exceptions, no business or industrial zones could be outside of that area. He indicated after the mile, it all turned into multi-family residential, single-family residential, and then agricultural.

Terry asked what was the prime motivating factor to changing the standards. Berg pointed the Commissioners to page 72 of their packet and explained the first purpose was to increase the security of commercial industrial building in rural areas by eliminating the requirement for windows on the side and back of new construction which would give business owners greater flexibility to design their buildings to meet specific needs and enhanced security measures. The

second reason, he stated, was to create a new section for the B.2.B.3 district which would allow the City to be more responsive to the needs of its diverse businesses by tailoring the building design requirements to suit a unique characteristic and requirements of these districts. He noted this change would enable businesses to develop their properties in a way that was more in line with their needs while maintaining high architectural standards. He stated that was provided by Councilmember Miller as the reason for the proposed changes.

Balfany asked if any developers had asked for things to this extent. Berg responded developers would come in and ask what the City's standards were and they make a proposal that was close to the standards. He stated once in a while, he would get a call from a contractor who wanted to know what the zoning restrictions were for a particular parcel of property, but more often than not he received the response that that was okay and they could not do something.

Berg indicated most of the time though it did not have anything to do with the architectural standards, but rather it had to do with the intent or the nature of the business that they want to put in that location to make sure it matched the Zoning Code. He stated nobody has said to him that they could not come to the City because of a design standard.

Reiter stated he believed keeping some standards was important in some of the districts but keeping them too tight where a small business might be prevented from coming in might have some risk to that. He indicated if they keep small businesses out of the City what might happen was only large developments or businesses would come and then the City could not foster small businesses. He stated he did not want to see a bunch of corporations coming into the City and building parking lots. He noted changing the standards would be more attainable for small businesses and this was something they should think about.

Terry stated they also had businesses that were home occupations that they were trying to encourage to leave the home occupation because the business was getting too big for it and this might restrict their opportunity to find a place if it was too much to invest in a property that would work for them.

Johnson stated it seemed to her that the property along the highway was expensive anyway, and that the additional amount to build a non-pole building to her was insignificant. She felt that the pole buildings were not appropriate in that quarter or half mile. She indicated Plaisance had made a good point on the half mile.

Hanschen stated they want to encourage small businesses or even home occupations to move into this district and if they keep that standard as the highest standard they have, then there was a place for it if they kept it to that half mile. He indicated, however, if they did allow a margin such as a quarter mile that seemed reasonable, fair, and practical to him citing the curb appeal of Highway 65. He noted that would allow smaller businesses who could not afford the Highway 65 frontage to be there.

Balfany pointed out they needed to be respectful of all current property owner's businesses or residential when they are talking about doing this because it could potentially devalue some of the surrounding properties. He indicated they had done a lot of work and a lot of research over the past two Comprehensive Plans and this was what they felt at that time was an appropriate direction for the City.

Hanschen asked how vast was the difference between the architectural standards that were currently in place versus what they want to lessen them to. He asked for small businesses and home occupations trying to move up, was that going to hinder them.

Balfany believed there was more than one way to solve the problem. He indicated not every

contractor needed to be on highways, so there might be a lesser valued property somewhere in one of the commercial properties along Viking. He stated there were other properties that had located off the highway and had still been able to cater to small businesses.

Reiter asked if it would be appropriate to ask Miller about what his intentions were on the post frame buildings. Balfany stated they were going off the information they had to try and give a recommendation they were being asked for. He noted in the end it was their opinion and that was all they were offering.

Balfany did not see that bringing this to the quarter mile was going to move the needle much for what they are discussing. He did not see it accomplishing much.

Johnson asked if they had enough information to craft a recommendation.

Reiter asked if they should look at the rest of the changes, such as architectural enhanced precast. Johnson believed what they saw tonight was very beautiful.

Berg stated there was a difference between just cast concrete and concrete that was adorned or had some features to it. He indicated what they saw tonight met the current standard because they had not designed the concrete yet; it was not a straight up poured panel and they were trying to get the right features into it. He pointed out there were ways to make a concrete panel a bit more than a concrete panel.

Terry stated he did not know about the painted steel as that seemed vague to him. Hanschen asked if they needed more information on that, what was that going to look like, and could they set a standard on that.

Johnson stated it was very, very vague. She noted when they were doing their building, they could not do just flat siding and she believed it was up to interpretation of the person sitting in Berg's position right now.

Berg acknowledged there were differences in interpretation of the Code from his predecessors to him and how it was read was sometimes gray.

Balfany stated he would be okay with removing painted steel. Terry suggested that before they gave up on the painted steel (because it could be done well), to add some kind of language for implied design concerns when referring to painted steel. Then it might be up to interpretation, but the presenter would have to address that they are looking for something beyond just the bottom-line way of doing it.

Hanschen stated if he was interpreting it correctly, he believed that was what the EDA was saying also.

Balfany noted he did not see what they could do with steel beyond what had already been done and they see on a regular basis. He asked what would happen when somebody tried to sue the City when they could not build their building because the City defined this too much or they did not meet the Code.

Terry stated he could bring in a lot of examples of beautiful steel in construction, that was even higher end than anything they have seen, but it is how they allow it in there with language that implied thought had been put into it. He stated that would give more flexibility to a desire or builder to at least have an idea that they had not thought of.

Hanschen stated this was not designed architecture; it was just cheap metal and he believed the fence was up high enough to filter out weeds.

Johnson believed the verbiage in the first paragraph catches that.

Plaisance believed the building design should exhibit architectural control, which sought to be creative, and utilized building line shapes and angles to maximize architectural integrity was just a statement of purpose and not an actual piece of standards that were to make the actual change. Johnson agreed and indicated to her this was not enforceable.

Terry indicated that was all the more reason to give painted steel a broader or more architectural definition because that was a control.

Hanschen suggested adding a section F to add more specific elaboration where they could expand on the steel siding.

Balfany asked what did that mean. Terry responded it meant was that for flat, plain steel or concrete they would not work, but something that has some creativity to it would be acceptable.

Balfany believed that left it too vague and he did not know what language they could use to make it definable enough. He indicated they needed to do this very carefully with respect to vagueness, but they also do not want it to be so defined that an owner could not do anything.

Hanschen asked if Balfany was open to receiving more verbiage to look at this. Balfany responded to him if they wanted to make these changes, removing the painted steel would solve it for now and if someone wanted to come and try to make an argument with it down the road, they had that option.

Reiter asked if Balfany was proposing to remove painted steel siding because he did not want that to be the primary feature. Balfany responded that was correct because that went back to the design standard less than fifty percent.

Reiter asked if they were all in agreement that the cast in panels look good. Johnson responded yes.

Balfany asked if they had a consensus on a recommendation.

Berg noted that was the difficulty when they started to pick this apart line by line. He indicated someone had an opinion about one and then there was a different opinion and he had not received a formal recommendation.

Section 28, Architectural Standards were discussed by the Commissioners, and the following consensus was reached:

Page 1, Section A.2 add to the beginning of section e) to read, "Architecturally enhanced pre-cast and cast-in-place panel, architectural concrete in combination with other permitted materials,…"

Page 1, Section A.2.4 "A minimum of 30 percent of the façade facing the public right-of-way shall be glass."

Page 1, Section A.2.5 "All exterior sides shall be surfaced equivalent to the front of the building and shall be exempt from the requirements of windows on the sides or back facades.

Page 1, Add Section B to read:

"Building design requirements for Central Business (B-2) and Highway Business (B-3) districts shall exhibit architectural control which seeks to be creative and which best utilizes building lines, shapes, and angles to maximize architectural integrity.

1. Unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished steel, galvalume, or unfinished aluminum buildings (wall or roofs) are not permitted as primary exterior building materials.

2. At least 50 percent of all exterior wall finishes shall be comprised of any combination of at least two of the following materials:

a) Brick.

Page 2, Section c.) 3) add to the beginning of section e) to read: "Architecturally enhanced pre-cast and cast-in-place panel, architectural concrete in combination with other permitted materials, painted steel siding,…"

Page 3, Section 6) c) add to the end: "and shall be exempt from the requirement of windows on the side or back facades."

6.0 Updates

Council Liaison Lewis updated the Commission on recent Council actions.

7.0 Adjournment

Commissioner Reiter moved and Commissioner Balfany seconded to adjourn at 10:24 pm. Balfany asked any discussion? To the motion, all in favor say aye. **All in favor.** Balfany asked any opposed? That motion passes. **Motion passes unanimously.**

Submitted by:
Kathy Altman
TimeSaver Off Site Secretarial, Inc.

City of East Bethel
Planning Commission Regular Meeting
Agenda Item Information

Date: June 27, 2023

Agenda Item Number: 4.0

Agenda Item: Public Hearing – Conditional Use Permit (CUP): Designing Earth Contracting, Inc. – 1282 187th Ln NE – JSN Ulysses Holdings, LLC.

Background Information:
Designing Earth Contracting, INC., an East Bethel company for 16 years, has outgrown its current location and on June 9, 2023, JSN Ulysses Holdings, LLC. purchased two adjacent, 2 + acre, parcels of land, at 1282 187th LN NE, PIN: 32-33-23-21-0004 and PIN: 32-33-23-24-0011, in the Sauter's Commercial Park.

A Concept Plan proposal was reviewed by city staff and presented at the May 23, 2023 Planning Commission Meeting. The proposal consisted of the construction of a new 19,000 square foot building for a Construction, Trade, and Service Business facility.

Property Zoning
The properties are Zoned (I) – Light Industrial and in accordance with Appendix A, Sec. 48 (4), Construction, Trade, and Service Business are permitted by a Condition Use Permit (CUP). Additionally, exterior storage is also regulated by CUP.

2040 Comprehensive Plan
The Light Industrial (I) district is intended and designed to provide areas of the city suitable for activities and uses that are industrial in nature. The proposed use aligns with the approved 2040 Comprehensive Plan.

Next Steps
If the CUP is approved, a formal site plan will be submitted for review and approval by the Planning Commission and City Council.

Recommendation:
Staff recommends the Commission review the CUP request, hold a public hearing, and make a recommendation of approval to City Council, with the conditions set forth in attached Resolution 2023-47.

Attachments:
1. Resolution 2023-47, approving a CUP for the operation of a Construction, Trade, and Service Business and Exterior Storage.
2. Location Map
3. Aerial Map
4. Site Plan
5. Applicant's Letter

Planning Commission Action:

Motion by: _____ Second by: _____

Vote Yes: _____ Vote No: _____

CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA

RESOLUTION NO. 2023-47

A RESOLUTION APPROVING A CONDITIONAL USE TO ALLOW THE CONSTRUCTION OF A CONSTRUCTION TRADE AND SERVICES BUSINESS WITH EXTERIOR STORAGE AT 1282 187TH LN NE, EAST BETHEL, PIN 32-33-23-21-0004 AND 32-33-23-24-0011, LEGALLY DESCRIBED AS:

LOT 11, BLOCK 1, SAUTERS COMMERCIAL PARK

AND

LOT 10, BLOCK 1, SAUTERS COMMERCIAL PARK

WHEREAS, the property owner requested approval of a conditional use permit for the construction and operation of a 19,000 square foot Construction, Trade, and Service Businesses facility; and

WHEREAS, the property is zoned (I) – Light Industrial, in which Construction, Trade, and Service Businesses is permitted by Condition Use Permit (CUP); and

WHEREAS, the property is zoned (I) – Light Industrial in which exterior storage is permitted by Condition Use Permit (CUP); and

WHEREAS, the City's Planning Commission conducted a public hearing on this matter on June 27, 2023; and

WHEREAS, as a result of the review, the Planning Commission recommends approval of the CUP to City Council to allow the construction and operation of a 19,000 square foot Construction, Trade, and Service Businesses facility, with exterior storage for the following reasons:

1. It meets the intent of the Comprehensive Plan
2. Allows a trade business to continue operation within the City of East Bethel

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby agrees with the recommendation of the Planning Commission and approves the CUP to allow the construction and operation of a 19,000 square foot Construction, Trade, and Service Businesses facility, with exterior storage, on the property legally described as Lot 1, Block 1, Sauter's Commercial Park and Lot 10, Block 1, Sauter's Commercial Park with the following conditions:

1. Prior to construction of the new facility, a site plan review must be reviewed and approved by the Planning Commission and City Council.
2. Exterior storage is limited to:
    a. rear and side yards,
    b. shall be screened from the right of way,
    c. not to exceed the maximum allowable height of the principal building,
    d. not allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area,
    e. commercial vehicles, trailers, equipment, tools and materials associated with the principal use of the business.

3. The owner will be required to sign a separate Conditional Use Permit Agreement identifying the conditions as approved by the East Bethel City Council on July 10th, 2023.

Adopted this 10th day of July, 2023 by the City Council of the City of East Bethel.

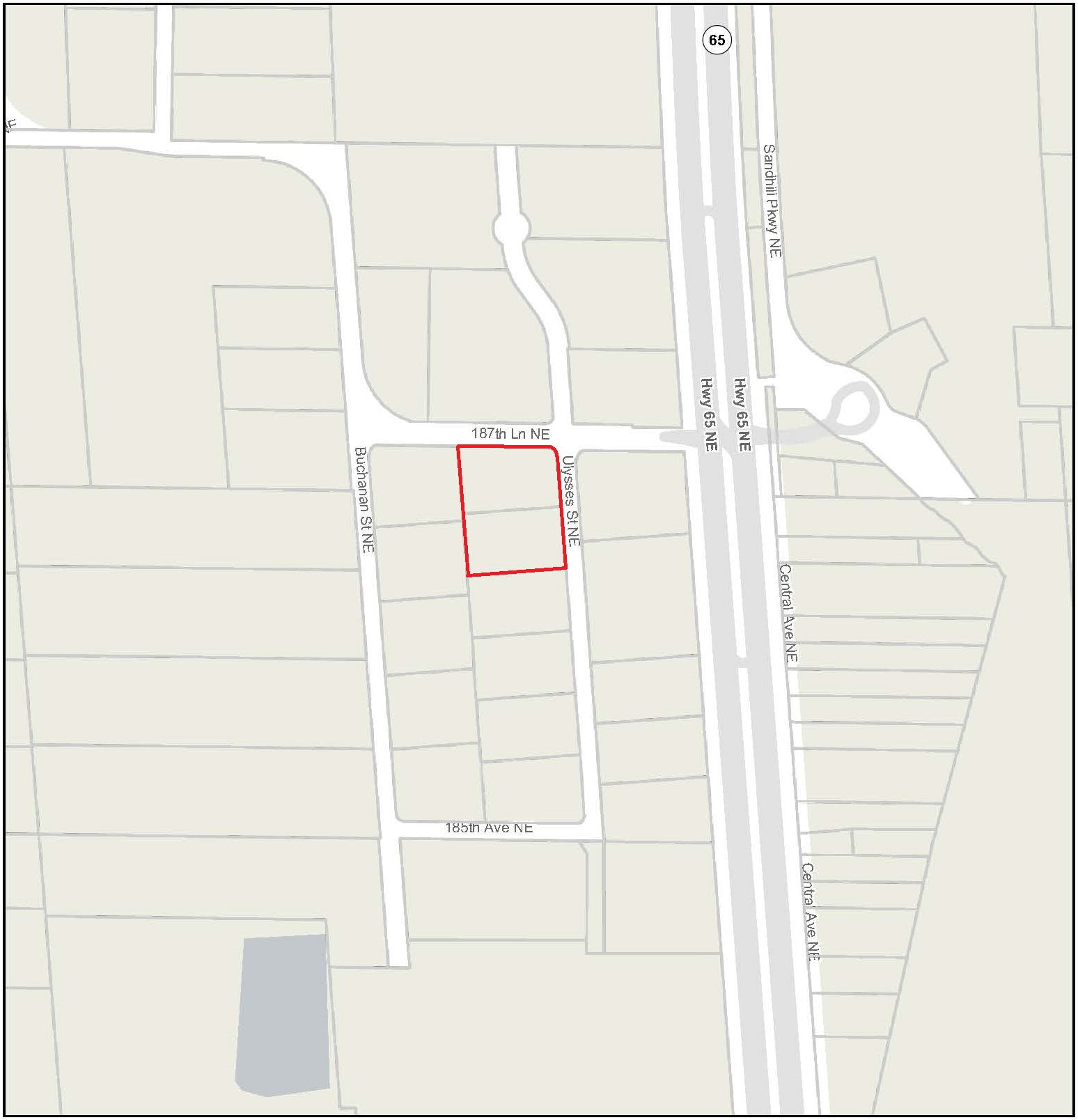
CITY OF EAST BETHEL:

_____
Kevin Lewis, Mayor

ATTEST:

_____
Jack Davis, City Administrator

Location Map - DEC



1 inch equals 505 feet

Parcels

City Mask

City of East Bethel

N

June 9, 2023

Map Powered By DataLink

wsb

187th & Ulyssess St NE



1 inch equals 252 feet

Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- Parcels
- City Mask

City of East Bethel

N

April 5, 2023

Map Powered By DataLink

wsb

SITE DATA

EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	LIGHT INDUSTRIAL
TOTAL PARCEL AREA:	265,539 SF
LOT 9:	88,124 SF
LOT 10:	88,124 SF
LOT 11:	89,291 SF
LOT 10 & 11:	177,415 SF
IMPERVIOUS AREA:	
PROPOSED BUILDING:	15,495 SF 9%
PAVEMENTS:	95,338 SF 54%
TOTAL:	110,833 SF 63%
PERVIOUS AREA:	66,582 SF 37%
LOT 9:	88,124 SF
IMPERVIOUS AREA:	
PROPOSED BUILDING:	11,475 SF 13%
PAVEMENTS:	41,814 SF 47%
TOTAL:	53,289 SF 60%
PERVIOUS AREA:	34,835 SF 40%

PARKING SUMMARY

PARKING REQUIRED

OFFICE - 7,500 SF	
1 SPACE PER 200 SF	38
WAREHOUSE - 11,500 SF	
1 SPACE PER 1,700 SF	7
TOTAL STALLS:	45

PARKING PROVIDED

PAVED STALLS:	19
HANDICAP STALLS	2
YARD STALLS:	24
TOTAL STALLS:	45

SIGN SCHEDULE

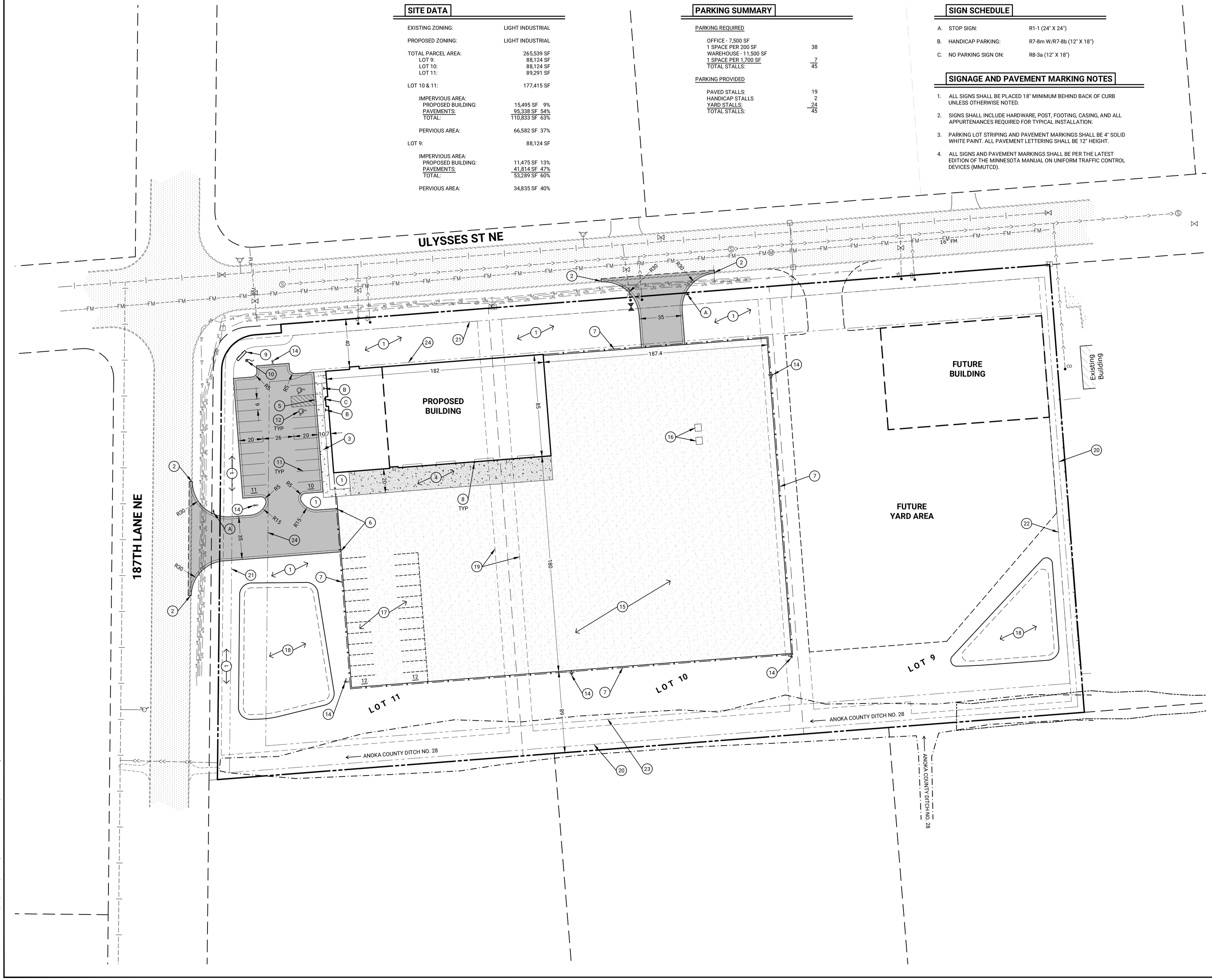
A. STOP SIGN: R1-1 (24" X 24")

B. HANDICAP PARKING: R7-8m W/R7-8b (12" X 18")

C. NO PARKING SIGN ON: R8-3a (12" X 18")

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
3. PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTERING SHALL BE 12" HEIGHT.
4. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).



LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	EASEMENT LINE
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CURB LINE
SEE SURVEY	STORM SEWER
SEE SURVEY	SANITARY SEWER
SEE SURVEY	WATER MAIN
SEE SURVEY	SANITARY FORCEMAIN
SEE SURVEY	UNDERGROUND ELECTRIC
SEE SURVEY	UNDERGROUND GAS
SEE SURVEY	UNDERGROUND TELEPHONE
SEE SURVEY	UNDERGROUND FIBER OPTIC
	WETLAND
	EDGE OF WATER
SEE SURVEY	STORM CATCH BASIN
SEE SURVEY	STORM MANHOLE
SEE SURVEY	STORM FLARED END SECTION
SEE SURVEY	HYDRANT
SEE SURVEY	GATE VALVE
SEE SURVEY	OTHER SYMBOLS

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #769 (NAME: DENN MNDT)

ELEVATION: 899.19 (NAVD 88)

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
4. UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINTS: WALKS @ 8' SPACING
OTHERS @ 10' SPACING

SAWCUT CONTROL JOINTS MINIMUM ¼ CONCRETE THICKNESS.

EXPANSION JOINTS: WALKS @ 24' SPACING
OTHERS @ 40' SPACING

PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT.

DOWEL ALL EXPANSION JOINTS AT 24" SPACING MAX.

KEYNOTES

1. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
2. MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
3. CONCRETE WALK.
4. CONCRETE APRON.
5. PEDESTRIAN CURB RAMP.
6. 3 FT. TAPER OUT CURB.
7. 6' SLATTED BLACK VINYL COATED CHAIN-LINK FENCE. GATES PER OWNER.
8. 6" CONCRETE FILLED PIPE BOLLARD.
9. MONUMENT SIGN.
10. FLAG POLE.
11. 4" SOLID WHITE LINE.
12. SOLID WHITE PAVEMENT MARKING.
13. TRANSFORM PAD. FINAL LOCATION TO BE CONFIRMED BY CONTRACTOR AND ELECTRIC PROVIDER. TBD.
14. LIGHT POLE AND BASE.
15. OUTSIDE STORAGE AREA.
16. 1,000 GALLON DIESEL TANK WITH SECONDARY CONTAINMENT.
17. PROOF OF PARKING STALLS.
18. WET SEDIMENTATION BASIN.
19. EXISTING DRAINAGE & UTILITY EASEMENT TO BE VACATED.
20. 5' PARKING SETBACK LINE.
21. 10' PARKING SETBACK LINE.
22. 10' BUILDING SETBACK LINE.
23. 25' BUILDING SETBACK LINE.
24. 40' BUILDING SETBACK LINE.

0 20 40 80
< SCALE IN FEET >

CALL BEFORE YOU DIG

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

CONTOUR CIVIL DESIGN
8195 VERNON STREET, ROCKFORD, MN 55373
TEL: 612.730.2265 | WWW.CONTOURCD.COM

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

NAME: JOSEPH T RADACH PE
SIGNATURE:
DATE: 05/26/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/26/23	BY: JTR
1.		
2.		
3.		
4.		
5.		
6.		
7.		

OWNER
DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

SITE PLAN

DESIGNING EARTH CONTRACTING
NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
C2.1

05/26/23 c:\users\contour civil\dropbox\pc\desktop\contour_jobs\23007 - dbe east bethel shop\cad\23007_site.dwg

May 10, 2023

Aaron Berg-City Planner
Members of the City Council & Planning Commission

City of East Bethel
2241 221st Avenue NE
East Bethel, MN 55011

Re: **Designing Earth Contracting, Inc New Office/Shop**
Concept Plan and CUP

Mr. Aaron Berg and Members of City Council/Planning Commission:

Designing Earth Contracting, Inc (DEC) is a contractor that specializes in site grading, excavating & exterior utility services and has operated in Sauter's Commercial Park for the past 16 years. The City of East Bethel has been a convenient location for our business and staff, and we feel the nature of our business complements other businesses located within the commercial park. To accommodate our business growth & staffing needs and allow us to remain located in The City, we are proposing to build a larger headquarters on lots adjacent to our current location. The proposed building is approximately a 19,000 s.f. class A building consisting of 7,500 s.f two story office space and 11,500 sf of shop with ability for future expansion.

The goal of DEC with this project is to provide a building that enhances the aesthetics of the industrial park, and one the ownership, employees, and The City can be proud of. The building we are proposing is a precast structure that will bring a more modern look, much like buildings commonly seen in other highly sought after industrial parks. We believe the building will inspire future projects in the area and increase overall property values.

Other design goals considered during the development of this project were to improve the quality of the workspace for employees, including natural daylighting and incorporation of an outdoor patio space, to meet or exceed the Minnesota energy code and exceed city landscaping requirements to create an elevated curb appeal.

Please feel free to contact me if you have questions regarding this narrative.

Thank you,

Stephanie Neumann

Stephanie Neumann- President
Designing Earth Contracting, Inc.

City of East Bethel
Planning Commission Regular Meeting
Agenda Item Information

Date: June 27, 2023

Agenda Item Number: 5.0 A

Agenda Item: Site Plan Review – 1282 187th LN NE – Designing Earth Contracting, INC.

Background Information:
Designing Earth Contracting, INC., an East Bethel company for 16 years, has outgrown its current location and has submitted an application for a site plan review for the construction of a new Construction, Trade, and Service Businesses facility, located on at 1282 87th LN NE. The proposal consists of the adding a 19,000 square foot building, consisting of 7,500 square foot, two story, office space and 11,500 square foot shop, with additional land for future expansion.

Property Zoning

The property is zoned (I) – Light Industrial, in which Construction, Trade, and Service Businesses is permitted by Condition Use Permit (CUP).

Code Requirements

A site plan review is required prior to issuance of a building permit for new construction and is also required in conjunction with an application for a Condition Use Permit (CUP) as defined in Appendix A, Sec. 04, 12. – Site Plan Approval.

Architectural Design

City Staff have reviewed the proposed building exterior and determined that it is consistent with the architectural standards as defined in Appendix A, Sec. 28, 3. – Light Industrial (I) Zone.

Landscape Plan

City Staff have reviewed the proposed Landscape Plan and have determined that it exceeds the minimum landscaping code requirements as defined in Appendix A, Sec. 27, 3. C. - Light Industrial (I) Zone.

Lighting Plan

City Staff have reviewed the proposed Lighting Plan which is in compliance with Appendix A. – Sec. 26. – Lighting Regulations.

Parking Plan

The Parking Plan includes a total of 45 parking spaces, divided up between 19 paved spaces for the office, 2 Handicap stalls and 24 yard stalls for the warehouse. This combination of spaces meets Appendix A. – Sec. 22. – Off Street Parking and Loading Requirements.

Grading and Drainage

A Grading and Drainage Plan must be approved by the City Engineer prior to the issuance of any building permits.

Recommendation:
Staff recommends the Planning Commission review the site plan and make a recommendation of approval to City Council with the conditions set forth in Resolution 2023-48 and accompanied exhibits.

Attachments:

1. Resolution 2023-48, Approval of Site Plan Review for Designing Earth Contracting, INC.
    a. Exhibit A - Site Plan
2. Location
3. Aerial Map

Planning Commission Action:

Motion by: _____ Second by: _____

Vote Yes: _____ Vote No: _____

CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA

RESOLUTION NO. 2023-48

A RESOLUTION APPROVING THE SITE PLAN REVIEW FOR CONSTRUCTION OF A CONSTRUCTION TRADE AND SERVICES BUSINESS AT 1282 187TH LN NE, EAST BETHEL, PIN 32-33-23-21-0004 AND 32-33-23-24-0011, LEGALLY DESCRIBED AS:

LOT 11, BLOCK 1, SAUTERS COMMERCIAL PARK

AND

LOT 10, BLOCK 1, SAUTERS COMMERCIAL PARK

WHEREAS, property owner requested approval of a site plan for the construction of a 19,000 square feet to a Construction, Trade, and Service Businesses facility; and

WHEREAS, the property is zoned (I) – Light Industrial, in which Construction, Trade, and Service Businesses with outside storage permitted by Condition Use Permit (CUP); and

WHEREAS, on July 11th, 2023, City Council approved a Conditional Use Permit (CUP) to allow the business to operate from its current location; and

WHEREAS, the Planning Commission reviewed the site plan; and

WHEREAS, as a result of the review, the Planning Commission recommends approval to City Council of the site plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby agrees with the recommendation of the Planning Commission and approves the site plan to construct a 19,000 square feet to a Construction, Trade, and Service Businesses facility with the following conditions:

1. The approved site plan dated received May 26, 2023 and is shown as Exhibit A.
2. A building permit must be issued prior to the commencement of site work.
3. Prior to issuance of a building permit the City Engineer must review and approve drainage and grading plans.
4. Architectural design and material of the structures must comply with Exhibit A.
5. The landscaping must comply with Exhibit A. If landscaping is not installed prior to October 1, 2023, the applicant must establish an escrow. The escrow will guarantee the installation of plantings no later than June 1, 2024. The City Engineer will determine the amount of the escrow.
6. An Operations and Maintenance Agreement for the retention pond shall be executed and filed with Anoka County prior to the commencement of site work.

Adopted by the City Council of the City of East Bethel this 10th day of July, 2023.

ATTEST

CITY OF EAST BETHEL

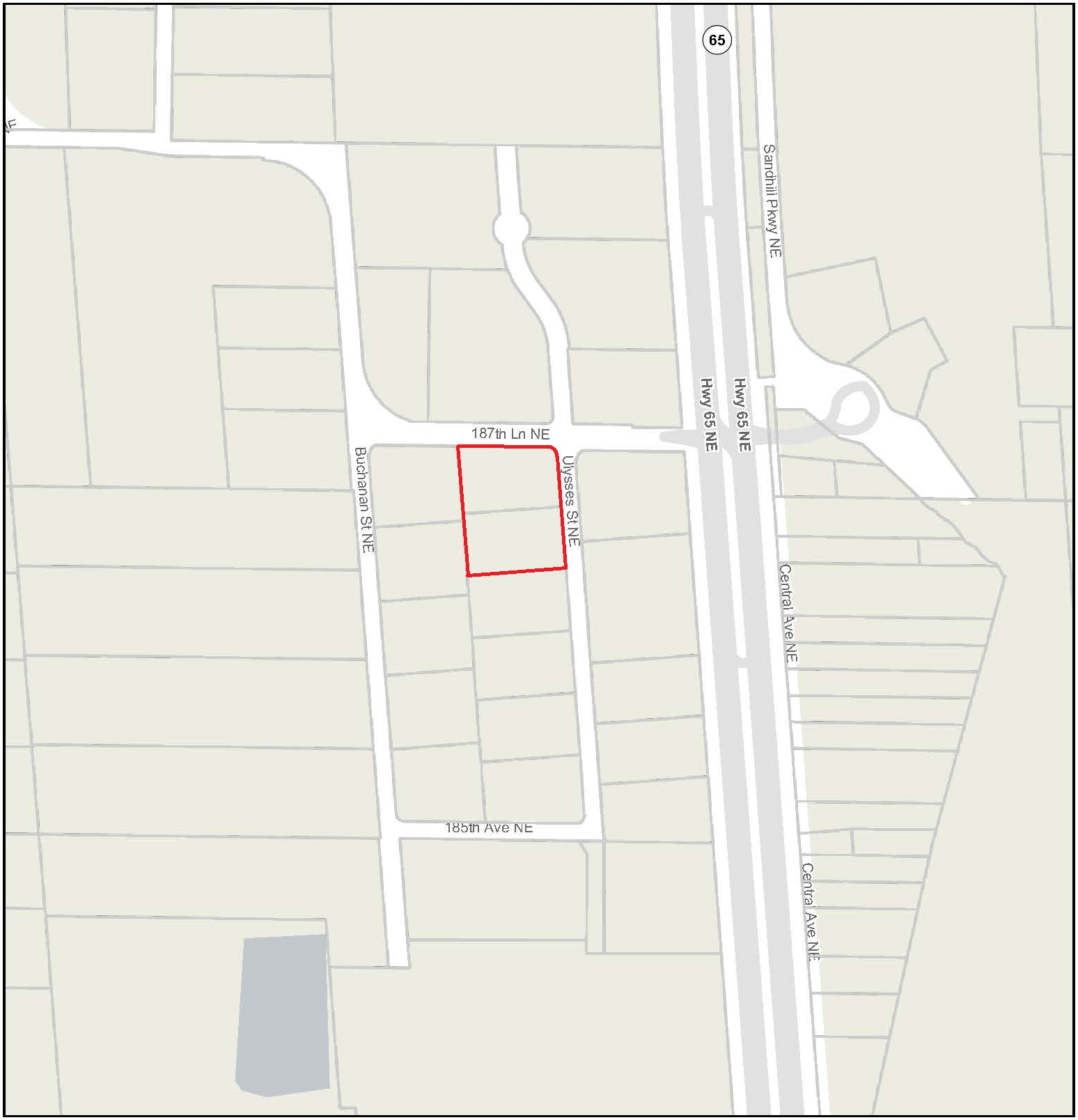
_____
Jack Davis, City Clerk

_____
Kevin Lewis, Mayor

EXHIBIT A

(This page is a place holder for the Site Plan)

Location Map - DEC



1 inch equals 505 feet

Parcels

City Mask

City of East Bethel

N

June 9, 2023

Map Powered By DataLink

wsb

187th & Ulyssess St NE



1 inch equals 252 feet

Wetlands

- Freshwater Emergent Wetland
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- Lake
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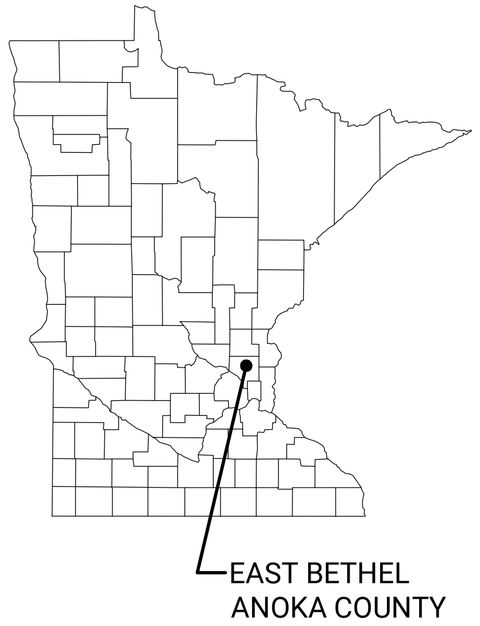
City of East Bethel

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April 5, 2023

Map Powered By DataLink

wsb



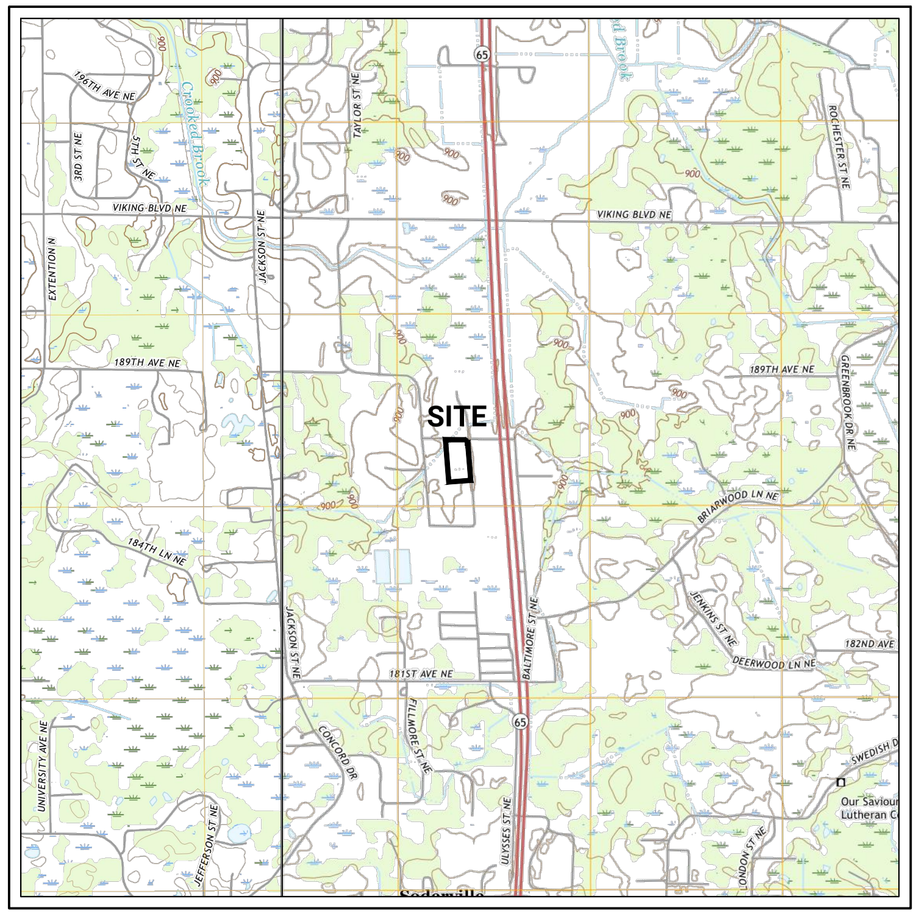
SITE CONSTRUCTION PLANS

FOR

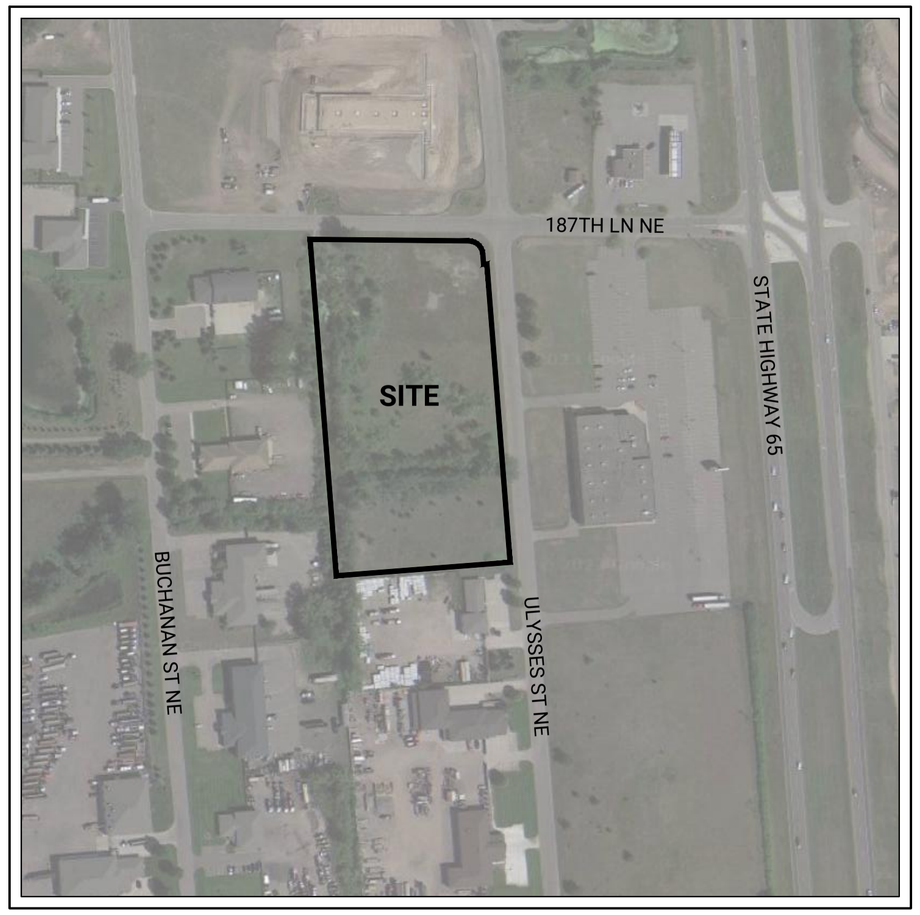
DESIGNING EARTH CONTRACTING NEW OFFICE/SHOP

EAST BETHEL, MN

SITE LOCATION MAP



AERIAL MAP



SHEET INDEX

C0.0	TITLE SHEET
	ALTA/NSPS LAND TITLE SURVEY
C1.1	EXISTING CONDITIONS & REMOVALS PLAN
C2.1	SITE PLAN
C3.1	UTILITY PLAN
C4.1	GRADING AND DRAINAGE PLAN
C5.1	EROSION CONTROL PLAN, PHASE I
C5.2	EROSION CONTROL PLAN, PHASE II
C5.3	SWPPP NARRATIVE
C6.1	DETAILS
C6.2	DETAILS
C6.3	DETAILS
C6.4	DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
	PHOTOMETRIC PLAN

CONTOUR CIVIL DESIGN
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TEL: 612.730.2265 | WWW.CONTOURCD.COM

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

NAME: JOSEPH T RADACH PE

SIGNATURE:

DATE: 05/26/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/26/23	BY: JTR
1.		
2.		
3.		
4.		
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7.		

OWNER

DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

TITLE SHEET

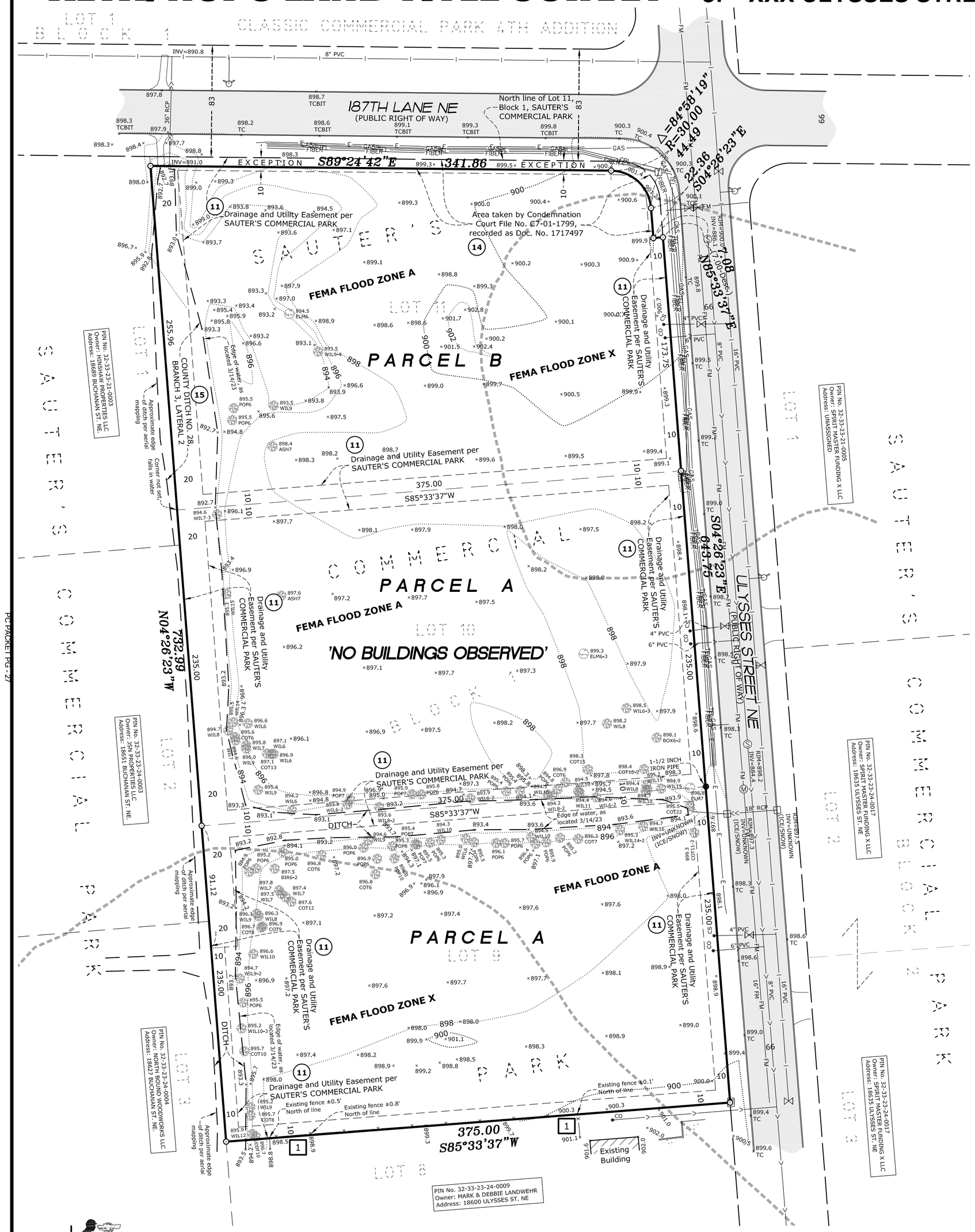
DESIGNING EARTH CONTRACTING NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
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ALTA/NSPS LAND TITLE SURVEY

~for~ JSN PROPERTIES, LLC
~of~ XXX ULYSSES STREET NE, EAST BETHEL, MINNESOTA



CERTIFICATION

I hereby certify to JSN Properties, LLC, a Minnesota limited liability company and to Land Title, Inc. that this is a survey of:

Parcel A:
Lots 9 and 10, Block 1, Sauter's Commercial Park, Anoka County, Minnesota.

Parcel B:
Lot 11, Block 1, Sauter's Commercial Park, Except that part of Lot 11, Block 1, Sauter's Commercial Park, Anoka County, Minnesota, lying northerly, northeasterly, and easterly of the following described line: Beginning at the Northwest corner of said Lot 11; thence southerly, along the west line of said Lot 11, a distance of 7.03 feet; thence easterly, parallel with the north line of said Lot 11, a distance of 341.86 feet; thence southeasterly along a tangential curve concave th the southwest, having a radius of 30.00 feet, a central angle of 84 degrees 58 minutes 19 seconds, for a distance of 44.49 feet; thence southeasterly, tangent to said curve, a distance of 22.36 feet; thence easterly, defglecting to the left 90 degrees 00 minutes 00 seconds, a distance of 7.00 feet to the east line of said Lot 11, and said line there terminating, Anoka County, Minnesota.

Abstract Property

and is based upon information found in Title Commitment No. 674609, Revision Number 2, dated March 6, 2023 at 7:00 AM, prepared by Land Title, Inc., as issuing agent for First American Title Insurance Company, and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), and 13 of Table A thereof. The field work was completed on March 15, 2023.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: 3/20/2023

E.G. Rud & Sons, Inc.

Kevin C. McCain, Land Surveyor
Minnesota License No. 58542

GENERAL NOTES

1. Fee ownership is vested in Muller Family Theatres (Lots 9 and 10) and Mark and Debbie Landwehr (Lot 11).

   Parcel ID Numbers: 32-33-23-24-0010, 32-33-23-24-0011, & 32-33-23-21-0004.

2. Per Anoka County Tax Records, the surveyed properties' addresses are unassigned.

3. Bearings shown hereon are based on the Anoka County Coordinate System.

4. Surveyed premises shown on this survey map is in Flood Zone X (Area of Minimal Flood Hazard) and Flood Zone A (Special Flood Hazard Areas) according to Flood Insurance Rate Map Number 27003C0215E by the Federal Emergency Management Agency, effective date December 16, 2015.

5. Boundary area of the surveyed premises: ±265,540 sq. ft. (±6.10 acres).

6. The surveyed premises has access to 187th Lane NE and Ulysses Street NE, both public streets.

7. No zoning endorsement letter was provided to the surveyor at the time of the survey, however, a search of the City of East Bethel's website indicates the surveyed property is currently zoned I (Light Industrial). Under the applicable zoning regulations, the current Light Industrial setbacks are:

Front:		Side Yard	10 Feet
Local/Collector Street	40 Feet	(or 60 feet if abutting a residential district)	
Arterial Street	50 Feet	Rear Yard	10 Feet
State/County Street	100 Feet	(or 60 feet if abutting a residential district)	

   For additional information contact the Community Development Department at the City of East Bethel at (763) 367-7864.

8. No buildings were observed on the parcel at the time of the survey.

9. No identifiable parking stalls were observed on the parcel at the time of the survey.

10. Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 230680058, dated 3/15/2023 or were taken from utility plans provided by the City of East Bethel. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

11. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.

12. Title Commitment No. 674609, Revision Number 2, dated March 6, 2023 at 7:00 AM, prepared by Land Title, Inc., as issuing agent for First American Title Insurance Company, Schedule B, Part II Survey Related Exceptions:

(11) Item #11 - Drainage and utility easements as shown on the recorded plat.
[SURVEYOR'S NOTE: As shown hereon.]

Item #12 - Mortgage executed by Mark Landwehr and Debbie Landwehr, husband and wife, dated September 29, 2006, filed October 2, 2006 as Document Number 1987952.024 in the amount of $150,000, in favor of 21st Century Bank and Extension of Mortgage filed June 15, 2009 as Document Number 2008116.002, Document Number 2018421.004, filed October 29, 2010 and Document Number 2057975.006, filed May 8, 2013. (Lot 11 and additional property)
[SURVEYOR'S NOTE: Said documents are not survey related and not shown hereon.]

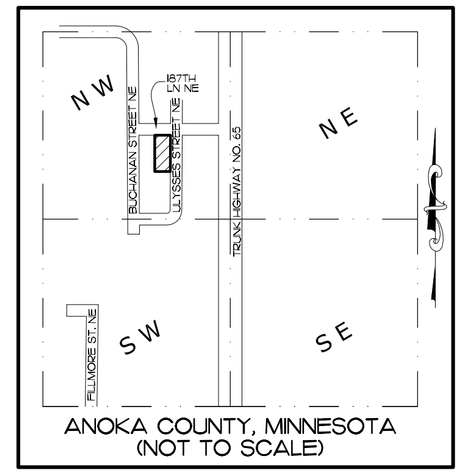
Item #13 - Combination Mortgage, Assignment of Rents, Security Agreement and Fixture Financing Statement executed by Mark Landwehr and Debbie Landwehr, husband and wife, dated June 29, 2009, filed July 2, 2009 as Document Number 2008562.007 in the amount of $85,000.00, in favor of 21st Century Bank. (Lot 11 and additional property)
[SURVEYOR'S NOTE: Said documents are not survey related and not shown hereon.]

(14) Item #14 - Condemnation Court File No. C7-01-1799. Order in favor of City of East Bethel dated June 20, 2001, filed October 10, 2002 as Document Number 1717497. (as to taking of part of Lot 11)
[SURVEYOR'S NOTE: Said document takes part of Lot 11 in fee simple absolute. The parcel description contained in the above listed title commitment does not reflect this taking. The boundary, as depicted hereon, does reflect the taking per the above document. Said document affects the surveyed property and is shown hereon.]

(15) Item #15 - Subject to County Ditch No. 28, Branch 3, Lateral 2 as shown on available maps.
[SURVEYOR'S NOTE: As shown hereon.]

VICINITY MAP

SEC. 32, TWP. 33, RNG. 23



ANOKA COUNTY, MINNESOTA
(NOT TO SCALE)

POSSIBLE ENCROACHMENTS

1. Existing fence crosses the southerly boundary line without the benefit of an easement.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 58542
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES CLEAN OUT
- DENOTES CURB STOP
- X 952.3 DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY BOX
- DENOTES WATER VALVE
- (7.00-Desc.) DENOTES RECORD DIMENSION PER DOC. #1717497
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES FLOOD ZONE LINE PER FEMA
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- PIN No. 17-119-22-14-0008 / Owner: City of X / Address: Unassigned — DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

TREE DETAIL

- 800-08 / OAK-25 — DENOTES ELEVATION, DENOTES TREE QUANTITY, DENOTES TREE SIZE IN INCHES, DENOTES TREE TYPE

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #769 (NAME: DENN MNDT)
ELEVATION: 899.19 (NAVD 88)

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

DRAWN BY: KCM	JOB NO: 230122AB	DATE: 3/20/23
CHECK BY: KCM	FIELD CREW: DT/CT	

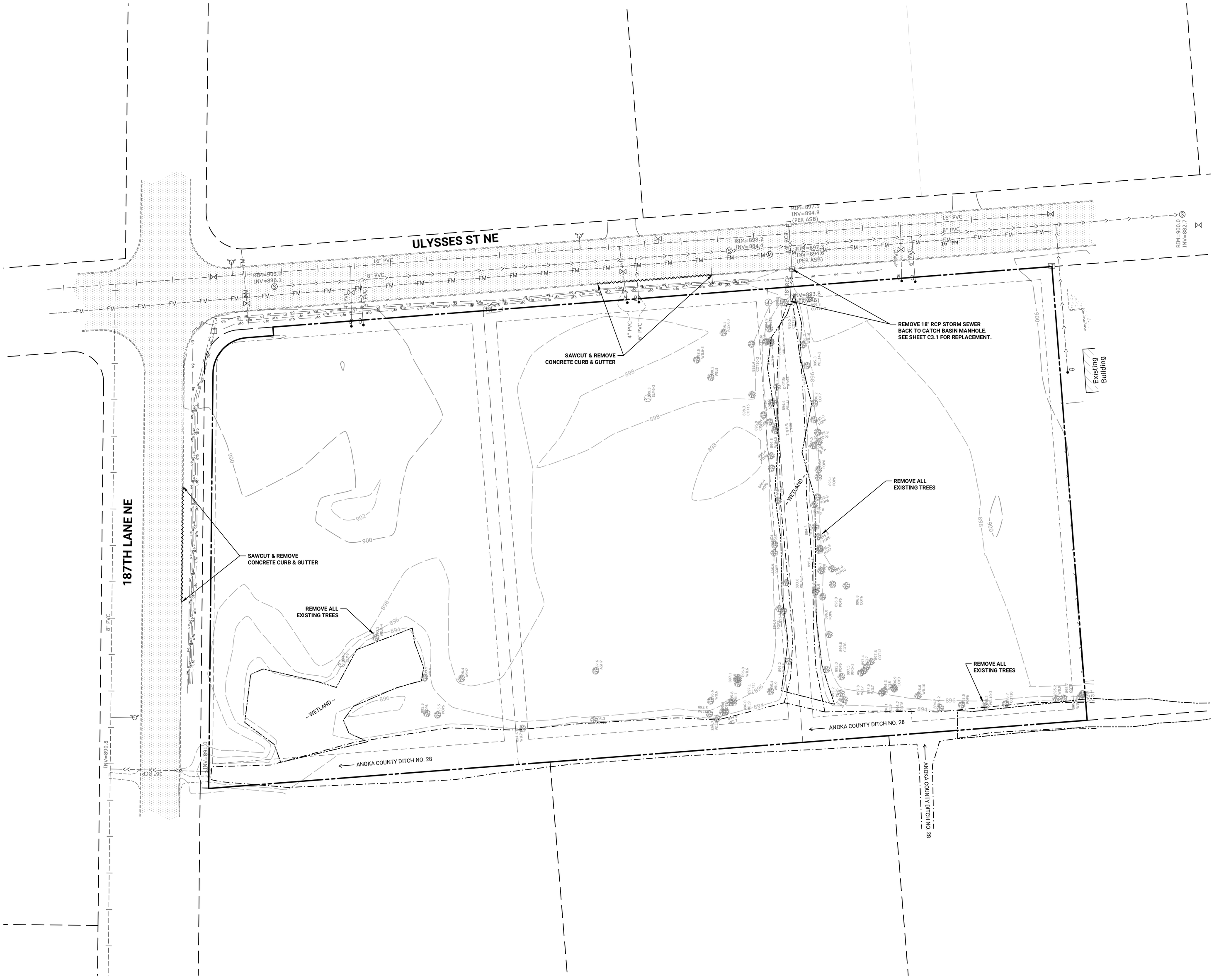
NO.	DATE	DESCRIPTION	BY
1	4/05/23	REVISED TITLE COMMITMENT	KCM
2	5/18/23	PARCEL AREA	KCM
3			

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

230122AB

S:\RUD\CAD\23PROJ\230122AB\230122AB-ALTA.DWG

PLOTTED: Fri, Mar 24, 2023 @ 08:27:21 AM by KCM
PLOT PACKET PG: 27



LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
	AS NOTED	CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
FM		SANITARY FORCEMAIN
ue		UNDERGROUND ELECTRIC
ug		UNDERGROUND GAS
ut		UNDERGROUND TELEPHONE
ufo		UNDERGROUND FIBER OPTIC
		WETLAND
		EDGE OF WATER
SEE SURVEY		STORM CATCH BASIN
SEE SURVEY		STORM MANHOLE
SEE SURVEY		STORM FLARED END SECTION
SEE SURVEY		HYDRANT
SEE SURVEY		GATE VALVE
SEE SURVEY		OTHER SYMBOLS
900		10' CONTOUR
898		2' CONTOUR

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #769 (NAME: DENN MNDT)

ELEVATION: 899.19 (NAVD 88)

REMOVAL PLAN NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SAWCUTS SHALL BE FULL-DEPTH CUTS.
6. ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.

EXISTING CONDITIONS NOTES

1. EXISTING CONDITIONS BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY E.G. RUD & SONS, INC. DATED 3/20/23.

N

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< SCALE IN FEET >

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NAME: JOSEPH T RADACH PE

SIGNATURE:

DATE: 05/26/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/26/23	BY: JTR
1.		
2.		
3.		
4.		
5.		
6.		
7.		

OWNER
DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

EXISTING CONDITIONS & REMOVALS PLAN

DESIGNING EARTH CONTRACTING NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
C1.1

05/26/23 c:\users\contour civil\dropbox\pw\desktop\contour_jobs\23\2307 - dec east bethel shop\civil\23207 remove.dwg

SITE DATA

EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	LIGHT INDUSTRIAL
TOTAL PARCEL AREA:	265,539 SF
LOT 9:	88,124 SF
LOT 10:	88,124 SF
LOT 11:	89,291 SF
LOT 10 & 11:	177,415 SF
IMPERVIOUS AREA:	
PROPOSED BUILDING:	15,495 SF 9%
PAVEMENTS:	95,338 SF 54%
TOTAL:	110,833 SF 63%
PERVIOUS AREA:	66,582 SF 37%
LOT 9:	88,124 SF
IMPERVIOUS AREA:	
PROPOSED BUILDING:	11,475 SF 13%
PAVEMENTS:	41,814 SF 47%
TOTAL:	53,289 SF 60%
PERVIOUS AREA:	34,835 SF 40%

PARKING SUMMARY

PARKING REQUIRED

OFFICE - 7,500 SF	
1 SPACE PER 200 SF	38
WAREHOUSE - 11,500 SF	
1 SPACE PER 1,700 SF	7
TOTAL STALLS:	45

PARKING PROVIDED

PAVED STALLS:	19
HANDICAP STALLS	2
YARD STALLS:	24
TOTAL STALLS:	45

SIGN SCHEDULE

A. STOP SIGN: R1-1 (24" X 24")

B. HANDICAP PARKING: R7-8m W/R7-8b (12" X 18")

C. NO PARKING SIGN ON: R8-3a (12" X 18")

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
3. PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTERING SHALL BE 12" HEIGHT.
4. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	EASEMENT LINE
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CURB LINE
SEE SURVEY	STORM SEWER
SEE SURVEY	SANITARY SEWER
SEE SURVEY	WATER MAIN
SEE SURVEY	SANITARY FORCEMAIN
SEE SURVEY	UNDERGROUND ELECTRIC
SEE SURVEY	UNDERGROUND GAS
SEE SURVEY	UNDERGROUND TELEPHONE
SEE SURVEY	UNDERGROUND FIBER OPTIC
	WETLAND
	EDGE OF WATER
	STORM CATCH BASIN
	STORM MANHOLE
	STORM FLARED END SECTION
	HYDRANT
	GATE VALVE
	OTHER SYMBOLS

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #769 (NAME: DENN MNDT)

ELEVATION: 899.19 (NAVD 88)

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
4. UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINTS: WALKS @ 8' SPACING
OTHERS @ 10' SPACING

SAWCUT CONTROL JOINTS MINIMUM ¼ CONCRETE THICKNESS.

EXPANSION JOINTS: WALKS @ 24' SPACING
OTHERS @ 40' SPACING

PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT.

DOWEL ALL EXPANSION JOINTS AT 24" SPACING MAX.

KEYNOTES

1. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
2. MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
3. CONCRETE WALK.
4. CONCRETE APRON.
5. PEDESTRIAN CURB RAMP.
6. 3 FT. TAPER OUT CURB.
7. 6' SLATTED BLACK VINYL COATED CHAIN-LINK FENCE. GATES PER OWNER.
8. 6" CONCRETE FILLED PIPE BOLLARD.
9. MONUMENT SIGN.
10. FLAG POLE.
11. 4" SOLID WHITE LINE.
12. SOLID WHITE PAVEMENT MARKING.
13. TRANSFORM PAD. FINAL LOCATION TO BE CONFIRMED BY CONTRACTOR AND ELECTRIC PROVIDER. TBD.
14. LIGHT POLE AND BASE.
15. OUTSIDE STORAGE AREA.
16. 1,000 GALLON DIESEL TANK WITH SECONDARY CONTAINMENT.
17. PROOF OF PARKING STALLS.
18. WET SEDIMENTATION BASIN.
19. EXISTING DRAINAGE & UTILITY EASEMENT TO BE VACATED.
20. 5' PARKING SETBACK LINE.
21. 10' PARKING SETBACK LINE.
22. 10' BUILDING SETBACK LINE.
23. 25' BUILDING SETBACK LINE.
24. 40' BUILDING SETBACK LINE.

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1.		
2.		
3.		
4.		
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6.		
7.		

OWNER
DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

SITE PLAN

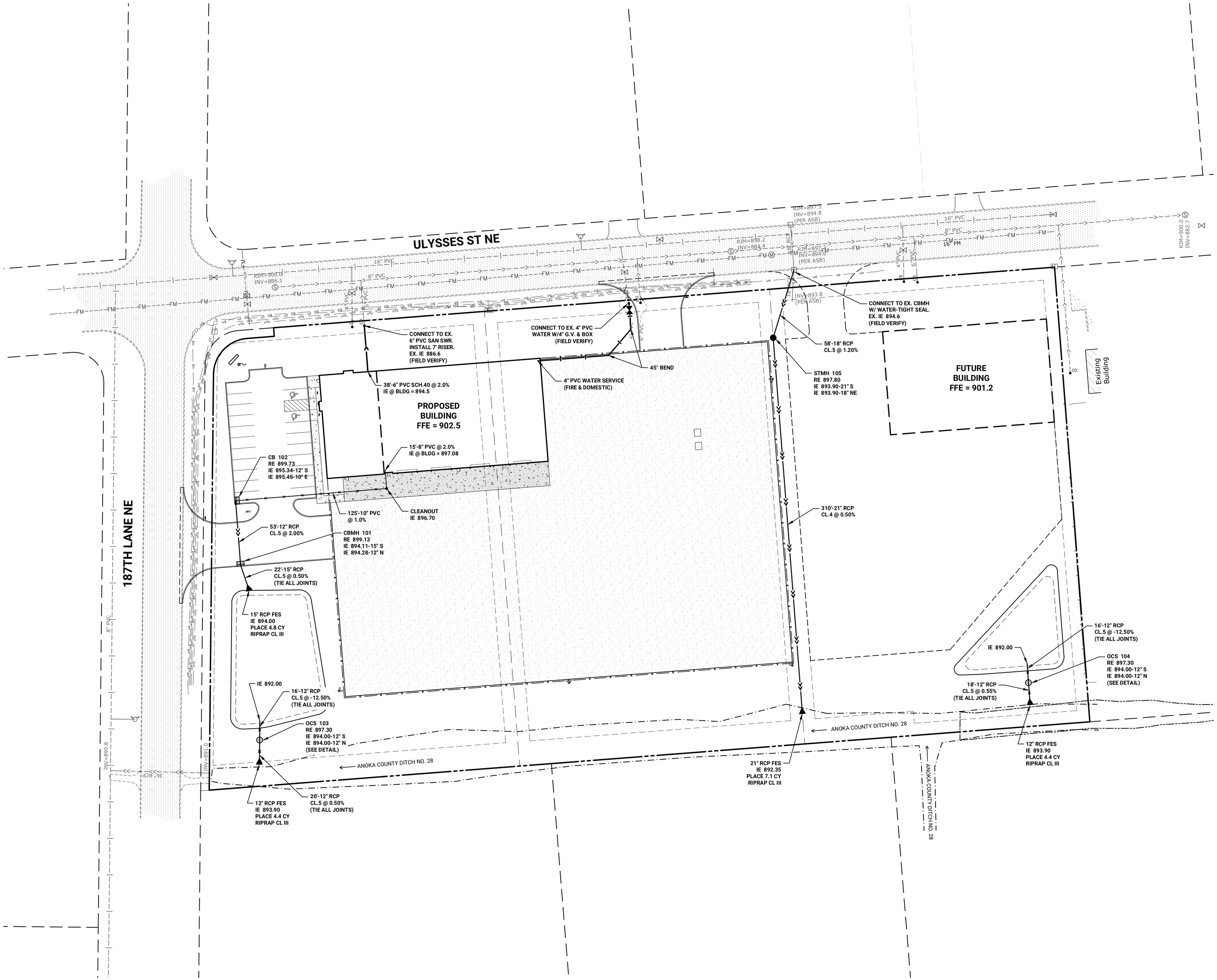
DESIGNING EARTH CONTRACTING
NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
C2.1

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PC PACKET PG - 30



LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		GRAVEL
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
FM		SANITARY FORCEMAIN
ue		UNDERGROUND ELECTRIC
ug		UNDERGROUND GAS
ut		UNDERGROUND TELEPHONE
ufo		UNDERGROUND FIBER OPTIC
		WETLAND
		EDGE OF WATER
SEE SURVEY		STORM CATCH BASIN
SEE SURVEY		STORM MANHOLE
SEE SURVEY		STORM FLARED END SECTION
SEE SURVEY		HYDRANT
SEE SURVEY		GATE VALVE
SEE SURVEY		OTHER SYMBOLS

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #769 (NAME: DENN MNDT)

ELEVATION: 899.19 (NAVD 88)

UTILITY PLAN NOTES

1. SANITARY SEWER, WATER MAIN, AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY'S STANDARD DETAIL SPECIFICATIONS, CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS, AND THE MINNESOTA PLUMBING CODE.
2. A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN AND FORCEMAIN.
3. FIRE HYDRANTS AND GATE VALVES SHALL BE IN ACCORDANCE WITH THE CITY'S REQUIREMENTS.
4. A MINIMUM OF 2.0 FEET OF VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
5. ALL WATER MAIN WORK AND TESTING SHALL BE COORDINATED WITH THE CITY'S PUBLIC WORKS DEPARTMENT.
6. ALL WATER MAIN MUST HAVE A CONDUCTIVITY TEST, HYDROSTATIC TEST, AND BACTERIA TEST BEFORE THE PROJECT IS COMPLETE AND TURNED ON.
7. FINAL BUILDING UTILITY SERVICES AND DOWNSPOUT LOCATIONS SHALL BE VERIFIED WITH ARCHITECTURAL AND PLUMBING PLANS.
8. LOCATING WIRES SHALL BE INSTALLED ON ALL NON-CONDUCTIVE STORM SEWER, SANITARY SEWER, AND WATER LINES IN ACCORDANCE WITH THE MINNESOTA RURAL WATER ASSOCIATION (MRWA) TRACE WIRE SPECIFICATION GUIDE AND DETAILS.
9. INSTALL METER BOX FRAME AND SOLID LID (NEENAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.

KEYNOTES

1. ELECTRIC SERVICE AND METER LOCATION (TBD).
2. GAS SERVICE AND METER LOCATION (TBD).
3. TELEPHONE/DATA SERVICE LOCATION (TBD).

STORM SEWER SCHEDULE

STRUCTURE NO.	SIZE	NEENAH CASTING OR EQUAL
CBMH 101	48" DIAMETER	R-3067-V
CB 102	24" X 36"	R-3067-VB
OCS 103	48" DIAMETER	SEE DETAIL
OCS 104	48" DIAMETER	SEE DETAIL
STMH 105	48" DIAMETER	R-1733

N

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NAME: JOSEPH T RADACH PE

SIGNATURE:

DATE: 05/26/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/26/23	BY: JTR
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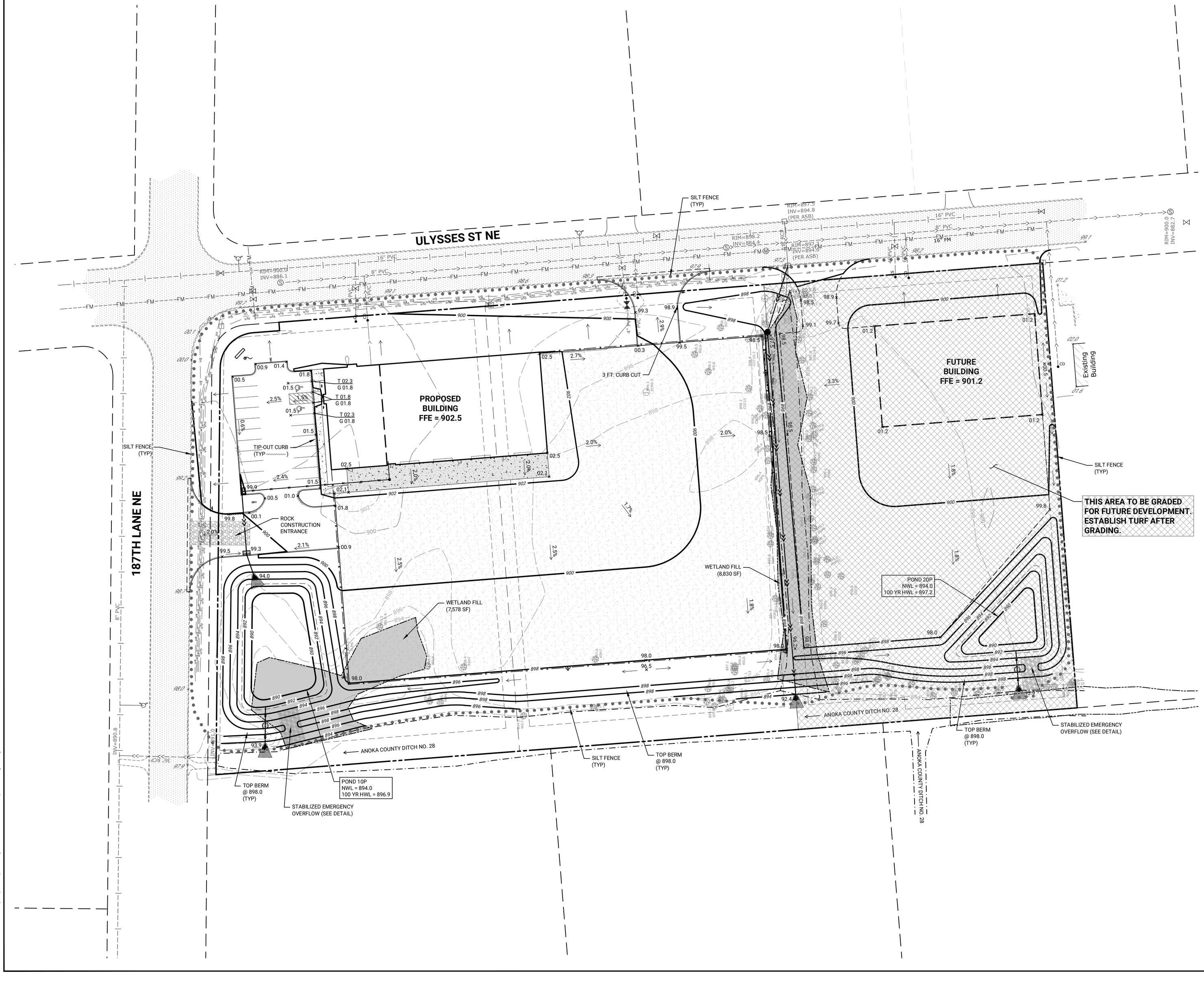
OWNER
DESIGNING EARTH CONTRACTING
19651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

UTILITY PLAN

DESIGNING EARTH CONTRACTING
NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
C3.1

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LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		GRAVEL
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
FM		SANITARY FORCEMAIN
ue		UNDERGROUND ELECTRIC
ug		UNDERGROUND GAS
ut		UNDERGROUND TELEPHONE
ufo		UNDERGROUND FIBER OPTIC
		WETLAND
		EDGE OF WATER
SEE SURVEY		STORM CATCH BASIN
SEE SURVEY		STORM MANHOLE
SEE SURVEY		STORM FLARED END SECTION
SEE SURVEY		HYDRANT
SEE SURVEY		GATE VALVE
SEE SURVEY		OTHER SYMBOLS
900	900	10' CONTOUR
898	898	2' CONTOUR
57.1	57.1	SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)
		SILT FENCE
		BIO ROLL
		RIPRAP

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #769 (NAME: DENN MNDT)

ELEVATION: 899.19 (NAVD 88)

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF EAST BETHEL SPECIFICATIONS.
2. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
5. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
6. STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.

WETLAND SUMMARY

WETLAND IMPACT: 16,408 SF

N

0 20 40 80

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NAME: JOSEPH T RADACH PE

SIGNATURE:

DATE: 05/26/23 LIC #: 45889

REVISIONS | ISSUE DATE: 05/26/23 | BY: JTR

1. 2. 3. 4. 5. 6. 7.

OWNER

DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

GRADING AND DRAINAGE PLAN

DESIGNING EARTH CONTRACTING NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
C4.1

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INSTALL SILT FENCE PERIMETER CONTROL

INSTALL INLET PROTECTION

INSTALL VEHICLE TRACKING PAD

INSTALL SILT FENCE PERIMETER CONTROL

PROTECT EXISTING DITCH DURING CONSTRUCTION

INSTALL SILT FENCE PERIMETER CONTROL

INSTALL SILT FENCE PERIMETER CONTROL

Existing Building

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		GRAVEL
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
FM		SANITARY FORCEMAIN
ue		UNDERGROUND ELECTRIC
ug		UNDERGROUND GAS
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ufo		UNDERGROUND FIBER OPTIC
		WETLAND
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SEE SURVEY		STORM CATCH BASIN
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57.1	57.1	SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)
		SILT FENCE
		BIO ROLL
		RIPRAP

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #769 (NAME: DENN MNDT)

ELEVATION: 899.19 (NAVD 88)

N

0 20 40 80

< SCALE IN FEET >

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OWNER

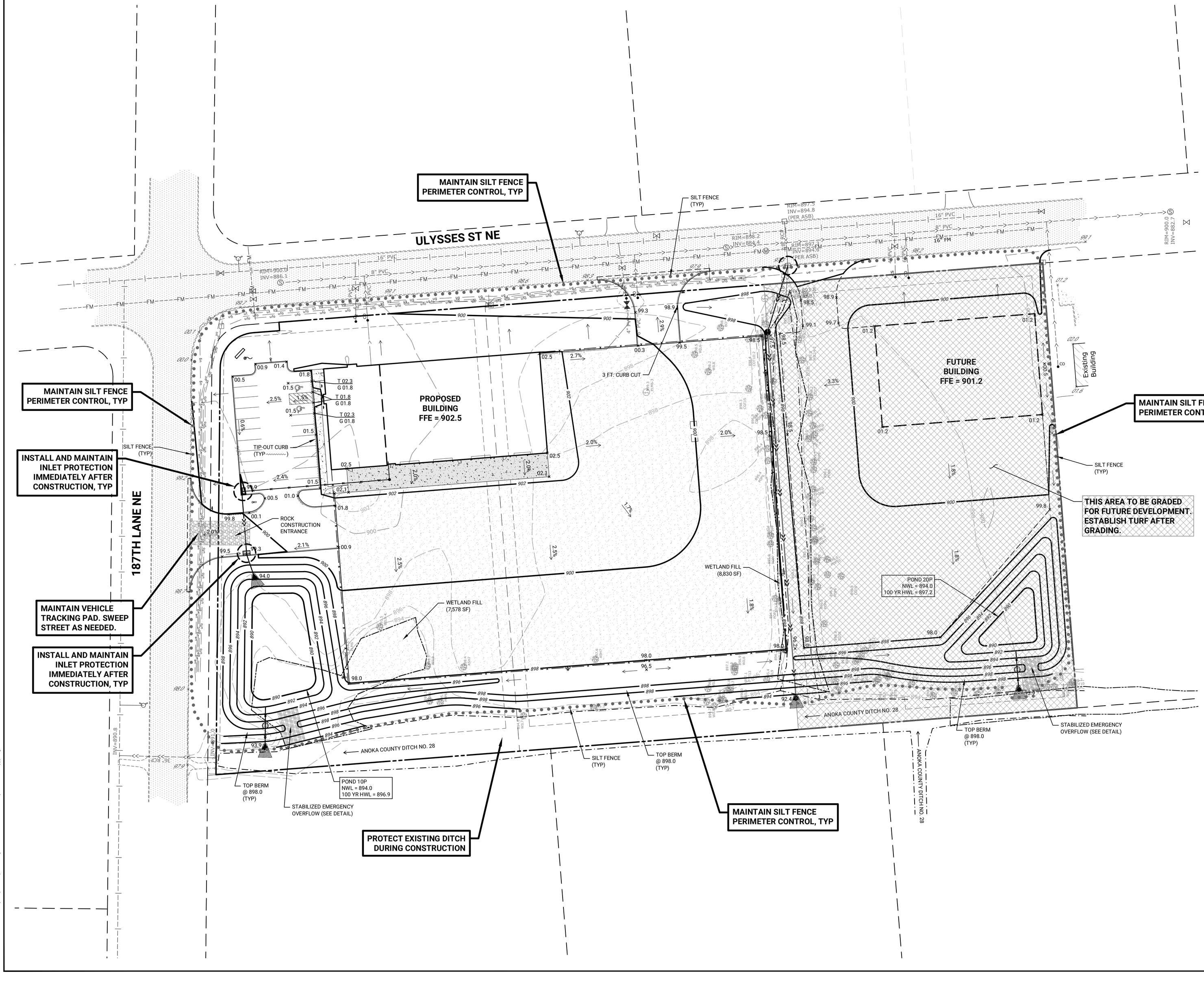
DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

EROSION CONTROL PLAN PHASE I

DESIGNING EARTH CONTRACTING NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
C5.1

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LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	EASEMENT LINE
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CURB LINE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
FM	SANITARY FORCEMAIN
ue	UNDERGROUND ELECTRIC
ug	UNDERGROUND GAS
ut	UNDERGROUND TELEPHONE
ufo	UNDERGROUND FIBER OPTIC
	WETLAND
	EDGE OF WATER
SEE SURVEY	STORM CATCH BASIN
SEE SURVEY	STORM MANHOLE
SEE SURVEY	STORM FLARED END SECTION
SEE SURVEY	HYDRANT
SEE SURVEY	GATE VALVE
SEE SURVEY	OTHER SYMBOLS
900	900 10' CONTOUR
898	898 2' CONTOUR
57.1	57.1 SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)
	SILT FENCE
	BIO ROLL
	RIPRAP

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #769 (NAME: DENN MNDT)

ELEVATION: 899.19 (NAVD 88)

N

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NAME: JOSEPH T RADACH PE

SIGNATURE:

DATE: 05/26/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/26/23	BY: JTR
1.		
2.		
3.		
4.		
5.		
6.		
7.		

OWNER
DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

EROSION CONTROL PLAN
PHASE II

DESIGNING EARTH CONTRACTING
NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
C5.2

05/26/23 c:\users\contour civil\dropbox\pc\desktop\contour\t_pdts\23507 - dec east bethel shop\cad\23507_zmepp.dwg

PROJECT INFORMATION

PROJECT NAME:	DESIGNING EARTH CONTRACTING NEW OFFICE/SHOP
STREET ADDRESS:	187TH LANE NE AND ULYSSES STREET NE
CITY:	EAST BETHEL
COUNTY:	ANOKA
STATE:	MINNESOTA
ZIP CODE:	55011
LAT/LONG:	45.3087, -93.2383
BOUNDARY AREA:	6.165 ACRES
EXISTING IMPERVIOUS:	0.000 ACRES
PROPOSED IMPERVIOUS:	3.768 ACRES
NET NEW IMPERVIOUS:	3.768 ACRES
DISTURBED AREA:	6.0 ACRES
OWNER:	DESIGNING EARTH CONTRACTING

RESPONSIBLE PARTIES

SWPPP DESIGN:	JOSEPH RADACH PE
TRAINING:	DESIGN OF CONSTRUCTION SWPPP, U OF MN (5/26 EXPIRATION)
SITE MANAGER:	_____
TRAINING:	_____
LONG TERM O&M:	DESIGNING EARTH CONTRACTING

SWPPP CONTENT

THE SWPPP CONTAINS ALL SHEETS WITHIN THE CONSTRUCTION PLAN SET AND INCLUDES THE STORMWATER MANAGEMENT PLAN, INCORPORATED HEREIN BY REFERENCE. IN DEVELOPING THIS SWPPP, THE TEMPORARY AND PERMANENT BMPS WERE DESIGNED BASED ON EXPECTED RAINFALLS OF 3 INCHES IN 24 HOURS DURING CONSTRUCTION, WITH EXTREME EVENTS RANGING FROM 5 TO 7 INCHES IN 24 HOURS.

EXISTING CONDITIONS

THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF 187TH STREET NE AND ULYSSES STREET NE IN EAST BETHEL, ANOKA COUNTY, MINNESOTA. THE SITE IS BOUNDED ON THE NORTH BY 187TH STREET NE, ON THE EAST BY ULYSSES STREET NE, ON THE SOUTH BY EXISTING INDUSTRIAL LOTS, AND ON THE WEST BY ANOKA COUNTY DITCH (ACD) 28 AND EXISTING INDUSTRIAL LOTS. THE SITE IS CURRENTLY UNDEVELOPED GRASSLAND BUT WAS PREVIOUSLY GRADED AS PART OF A SAND MINING OPERATION.

THE SITE BOUNDARY CONSISTS OF 6.165 ACRES. THE DRAINAGE BOUNDARY BEING CONSIDERED FOR THE STORMWATER ANALYSIS IS 5.697 ACRES WHICH EXCLUDES THE DITCH RUNNING ON THE WEST EDGE OF THE SITE. THERE ARE NO EXISTING IMPERVIOUS SURFACES WITHIN THE SITE OR DRAINAGE BOUNDARY. THE SITE HAS A RELATIVELY FLAT TOPOGRAPHY, WITH ELEVATIONS RANGING FROM 902 IN THE NORTH CENTRAL PORTION OF THE SITE DOWN TO ABOUT 892 AT THE DITCH RUNNING ON THE WEST EDGE, WITH MOST OF THE SITE AT AN ELEVATION OF ABOUT 898. IN ADDITION TO ACD 28 RUNNING ALONG THE WEST EDGE OF THE SITE, THERE IS A STORMWATER CONVEYANCE DITCH THAT BISECTS THE SITE AND DRAINS STORMWATER FROM ULYSSES STREET NE THROUGH THE SITE FROM EAST TO WEST TO ACD 28. ALL STORMWATER FROM THE SITE DRAINS TO ACD 28.

PROPOSED CONDITIONS

DESIGNING EARTH CONTRACTING PLANS ON CONSTRUCTING A 15,500 SQUARE FOOT OFFICE/SHOP BUILDING WITH ASSOCIATED PARKING, DRIVE, AND STORAGE AREAS. DURING CONSTRUCTION, APPROXIMATELY 6 ACRES WILL BE DISTURBED. AFTER CONSTRUCTION, THE SITE WILL CONTAIN 3.768 ACRES OF IMPERVIOUS SURFACE, WHICH INCLUDES THE FUTURE EXPANSION ON THE SOUTH LOT.

STORM SEWER, DITCHING, AND OVERLAND DRAINAGE WILL BE USED TO COLLECT STORMWATER FROM THE SITE AND CONVEY IT TO TWO WET SEDIMENTATION PONDS FOR TREATMENT. A SMALL PORTION OF THE SITE WILL DRAIN DIRECTLY TO 187TH STREET NE AND ULYSSES STREET NE. THE WET SEDIMENTATION PONDS WILL DISCHARGE TO ACD 28. THE EXISTING CONVEYANCE DITCH BISECTING THE SITE FROM EAST TO WEST WILL BE REMOVED AND REPLACED WITH STORM SEWER PIPING.

SOIL INFORMATION

IN APRIL OF 2023, HAUGO GEOTECHNICAL SERVICES DRILL TEN BORINGS TO APPROXIMATE NEAR SURFACE SOILS. THE BORINGS SHOWED A TYPICAL SOIL PROFILE OF ONE TO TWO FEET OF TOPSOIL OVER POORLY GRADED SAND. THESE SOILS FALL WITHIN THE HYDROLOGIC SOIL GROUP "A". GROUNDWATER WAS OBSERVED IN EACH OF THE BORINGS AT A DEPTH OF FIVE FEET, CORRESPONDING TO GROUNDWATER LEVELS RANGING FROM 898.4 TO 900.4.

SITE CONTAMINATION

THE SITE OR ADJACENT SITES ARE NOT KNOWN TO BE CONTAMINATED. A REVIEW OF THE MPCA'S "WHAT'S IN MY NEIGHBOR" DID NOT SHOW ANY ONSITE OR NEARBY CONTAMINATION SOURCES.

STORMWATER RECEIVING WATERS

ALL STORMWATER WILL DRAIN TO ANOKA COUNTY DITCH 28, WHICH ULTIMATELY DRAINS TO CROOKED BROOK.

SPECIAL OR IMPAIRED WATERS

CROOKED IS LOCATED 3,000 FEET NORTH OF THE SITE AND IS LISTED AS AN IMPAIRED WATER WITH A CONSTRUCTION RELATED PARAMETER. ADDITIONAL BMPS ARE REQUIRED TO BE IMPLEMENTED AT THE SITE AND ARE AS FOLLOWS:

- PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, INCLUDING SOIL STOCKPILES, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.
- PERMITTEES MUST INCLUDE AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAR FEET FROM A SPECIAL WATER (NOT INCLUDING TRIBUTARIES) AND MUST MAINTAIN THIS BUFFER ZONE AT ALL TIMES, BOTH DURING CONSTRUCTION AND AS A PERMANENT FEATURE POST CONSTRUCTION, EXCEPT WHERE A WATER CROSSING OR OTHER ENCROACHMENT IS NECESSARY TO COMPLETE THE PROJECT.

WETLAND CONSIDERATIONS

THERE ARE NO KNOWN WETLANDS ONSITE.

PERMANENT STORMWATER MANAGEMENT SYSTEM

THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT REQUIRES PERMITTEES TO DESIGN AND CONSTRUCT A PERMANENT STORMWATER TREATMENT SYSTEM TO TREAT THE WATER QUALITY VOLUME IF THE PROJECT'S ULTIMATE DEVELOPMENT REPLACES VEGETATION AND/OR OTHER PERVIOUS SURFACES CREATING A NET INCREASE OF ONE (1) OR MORE ACRES OF CUMULATIVE IMPERVIOUS SURFACE. PERMITTEES MUST CALCULATE THE WATER QUALITY VOLUME AS ONE (1) INCH TIMES THE NET INCREASE OF IMPERVIOUS SURFACES CREATED BY THE PROJECT. PERMITTEES MUST FIRST CONSIDER VOLUME REDUCTION PRACTICES ON-SITE (E.G. INFILTRATION OR OTHER) WHEN DESIGNING THE PERMANENT STORMWATER TREATMENT SYSTEM.

THE SITE HAS HIGH GROUNDWATER AND THEREFORE THE SITE IS CONSIDERED RESTRICTED AS IT RELATES TO INFILTRATION. AS SUCH, THE WATER QUALITY TREATMENT WILL BE PROVIDED BY WET SEDIMENTATION BASINS. THE PROPOSED PLAN OF DEVELOPMENT HAS A NET INCREASE OF IMPERVIOUS SURFACE OF 3.768 ACRES, WHICH REQUIRES A WATER QUALITY VOLUME OF 0.314 ACRE FEET.

THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT REQUIRES WET SEDIMENTATION BASINS TO BE DESIGNED BASED ON THE FOLLOWING PARAMETERS:

- PERMANENT POOL VOLUME OF 1,800 CUBIC FEET FOR EACH ACRE DRAINING TO THE BASIN
- PERMANENT POOL DEPTH OF AT LEAST 3 FEET AND NOT MORE THAN 10 FEET
- LIVE STORAGE FOR A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACE CREATED BY THE PROJECT
- WATER QUALITY VOLUME DISCHARGE AT NO MORE THAN 5.66 CFS PER ACRE OF SURFACE AREA OF THE BASIN
- DESIGN BASIN OUTLETS TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS
- PROVIDE A STABILIZED EMERGENCY OVERFLOW
- PROVIDE MAINTENANCE ACCESS
- LOCATE BASIN OUTSIDE OF SURFACE WATERS AND SPECIAL WATER BUFFER ZONES
- USE AN IMPERMEABLE LINER IF LOCATED WITHIN ACTIVE KARST TERRAIN

THE PROPOSED WET SEDIMENTATION BASINS MEET THE MINIMUM REQUIREMENTS LISTED ABOVE.

BMP IMPLEMENTATION SCHEDULE

PRIOR TO CONSTRUCTION, IMPLEMENT THE FOLLOWING BMPS:

- VEHICLE TRACKING PAD
- PERIMETER CONTROL
- STORM DRAIN INLET PROTECTION

DURING CONSTRUCTION, IMPLEMENT THE FOLLOWING BMPS:

- PHASED GRADING
- STREET SWEEPING
- STABILIZATION OF EXPOSED SOILS
- STABILIZATION OF DITCHES OR SWALES
- STOCKPILE PERIMETER CONTROL & STABILIZATION
- MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOPSOIL
- CONCRETE WASHOUT AREA
- STORM DRAIN INLET PROTECTION

EROSION AND SEDIMENT CONTROL ESTIMATED QUANTITIES

VEHICLE TRACKING PAD	1 EA
SILT FENCE	2,150 LF
INLET PROTECTION	12 EA
EROSION CONTROL BLANKET	AS NEEDED
TURF ESTABLISHMENT	2.2 AC

PERMIT REQUIREMENTS & SWPPP IMPLEMENTATION

THE FOLLOWING SECTIONS WERE TAKEN FROM THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO FOLLOW ALL REQUIREMENTS OF THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT.

3.1 APPLICATION AND COVERAGE EFFECTIVE DATE. [MINN. R. 7090]

3.2 THE OWNER AND OPERATOR MUST SUBMIT A COMPLETE AND ACCURATE ON-LINE APPLICATION WITH THE APPROPRIATE FEE TO THE MPCA FOR EACH PROJECT THAT DISTURBS ONE (1) OR MORE ACRES OF LAND OR FOR A COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL ULTIMATELY DISTURB ONE (1) OR MORE ACRES. [MINN. R. 7090]

3.3 FOR PROJECTS OR COMMON PLANS OF DEVELOPMENT OR SALE THAT DISTURB LESS THAN 50 ACRES OR DO NOT DISCHARGE STORMWATER WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF A SPECIAL OR IMPAIRED WATER, PERMITTEES DO NOT NEED TO SUBMIT THE SWPPP WITH THE APPLICATION. PERMIT COVERAGE FOR THESE PROJECTS IS EFFECTIVE UPON APPLICATION AND COMPLETING THE PAYMENT PROCESS. [MINN. R. 7090]

3.4 FOR CERTAIN PROJECTS OR COMMON PLANS OF DEVELOPMENT OR SALE DISTURBING 50 ACRES OR MORE, THE COMPLETE SWPPP MUST BE INCLUDED WITH THE APPLICATION AND SUBMITTED AT LEAST 30 DAYS BEFORE THE START OF CONSTRUCTION ACTIVITY. THIS APPLIES IF THERE IS A DISCHARGE POINT ON THE PROJECT WITHIN ONE MILE (AERIAL RADIUS MEASUREMENT) OF, AND FLOWS TO, A SPECIAL WATER LISTED IN ITEM 23.3 THROUGH 23.6 OR AN IMPAIRED WATER AS DESCRIBED IN ITEM 23.7. PERMIT COVERAGE FOR THESE PROJECTS IS EFFECTIVE UPON SUBMITTING THE APPLICATION AND COMPLETE SWPPP, COMPLETING THE PAYMENT PROCESS AND RECEIVING A DETERMINATION FROM THE MPCA THAT THE REVIEW OF THE SWPPP IS COMPLETE. THE DETERMINATION MAY TAKE LONGER THAN 30 DAYS IF THE SWPPP IS INCOMPLETE. IF THE MPCA FAILS TO CONTACT THE PERMITTEES WITHIN 30 DAYS OF APPLICATION RECEIPT, COVERAGE IS EFFECTIVE 30 DAYS AFTER COMPLETING THE PAYMENT PROCESS. [MINN. R. 7090]

3.5 THE APPLICATION REQUIRES LISTING ALL PERSONS MEETING THE DEFINITION OF OWNER AND OPERATOR AS PERMITTEES. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THIS PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23. [MINN. R. 7090]

3.6 PERMITTEES WILL RECEIVE COVERAGE NOTIFICATION IN A MANNER DETERMINED BY THE MPCA. [MINN. R. 7090]

3.7 FOR CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS HOMEBUILDERS OR SELLS THE ENTIRE SITE TO A NEW OWNER), THE CURRENT OWNER AND THE NEW OWNER OR OPERATOR MUST SUBMIT A COMPLETE PERMIT MODIFICATION FORM PROVIDED BY THE MPCA. THE CURRENT OWNER AND THE NEW OWNER OR OPERATOR MUST SUBMIT THE FORM PRIOR TO THE NEW OWNER OR OPERATOR COMMENCING CONSTRUCTION ACTIVITY OR NO LATER THAN 30 DAYS AFTER TAKING OWNERSHIP OF THE PROPERTY. [MINN. R. 7090]

3.8 FOR CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, THE CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER AND OPERATOR THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. THE NEW OWNER OR OPERATOR CAN IMPLEMENT THE ORIGINAL SWPPP, MODIFY THE SWPPP, OR DEVELOP A NEW SWPPP. PERMITTEES MUST ENSURE THEIR ACTIVITIES DO NOT RENDER ANOTHER PARTY'S EROSION PREVENTION AND SEDIMENT CONTROL BMPS INEFFECTIVE. [MINN. R. 7090]

4.1 TERMINATION OF COVERAGE. [MINN. R. 7090]

4.2 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE. [MINN. R. 7090]

4.3 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT. [MINN. R. 7090]

4.4 PERMITTEES MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF THEY MEET ALL OF THE FOLLOWING CONDITIONS:

a. CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS; AND

b. AT LEAST 90 PERCENT (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS; AND

c. ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND

d. THE SITE COMPLIES WITH ITEM 13.3 THROUGH 13.7.

AFTER PERMIT COVERAGE IS TERMINATED UNDER THIS ITEM, ANY SUBSEQUENT DEVELOPMENT ON THE REMAINING PORTIONS OF THE SITE WILL REQUIRE PERMIT COVERAGE IF THE SUBSEQUENT DEVELOPMENT ITSELF OR AS PART OF THE REMAINING COMMON PLAN OF DEVELOPMENT OR SALE WILL RESULT IN LAND DISTURBING ACTIVITIES OF ONE (1) OR MORE ACRES IN SIZE. [MINN. R. 7090]

4.5 PERMITTEES MAY TERMINATE COVERAGE UPON MPCA APPROVAL AFTER SUBMITTING INFORMATION DOCUMENTING THE OWNER CANCELLED THE PROJECT. [MINN. R. 7090]

6.1 SWPPP AMENDMENTS. [MINN. R. 7090]

6.2 ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS. [MINN. R. 7090]

6.3 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. [MINN. R. 7090]

6.4 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL. [MINN. R. 7050.0210]

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

7.2 PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES. [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 COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE. [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 THEIR 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]

8.10 PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11. [MINN. R. 7090]

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

9.2 PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS 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 BMPS 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 BMPS 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 BMPS 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 BMPS 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 BMPS 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]

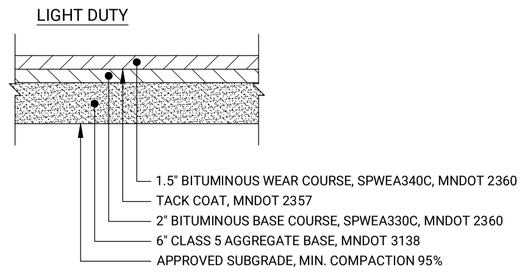
10.4 PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. [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]

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 1/2 INCH IN 24 HOURS. [MINN. R. 7090]

11.3 PERMITTEES MUST INSPECT AND MAINTAIN



NOTES

1. LIGHT DUTY PAVEMENT TO BE USED IN PARKING AREAS.
2. HEAVY DUTY PAVEMENT TO BE USED AT ENTRANCE DRIVES.
3. FINAL PAVEMENT SECTIONS AND SUBGRADE COMPACTION REQUIREMENTS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER OF RECORD

1 FLEXIBLE PAVEMENT SECTIONS

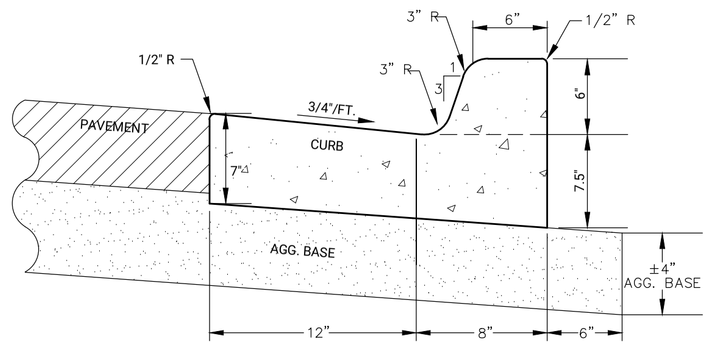
NO SCALE

NOTES

1. FINAL PAVEMENT SECTIONS AND SUBGRADE COMPACTION REQUIREMENTS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER OF RECORD

2 RIGID PAVEMENT SECTIONS

NO SCALE

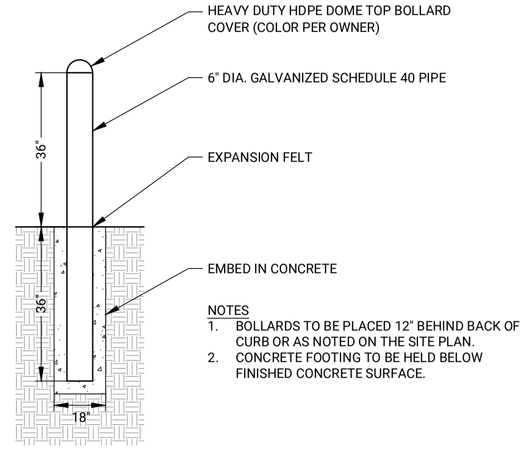


NOTES:

1. TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT.
2. WHERE CURB MEETS CONCRETE PAVEMENT, INSTALL 24" NO.4 DOWELS SPACED 36" ON CENTER.

3 CONCRETE CURB & GUTTER

NO SCALE



NOTES

1. BOLLARDS TO BE PLACED 12" BEHIND BACK OF CURB OR AS NOTED ON THE SITE PLAN.
2. CONCRETE FOOTING TO BE HELD BELOW FINISHED CONCRETE SURFACE.

4 6" CONCRETE FILLED PIPE BOLLARD

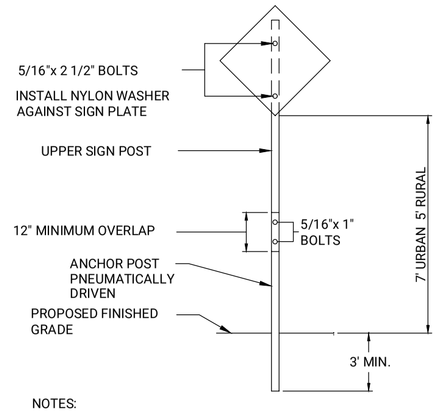
NO SCALE

NOTES

1. SIGN TO BE PLACED 18" BEHIND BACK OF CURB, 12" BEHIND SIDEWALK, OR AS NOTED ON THE SITE PLAN.
2. CONCRETE FOOTING TO USED AS NECESSARY TO KEEP SIGN PLUMB.
3. CENTER SIGN AT HEAD OF PARKING SPACE NOT MORE THAN 96" FROM HEAD OF PARKING SPACE.
4. SIGN HARDWARE PER MANUFACTURER.

5 6" CONCRETE FILLED PIPE BOLLARD W/SIGN

NO SCALE

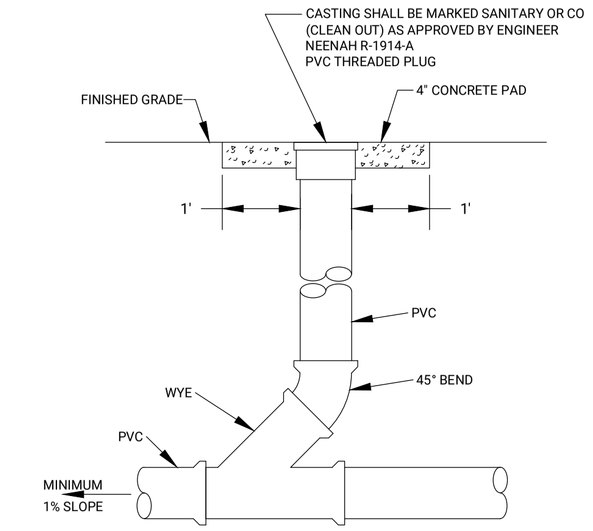


NOTES:

1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
2. SIGN PANELS-REFLECTIVE SHEETING, VIP DIAMOND GRADE.
3. BOLTS SHALL BE TAMPER PROOF.
4. FLANGED CHANNEL SIGN POSTS SHALL BE PAINTED GREEN, 3 LB./L.F. AND 7' LONG.
5. SIGNS INSTALLED IN CONCRETE SHALL HAVE AN APPROVED BREAK-AWAY DEVICE.
6. EDGE OF SIGN SHALL BE MINIMUM 18" FROM BACK OF CURB.

6 TYPICAL SIGN

NO SCALE



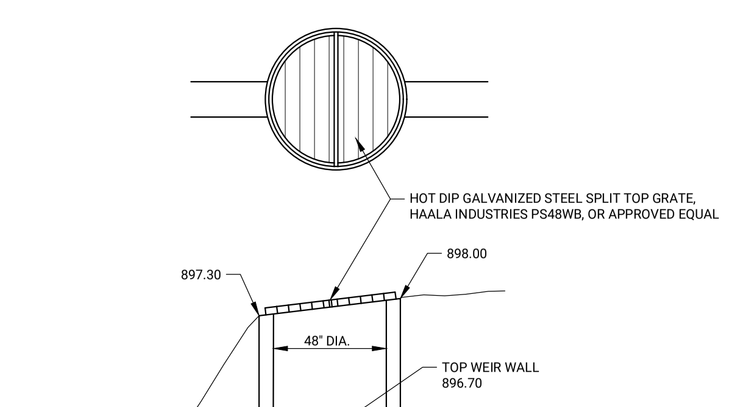
NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
- ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.

7 CLEANOUT

NO SCALE

8 OUTLET CONTROL STRUCTURE 103

NO SCALE



9 OUTLET CONTROL STRUCTURE 103

NO SCALE

STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.

TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MNDOT 2575 AND SHALL BE AS FOLLOWS:

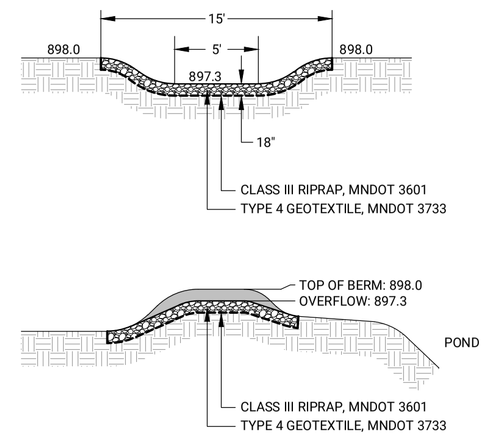
SEED: 21-111 AT 100 LBS PER ACRE OR 21-112 AT 100 LBS PER ACRE
MULCH: TYPE 1 AT 2 TONS PER ACRE
FERTILIZER: 10-20-20 AT 300 LBS PER ACRE

PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH MNDOT 2575 AND SHALL BE AS FOLLOWS, UNLESS SHOWN OTHERWISE ON THE PLANS:

SEED: 25-131 AT 220 LBS PER ACRE OR 25-141 AT 59 LBS PER ACRE
MULCH: TYPE 1 AT 2 TONS PER ACRE
FERTILIZER: 10-10-10 AT 200 LBS PER ACRE

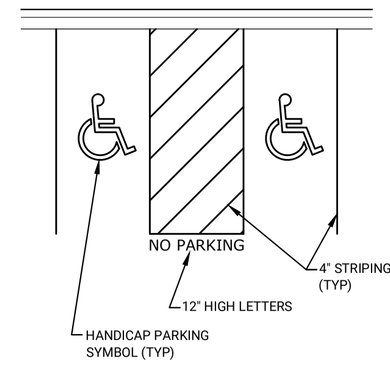
10 STABILIZED SPILLWAY

NO SCALE



11 TURF ESTABLISHMENT

NO SCALE



11 HANDICAP PARKING SPACE STRIPING

NO SCALE

CONTOUR CIVIL DESIGN
8195 VERNON STREET, ROCKFORD, MN 55373
TEL: 612.730.2265 | WWW.CONTOURCD.COM

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

NAME: JOSEPH T RADACH PE
SIGNATURE:
DATE: 05/26/23 LIC #: 45889

REVISIONS | ISSUE DATE: 05/26/23 | BY: JTR
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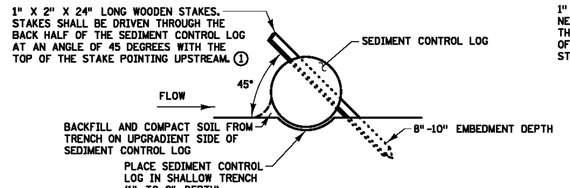
OWNER
DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

DETAILS

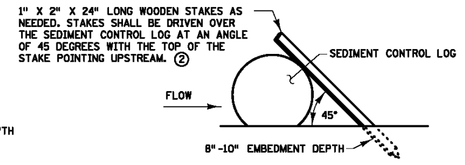
DESIGNING EARTH CONTRACTING NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
C6.1

PC PACKET PG - 35
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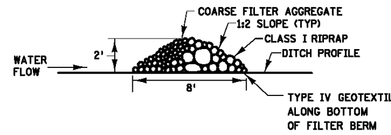


TYPES: STRAW, WOOD FIBER, OR COIR

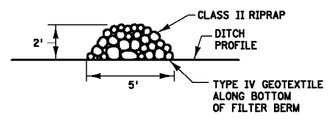


TYPES: WOOD CHIP, COMPOST, OR ROCK

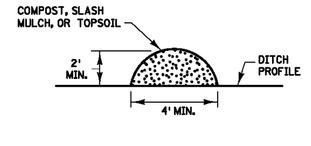
SEDIMENT CONTROL LOGS



TYPE 3 (ROCK WEEPER)

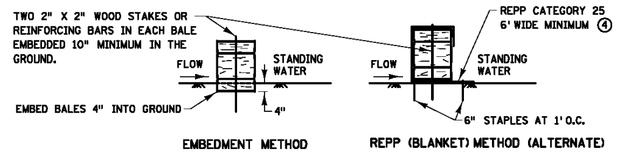


TYPE 5 (ROCK)



TYPE 1 (COMPOST), TYPE 2 (SLASH MULCH), OR TYPE 4 (TOPSOIL)

FILTER BERMS



EMBEDMENT METHOD REPP (BLANKET) METHOD (ALTERNATE)

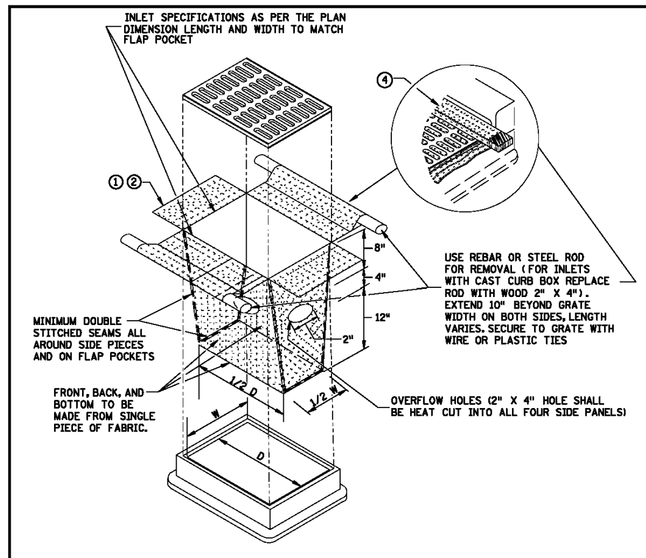
BALE BARRIERS 3

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.

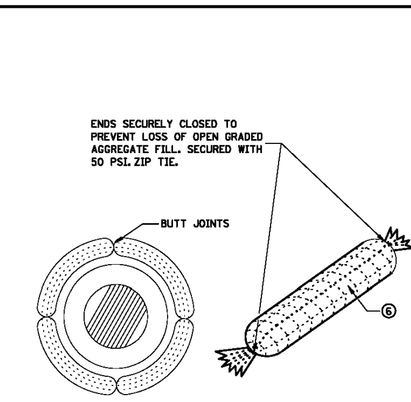
1. SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1' FOR DITCH CHECKS OR 2' FOR OTHER APPLICATIONS.
2. PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
3. TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS (6" MAXIMUM DEPTH). BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14" X 18" X 36" LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
4. INSTEAD OF TRENCHING, PLACE BALE ON THE REPP (BLANKET) AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

REVISIONS
APPROVED: JANUARY 8, 2020
MARC RAMSDELL
CHIEF ENVIRONMENTAL OFFICER

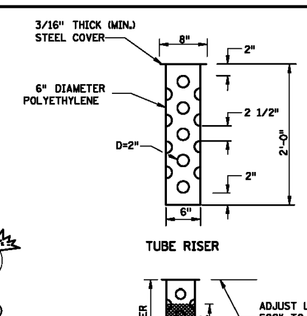
MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	2 OF 8
THOMAS ANDERSON STATE DESIGN ENGINEER	APPROVED: 1-8-2020 REVISED:	TEMPORARY SEDIMENT CONTROL
	STATE PROJ. NO. (T.H.)	FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS
	SHEET NO. OF SHEETS	

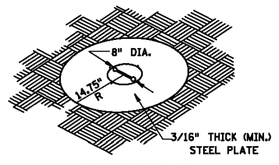


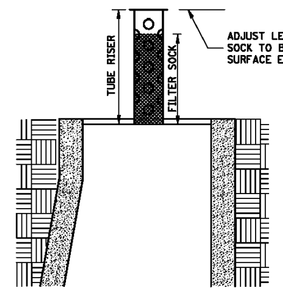
FILTER BAG INSERT 3
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)

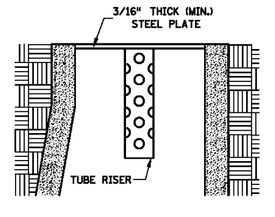


ROCK LOG/COMPOST LOG

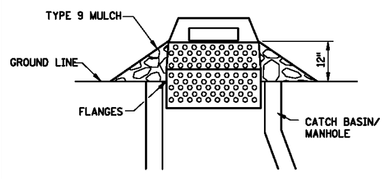






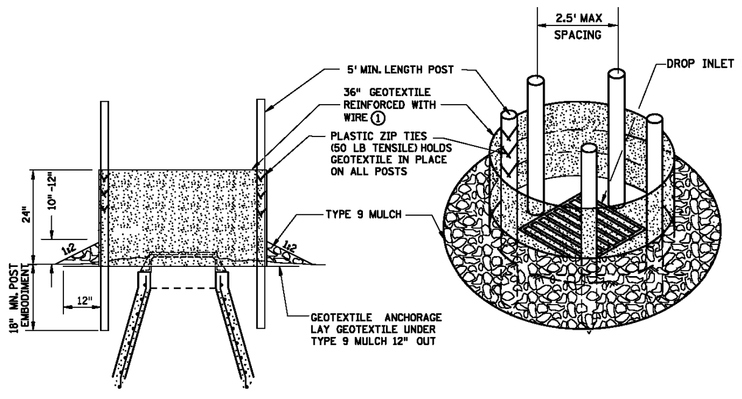


POP-UP HEAD



SEDIMENT CONTROL INLET HAT

NOTE:
THE SEDIMENT CONTROL BARRIER SHALL BE A METAL OR PLASTIC/POLYETHYLENE RISER SIZED TO FIT INSIDE THE CATCH BASIN/MANHOLE& HAVE PERFORATIONS TO ALLOW FOR WATER INFILTRATION& HAVE AN OVERFLOW OPENING, FLANGES AND A LID/COVER.



SILT FENCE RING AND ROCK FILTER BERM
USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1x3 or LESS

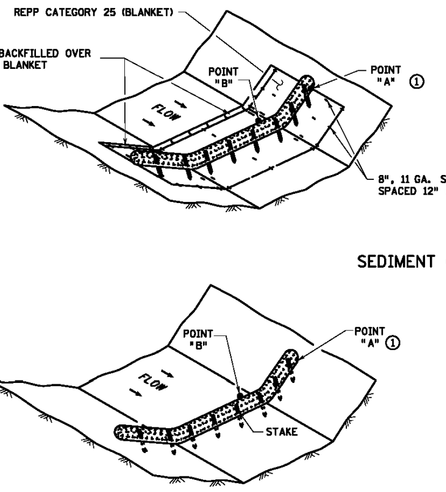
NOTES:
SEE SPECS. 2573, 3137, & 3886.

DEVICES MUST BE ADJUSTED ACCORDINGLY AS TO NOT CAUSE FLOODING ON ROADWAY THAT WOULD IMPEDE TRAFFIC FLOW.

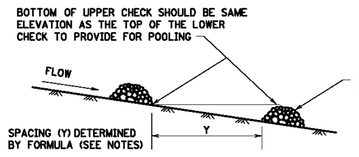
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
2. FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
3. INSTALLATION NOTES:
   DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
5. SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
6. GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER, SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1 & CA-3 GRADATION.

REVISIONS
APPROVED: 2-28-2017
CHIEF ENVIRONMENTAL OFFICER

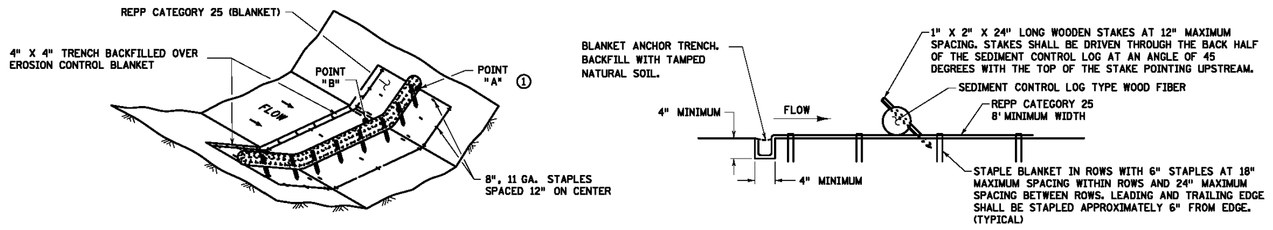
MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	4 OF 8
STATE DESIGN ENGINEER	APPROVED: 2-28-2017 REVISED:	TEMPORARY SEDIMENT CONTROL
	STATE PROJ. NO. (T.H.)	STORM DRAIN INLET PROTECTION
	SHEET NO. OF SHEETS	



ROCK DITCH CHECKS
FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK) 3
FOR USE ON ROUGH-GRADED AREAS
ONLY FOR USE OUTSIDE CLEAR ZONE 2



DITCH CHECK SPACING
FOR ALL FILTER BERM TYPES



SEDIMENT CONTROL LOG TYPE REPP (BLANKET) SYSTEM 4

SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST 5
FOR USE ON ROUGH GRADED AREAS

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.

SEE SPECS. 2573, 3601, 3733, 3885, 3886 & 3889.

FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM.

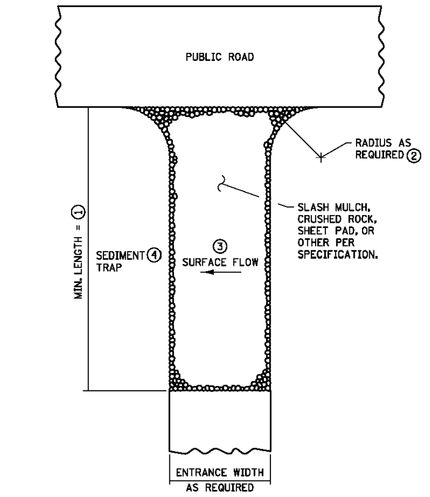
APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:

APPROXIMATE SPACING OF DITCH CHECKS (FT.) = Y = $\frac{\text{DITCH CHECK HEIGHT (FT.)}}{\text{% CHANNEL SLOPE}} \times 100$

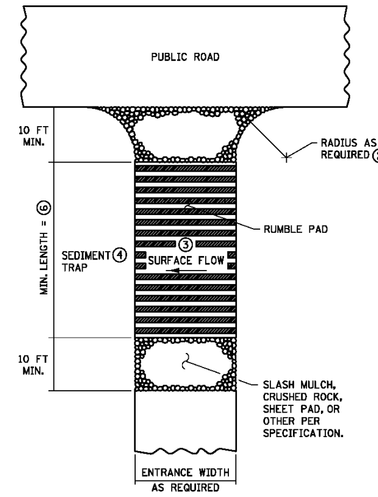
1. POINT "A" MUST BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
2. ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1:6 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.
3. DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC.
4. DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC.
5. DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC.

REVISIONS
APPROVED: JANUARY 8, 2020
MARC RAMSDELL
CHIEF ENVIRONMENTAL OFFICER

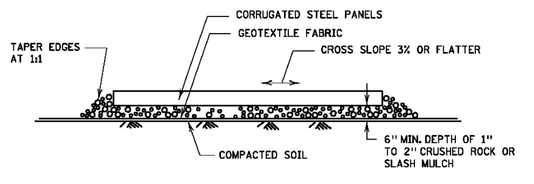
MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	3 OF 8
THOMAS ANDERSON STATE DESIGN ENGINEER	APPROVED: 1-8-2020 REVISED:	TEMPORARY SEDIMENT CONTROL
	STATE PROJ. NO. (T.H.)	DITCH CHECK
	SHEET NO. OF SHEETS	



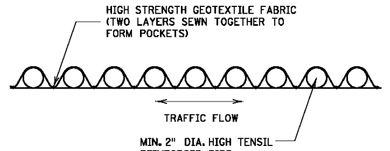
SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXIT 5 7



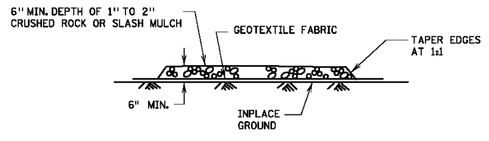
RUMBLE PAD CONSTRUCTION EXIT 5 7



RUMBLE PAD



SHEET PAD



SLASH MULCH OR CRUSHED ROCK

NOTES:
SEE SPECS. 2573 & 3882.

1. MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
2. PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
3. IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
4. IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
5. IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
6. MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
7. MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

REVISIONS
APPROVED: 2-28-2017
CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	5 OF 8
STATE DESIGN ENGINEER	APPROVED: 2-28-2017 REVISED:	TEMPORARY SEDIMENT CONTROL
	STATE PROJ. NO. (T.H.)	STABILIZED CONSTRUCTION EXIT
	SHEET NO. OF SHEETS	

CONTOUR CIVIL DESIGN
8195 VERNON STREET, ROCKFORD, MN 55373
TEL: 612.730.2265 | WWW.CONTOURCD.COM

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

NAME: JOSEPH T RADACH PE
SIGNATURE:
DATE: 05/26/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/26/23	BY: JTR
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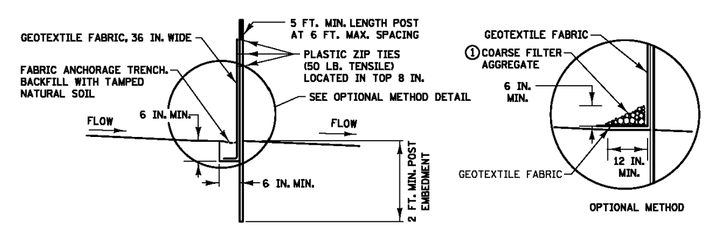
OWNER
DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

DETAILS

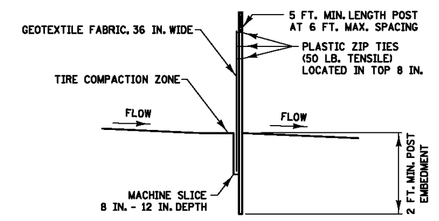
DESIGNING EARTH CONTRACTING
NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

SHEET NUMBER
C6.2

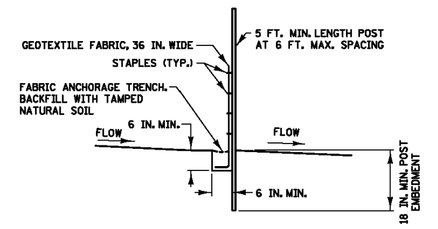
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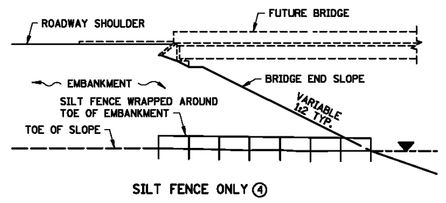
SILT FENCE TYPE HI ②
(HAND INSTALLED)



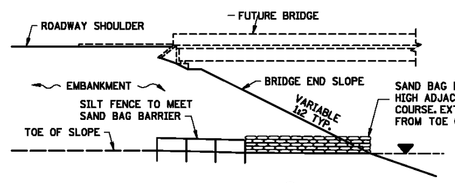
SILT FENCE TYPE MS ②
(MACHINE SLICED)



SILT FENCE TYPE PA ⑤
(PREASSEMBLED)

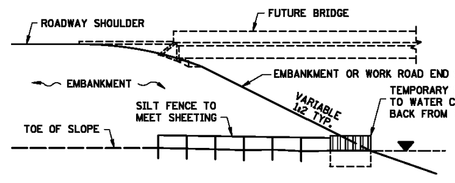


SILT FENCE ONLY ④

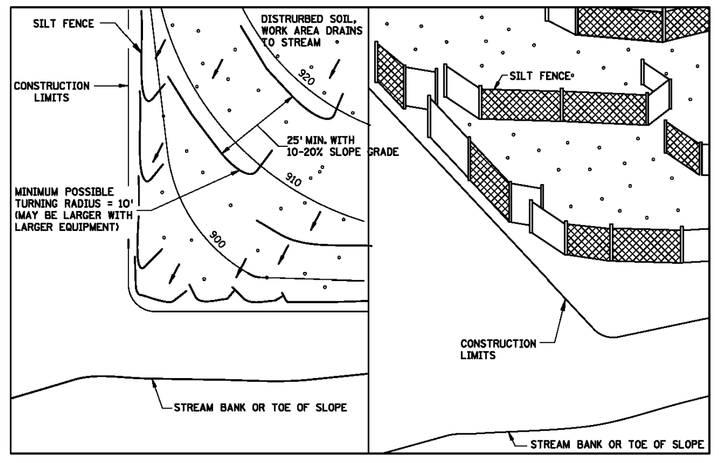


SILT FENCE WITH SAND BAGS ⑤

INSTALLATION AT BRIDGE EMBANKMENT ADJACENT TO WATER

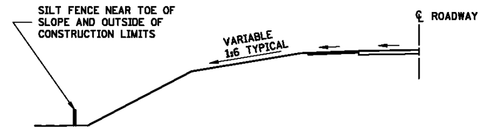


SILT FENCE WITH SHEETING ⑥



PLAN VIEW PERSPECTIVE VIEW

J-HOOK INSTALLATION



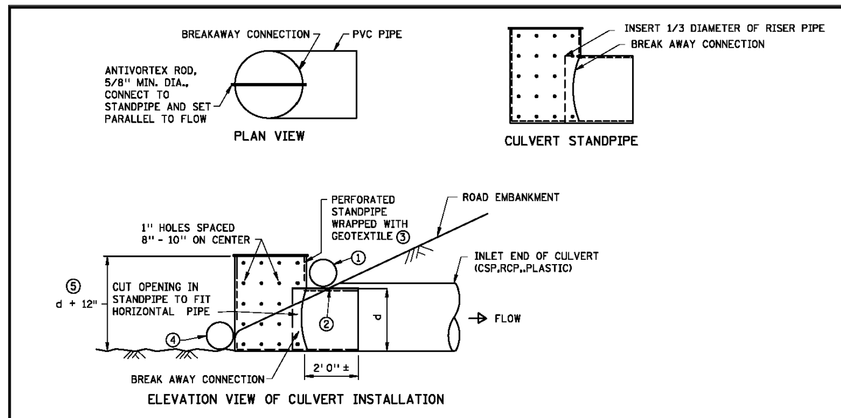
LOCATION AT TOE OF ROADWAY EMBANKMENT

NOTES:

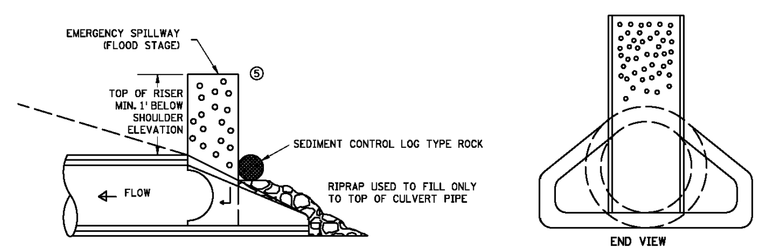
SEE SPECS. 2573, 3149 & 3886.

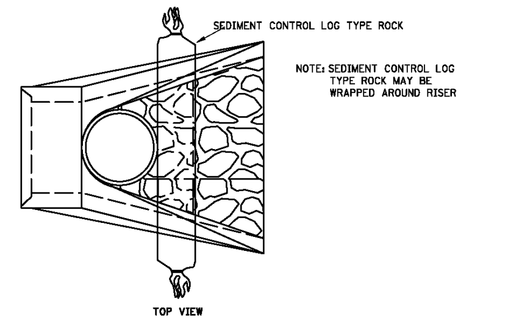
① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
② TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA= 1 ACRE.
③ TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA= 0.25 ACRE.
④ WATER COURSE FLOW VELOCITY= STANDING. CONTRIBUTING SLOPE AREA= 1/2 ACRE.
⑤ WATER COURSE FLOW VELOCITY= 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA= 1 ACRE.
⑥ WATER COURSE FLOW VELOCITY= 8 TO 15 FT./SEC. CONTRIBUTING SLOPE AREA= 3 ACRES.

REVISIONS	STANDARD PLAN 5-297.405	6 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017 CHIEF ENVIRONMENTAL OFFICER	APPROVED: 2-28-2017 REVISED:	STATE DESIGN ENGINEER	SILT FENCE
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

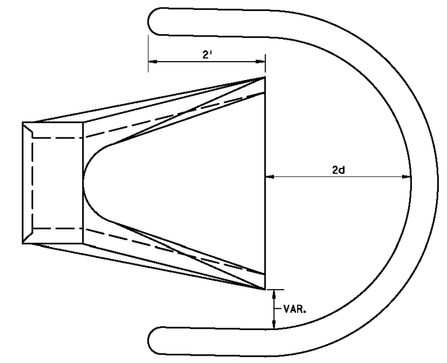


CULVERT STANDPIPE INSERT (D-RISER)
d= CULVERT SIZE: 12" - 36"

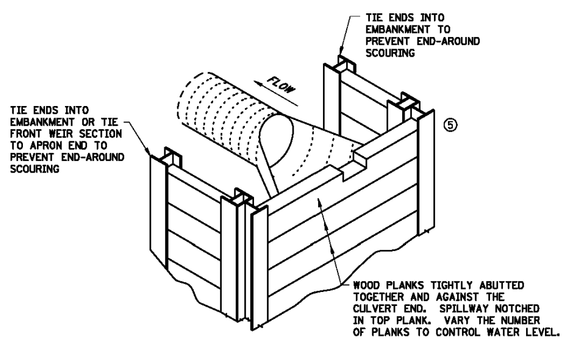




CULVERT STANDPIPE INSERT (D-RISER)



SEDIMENT CONTROL LOG WEIR
(COMPOST, WOOD CHIP, OR ROCK)
d = CULVERT SIZE: 12"-36"



WOOD PLANK WEIR

NOTES:

SEE SPECS. 2573, 3891 & 3893.

FOR USE WHEN TEMPORARY PONDING IS NEEDED IN DITCH SECTIONS FOR SEDIMENT CONTROL.

MANUFACTURED ALTERNATIVES LISTED ON MNDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED AT NO ADDITIONAL COST.

① ROCK LOG OR SANDBAG TO HOLD STANDPIPE AND ACT AS A SEAL BETWEEN RISER PIPE AND CULVERT.
② PLACE CULVERT APRON AND SLIDE TEMPORARY STANDPIPE INTO CSP OR RCP CULVERT.
③ ALL GEOTEXTILE USED FOR CULVERT PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886 FOR MACHINE SLICED.
④ ROCK LOG OR RIP RAP TO HOLD STANDPIPE AND ACT AS A FILTER BETWEEN RISER PIPE AND CULVERT.
⑤ HEIGHT OVERFLOW NOT TO CAUSE FLOODING OF ROAD OR ADJACENT PROPERTIES.

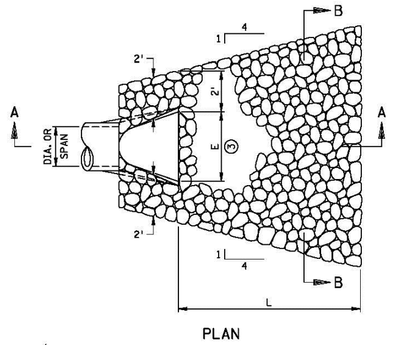
REVISIONS	STANDARD PLAN 5-297.405	8 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017 CHIEF ENVIRONMENTAL OFFICER	APPROVED: 2-28-2017 REVISED:	STATE DESIGN ENGINEER	CULVERT END CONTROLS
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

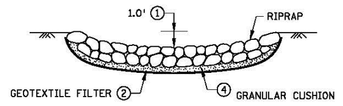
DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
12	8	18.9	0.2	3.0	19.6	0.3	4.4	22.6	0.3	5.3
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	29.6

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

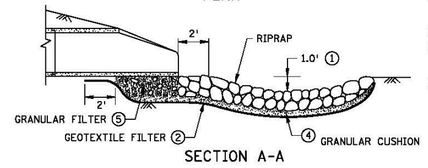
SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
43	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.9	1.3	13.2	65.2	1.9	19.8	70.7	2.6	26.4



PLAN



SECTION B-B



SECTION A-A

NOTES:
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.

PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.

① FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
② GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
③ DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3110.
④ GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC. 2511. THE CUSHION LAYER IS INCIDENTAL.
⑤ GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

APPROVED DECEMBER 9, 2013 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIPRAP AT RCP OUTLETS	SPECIFICATION REFERENCE 3100 3110 3601 3733 2511	STANDARD PLATE NO. 3133D

CONTOUR CIVIL DESIGN
8195 VERNON STREET, ROCKFORD, MN 55373
TEL: 612.730.2265 | WWW.CONTOURCD.COM

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

NAME: JOSEPH T RADACH PE
SIGNATURE:
DATE: 05/26/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/26/23	BY: JTR
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2.		
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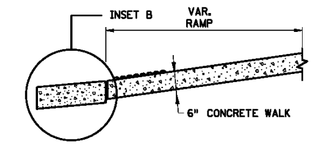
OWNER
DESIGNING EARTH CONTRACTING
18651 BUCHANAN STREET NE
EAST BETHEL, MN 55011

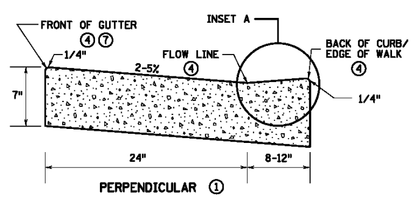
DETAILS

DESIGNING EARTH CONTRACTING
NEW OFFICE/SHOP
EAST BETHEL, MINNESOTA

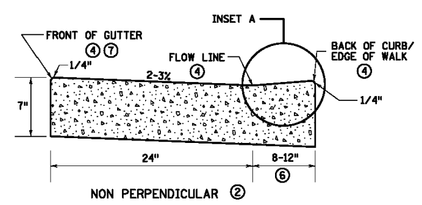
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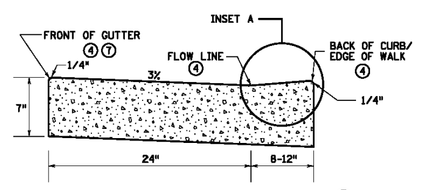




PERPENDICULAR ①

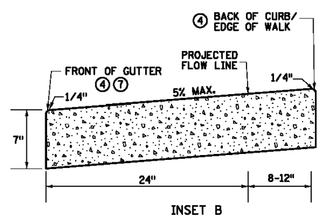


NON PERPENDICULAR ②

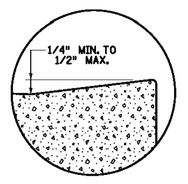


FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)

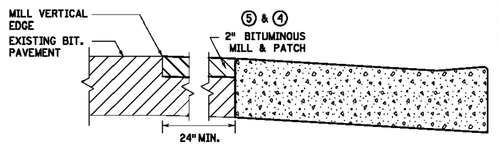
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



OUTFLOW GUTTER ⑥

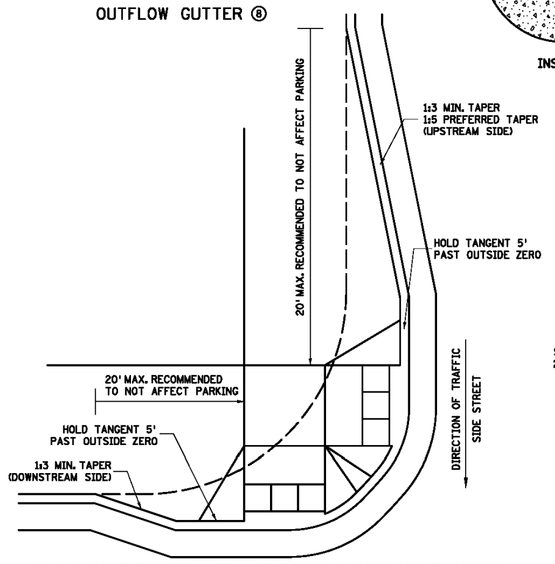


INSET A

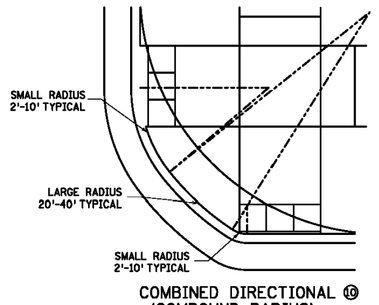


ONLY ALLOWED PER ENGINEER'S APPROVAL

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER
FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪



COMBINED DIRECTIONAL ⑯
(COMPOUND RADIUS)

DIRECTION OF TRAFFIC
MAIN STREET

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER.
PATCH IS USED TO MATCH THE NEW GUTTER FACE TO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION.
TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1" MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

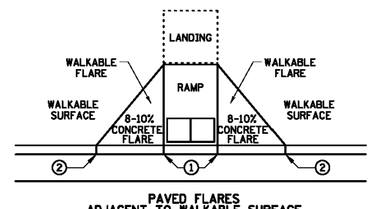
⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISIONS	
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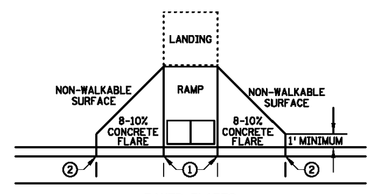
JEFFREY S. BEDARD, P.E. OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	3 OF 6
THOMAS ANTHONY, STATE DESIGN ENGINEER	APPROVED: 11-04-2021	
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STATE PROJ. NO.	(TH) SHEET NO. OF	SHEETS

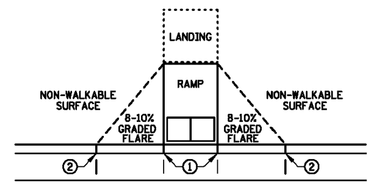
PEDESTRIAN CURB RAMP DETAILS



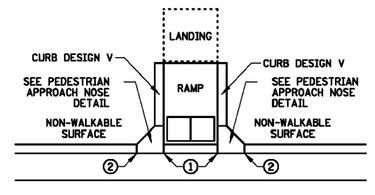
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

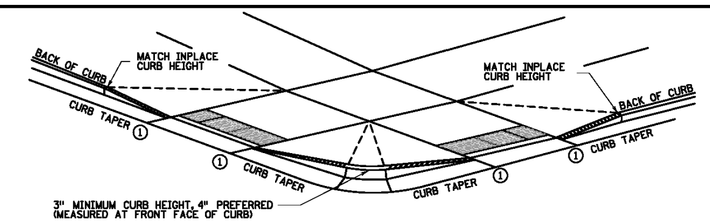


GRADED FLARES



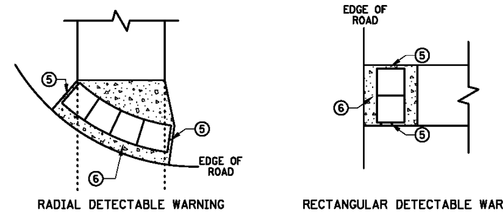
RETURNED CURB ④

TYPICAL SIDE TREATMENT OPTIONS ③ ⑩



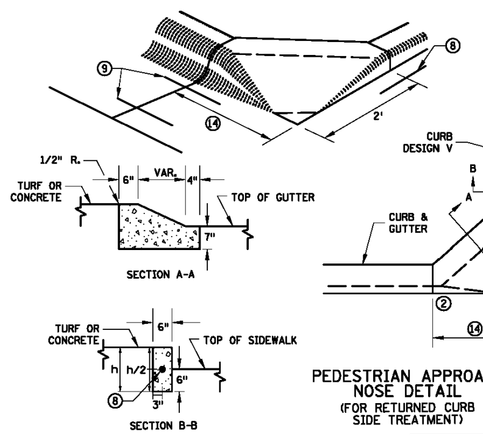
3" MINIMUM CURB HEIGHT, 4" PREFERRED (MEASURED AT FRONT FACE OF CURB)
FOR A MIN. 6" LENGTH (MEASURED ALONG FLOW LINE)

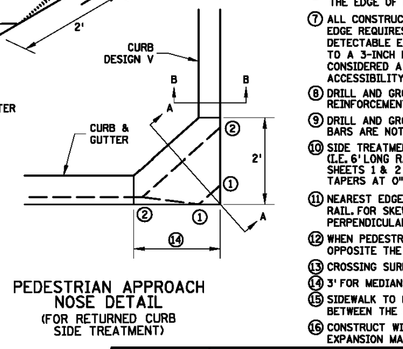
DETECTABLE EDGE WITH ⑦
CURB AND GUTTER



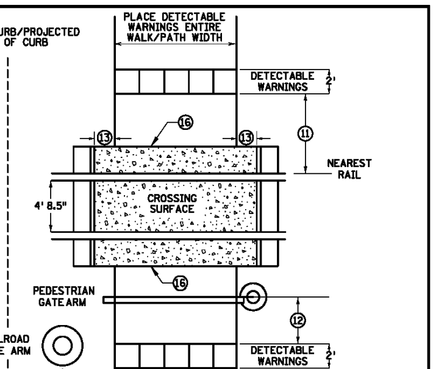
RADIAL DETECTABLE WARNING — RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER





PEDESTRIAN APPROACH NOSE DETAIL
(FOR RETURNED CURB SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.
SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

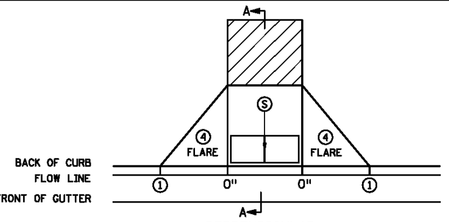
① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.
② FULL CURB HEIGHT.
③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE, OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
④ TYPICALLY USED FOR MEDIANS AND ISLANDS.
⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
⑧ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE 'V' CURB.
⑨ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT BACK OF CURB TO FULL CURB HEIGHT.
⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12" MINIMUM TO 15" MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12" MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.
⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK ON SHARED-USE PATH.
⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISIONS	
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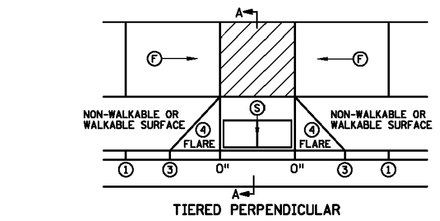
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MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	4 OF 6
THOMAS ANTHONY, STATE DESIGN ENGINEER	APPROVED: 11-04-2021	
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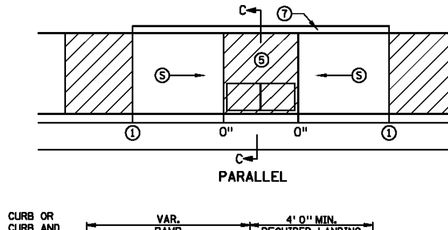
PEDESTRIAN CURB RAMP DETAILS



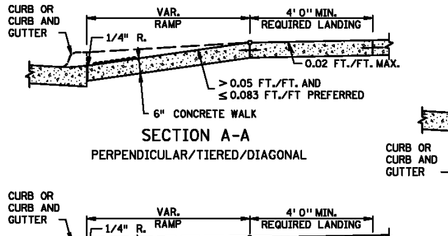
PERPENDICULAR



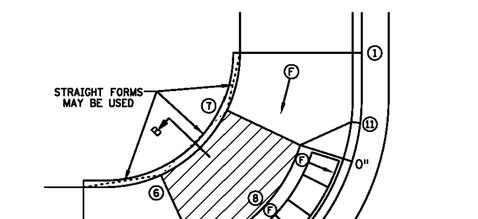
TIERED PERPENDICULAR



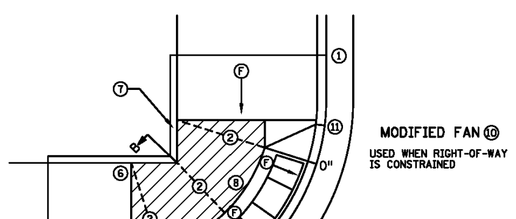
PARALLEL



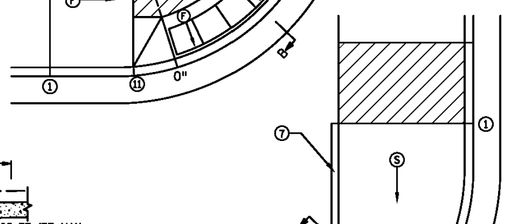
DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL



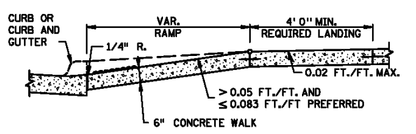
FAN ⑱



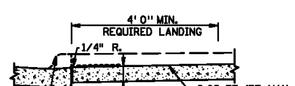
MODIFIED FAN ⑰
USED WHEN RIGHT-OF-WAY IS CONSTRAINED



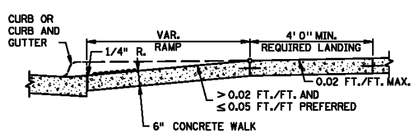
DEPRESSED CORNER



SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL



SECTION C-C
PARALLEL/DEPRESSED CORNER



SECTION B-B
FAN

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 8' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THIS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN ⑭ BELOW.
TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT TOP OF RAMPS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS AS SHOWN ON SHEET 6 OF 6 IN AN UNREINFORCED CONCRETE SLAB. FOLLOW SIDEWALK REINFORCEMENT DETAILS AS SHOWN ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.
WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.
WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP. 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6 TYPICAL SIDE TREATMENT OPTIONS. FOR DETAILS ON FLARES AND RETURNED CURBS.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRADE, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE V CURB. IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ 5% SLOPES OR FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

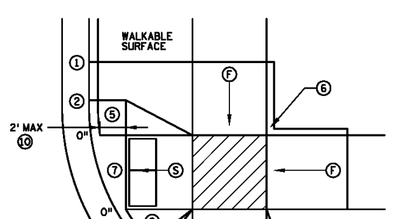
- (5) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (7) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

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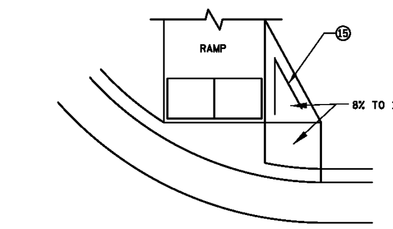
JEFFREY S. BEDARD, P.E. OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	1 OF 6
THOMAS ANTHONY, STATE DESIGN ENGINEER	APPROVED: 11-04-2021	
	REVISED:	
STATE PROJ. NO.	(TH) SHEET NO. OF	SHEETS

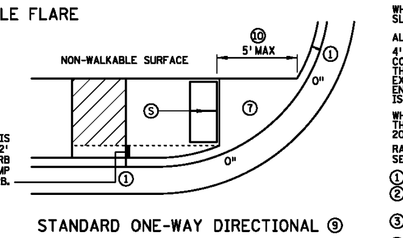
PEDESTRIAN CURB RAMP DETAILS



COMBINED DIRECTIONAL

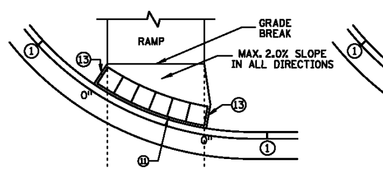


DIRECTIONAL RAMP WALKABLE FLARE



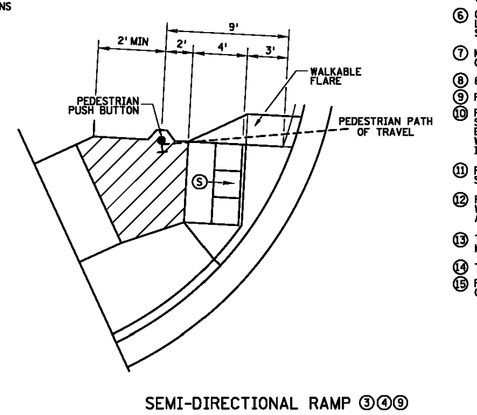
IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.

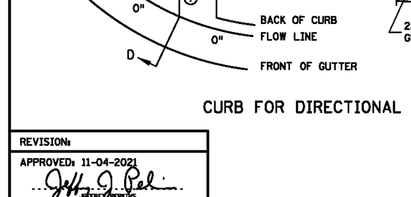
STANDARD ONE-WAY DIRECTIONAL ⑨



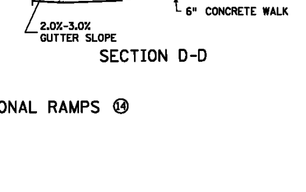
DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED 12

ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB





CURB FOR DIRECTIONAL RAMPS ⑭



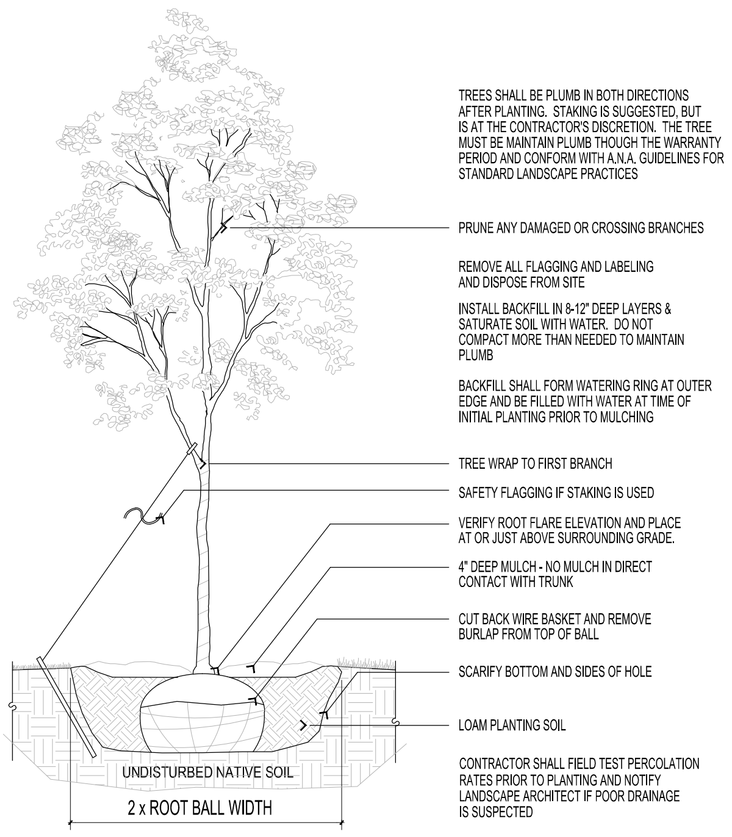
SECTION D-D

SEMI-DIRECTIONAL RAMP ③④⑨
3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB
PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)

NOTES:

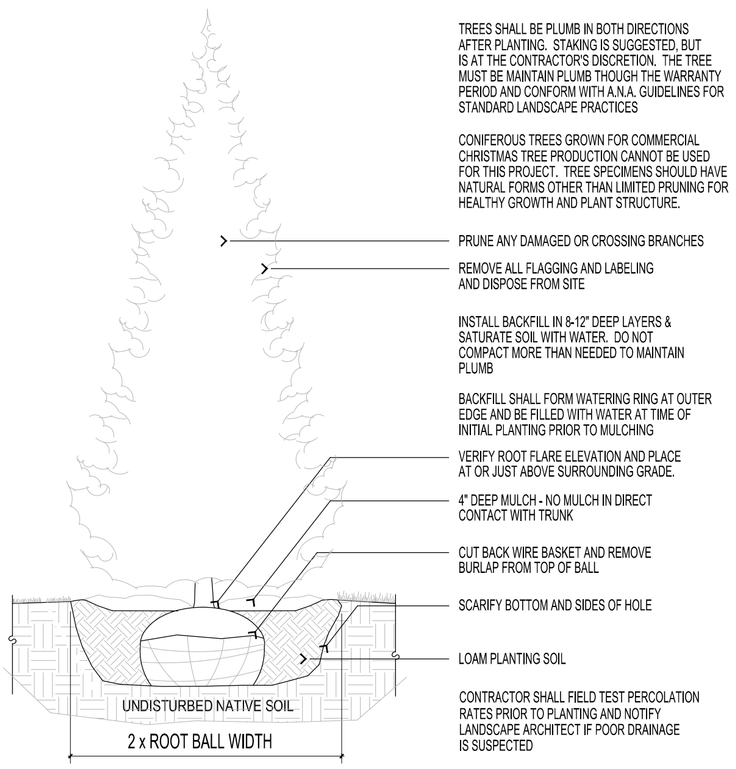
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 8' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THIS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.
TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE 'ADA SPECIAL PROVISION' PROSECUTION OF WORK.
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.
WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑥ & ⑫ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.
② 3" HIGH CURB WHEN USING A 3' LONG RAMP.
4" HIGH CURB WHEN USING A 4' LONG RAMP.
③ 3" MINIMUM CURB HEIGHT (0.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
1' PREFERRED (1' MIN. DISTANCE REQUIRED BETWEEN DOMES).
④ THE 'RAMP' IN BETWEEN THE RAMPS SHOULD BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS, MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
⑤ WHEN USING CONCRETE FLARES, ON THE OUTSIDE OF DIRECTIONAL RAMPS AND ADJACENT TO A WALKABLE SURFACE, 8-10% FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.
⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
⑧ 8% TO 10% WALKABLE FLARE.
⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3' FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
⑪ RECTANGULAR DETECTABL



1 L1-1 DECIDUOUS TREE PLANTING DETAIL

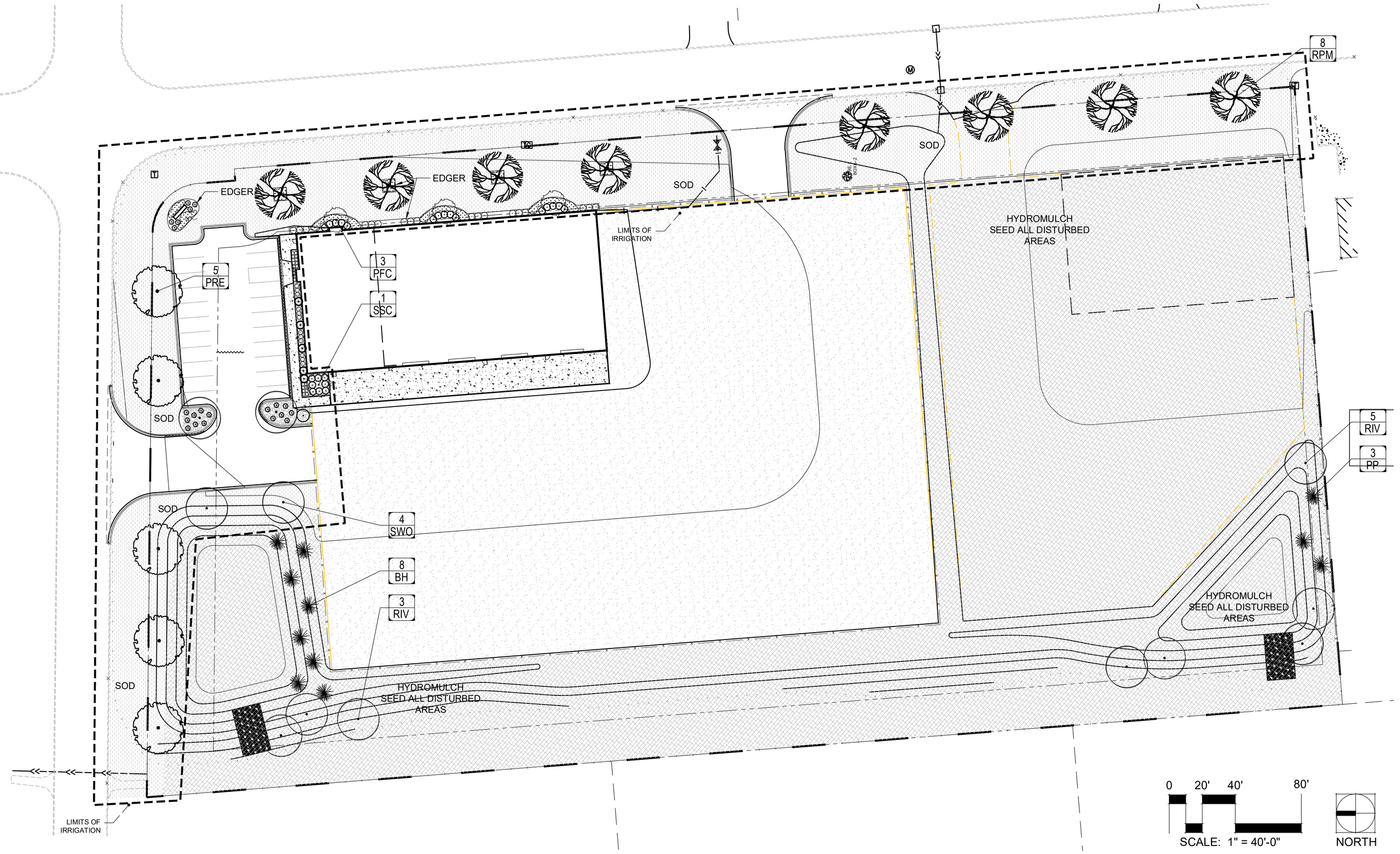
SCALE: 1/2" = 1'-0"



2 L1-1 CONIFEROUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

PLANTING DETAILS:



OVERALL TREE PLANTING & LANDSCAPE PLAN:

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH OVER FILTER FABRIC	3" DEPTH
	GRANITE COBBLE	4-8" DIAMETER GRANITE COBBLE OVER FILTER FABRIC	6-8" DEPTH
	SOD	BLUEGRASS PEAT SOD ON AT LEAST 4" TOPSOIL	N/A
	SEED	COMMERICIAL TURF SEEDING - MNDOT MIX #25-131	200 LBS/ACRE

GROUNDCOVER SCHEDULE:

DECIDUOUS TREES						
PRE	5	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B	SINGLE STEM
RIV	8	RIVER BIRCH	Betula nigra	2.5" CAL	B&B	SINGLE STEM
RPM	8	REDPOINT MAPLE	Acer rubrum 'Redpoint'	2.5" CAL	B&B	SINGLE STEM
SWO	4	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL	B&B	SINGLE STEM
ORNAMENTAL TREES						
ABS	-	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL	B&B	SINGLE STEM
JTL	-	JAPANESE TREE-LILAC	Syringa reticulata 'Ivory Silk'	1.5" CAL	B&B	SINGLE STEM
PFC	3	PRAIRIEFIRE CRABAPPLE	Malus x 'Prairiefire'	1.5" CAL	B&B	SINGLE STEM
RSC	-	RED SPLENDOR CRABAPPLE	Malus x 'Red Splendor'	1.5" CAL	B&B	SINGLE STEM
SSC	1	SPRING SNOW CRABAPPLE	Malus x ' Spring Snow'	1.5" CAL	B&B	SINGLE STEM
EVERGREEN TREES						
BH	8	BLACK HILLS SPRUCE	Picea glauca densata	6' HGT	B&B	FULL FORM
PP	3	PONDEROSA PINE	Pinus ponderosa	6' HGT	B&B	FULL FORM

TREE PLANTING SCHEDULE:

LANDSCAPE CALCULATIONS:

PER THE CITY OF EAST BETHEL LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE CALCULATED AS FOLLOWS:

1. TREE PLANTINGS:
   - ONE DECIDUOUS OR CONIFEROUS TREE PER 2,000 SF OF GROSS BUILDING AREA
   - 15,500 SF/2,000 = 7.75 TREES (ROUNDED UP TO 8)
2. UNDERSTORY SHRUB PLANTINGS:
   - ONE UNDERSTORY SHRUB PER 300 SF OF GROSS BUILDING AREA
   - 15,500 SF/300 = 51.7 SHRUBS (ROUNDED UP TO 52)
3. LANDSCAPING PROVIDED AS FOLLOWS:
   - DECIDUOUS OVERSTORY TREES = 25 TREES
   - CONIFEROUS TREES = 11 TREES
   - ORNAMENTAL TREES = 4 TREES
   - SHRUBS & ORNAMENTAL GRASSES = 68 SHRUBS
4. TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:
   - 2.5" CAL. FOR DECIDUOUS TREES
   - 6' HEIGHT FOR CONIFEROUS TREES
   - 1.5" CAL. FOR ORNAMENTAL TREES
   - 24" HEIGHT FOR CONIFEROUS SHRUBS
   - 24" HEIGHT FOR DECIDUOS SHRUBS

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Project Name:

DESIGNING EARTH CONTRACTING

East Bethel, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a Registered Landscape Architect under the laws of the State of Minnesota.

Name: Paul Tangas

Registration #: 26017

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Signature:

Project #:	23-004
Date:	5-23-2023
Revision:	--
Drawn By:	PK
Checked By:	PK

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L1-1

THE CONTRACTOR SHALL:

VISIT SITE PRIOR TO SUBMITTING BID TO INSPECT INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE SCOPE OF WORK.

VERIFY THE LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN OR INTENT OF THE PROJECT LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

PROTECT ALL EXISTING FEATURES FROM DAMAGE DURING PLANTING OPERATIONS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

CALL GOPHER-ONE TO VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.

ESTABLISH TO THEIR SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

UTILITIES, BACKGROUND INFORMATION, AND LAYOUT:

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN. ADEQUATELY COMPACT ANY EXCAVATED AREAS TO AVOID FUTURE SETTLEMENT.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN INTENT PRIOR TO BEGINNING CONSTRUCTION.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION AND PHASING:

COORDINATE THE LANDSCAPING AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTINGS SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE PLANTING AREAS.

PLANT MATERIALS:

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).

PLANTS SHALL NOT BE STOCKPILED ON SITE ANY LONGER THAN NECESSARY AND SHALL HAVE ADEQUATE WATERING AT ALL TIMES PRIOR TO PLANTING. PLANTS THAT SHOW OBVIOUS SIGNS OF DISTRESS FROM HEAT, OR LACK OF WATER, SHALL NOT BE INSTALLED. ROOT BALLS FOR ALL TREES SHALL BE COVERED WITH MULCH WHILE AWAITING PLANTING.

UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM CONSISTENT WITH THE SPECIES.

THE LANDSCAPE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF ANY DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING PRIOR TO ANY DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS ARE OCCASIONALLY NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IN ADVANCE TO DISCUSS AN ACCEPTABLE MODIFICATION..

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEA/COMPOST AND 10 PARTS SAND.

ALL PLANTS SHALL BE INSTALLED PER THE PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR TTHEIR PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

EDGING AND MAINTENANCE STRIPS:

BLACK POWDER COATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.

MULCHING:

ROCK MULCH OR COBBLE SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.

ALL SHRUB BED MASSES SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL PERENNIAL PLANTING BEDS SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDED RATES UNDER ALL MULCHED AREAS INCLUDING TREE MULCH RINGS.

IRRIGATION:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

UNLESS SPECIFICALLY NOTED OTHERWISE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SHOP DRAWING AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THE IRRIGATION SHOP DRAWINGS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

TURF OR OTHER SEEDED AREAS SHALL BE ON DIFFERENT ZONES THAN PLANTING BEDS IN ORDER TO CONTROL WATER FLOW TO DIFFERING PLANT SPECIES.

IRRIGATION TRENCHES SHALL BE ADEQUATELY COMPACTED TO AVOID SETTLEMENT IN THE FUTURE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

SEEDING AND SODDING:

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED PER MNDOT SPECS UNLESS OTHERWISE NOTED.

ALL SEEDED AREAS WITH SLOPES STEEPER THAN 4:1 SHALL HAVE STRAW MAT, OR OTHER SUITABLE EROSION CONTROL METHODS, IN PLACE IMMEDIATELY AFTER SEEDING.

WHERE SOD OR SEED ABUTS A PAVED SURFACE, FINISHED GRADE SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. SOD MUST BE STAKED WITH WOOD LATH OR METAL STAKES ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES.

CALENDAR OR CLIMATIC RESTRICTIONS:

THE PREFERRED SODDING WINDOW IS FROM AUGUST 15th - OCTOBER 15th. HOWEVER, SOD MAY BE INSTALLED AT ANY TIME PROVIDED ADEQUATE IRRIGATION COVERAGE IS AVAILABLE. IF NO IRRIGATION IS AVAILABLE, THE CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS NEEDED FOR SOD ESTABLISHMENT.
THE PREFERRED FALL SEEDING WINDOW, FOR SITES WITHOUT IRRIGATION, IS FROM AUGUST 15th - SEPTEMBER 15th.

DORMANT SEEDING MAY OCCUR AFTER SOIL TEMPERATURES ARE CONSISTENTLY BELOW 45 DEGREES AND SHOULD GENERALLY NOT OCCUR PRIOR TO NOVEMBER 1st.

LANDSCAPE PLANTING SHOULD GENERALLY OCCUR FROM MAY 1st - JUNE 15th OR FROM SEPTEMBER 1st - OCTOBER 15th. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED, BUT CAN OCCUR WITH PROPER CARE OF NURSERY STOCK ON SITE AND WITH AMPLE WATERING.

PLANTING SHALL NOT OCCUR IF TEMPERATURES ARE HIGHER THAN 85 F. DEGREES, OR IF WINDS EXCEED 15 MPH DURING PLANTING OPERATIONS.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANOR, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15th AND JULY 1st.

OWNER ACCEPTANCE AND WARRANTY REQUIREMENTS

THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

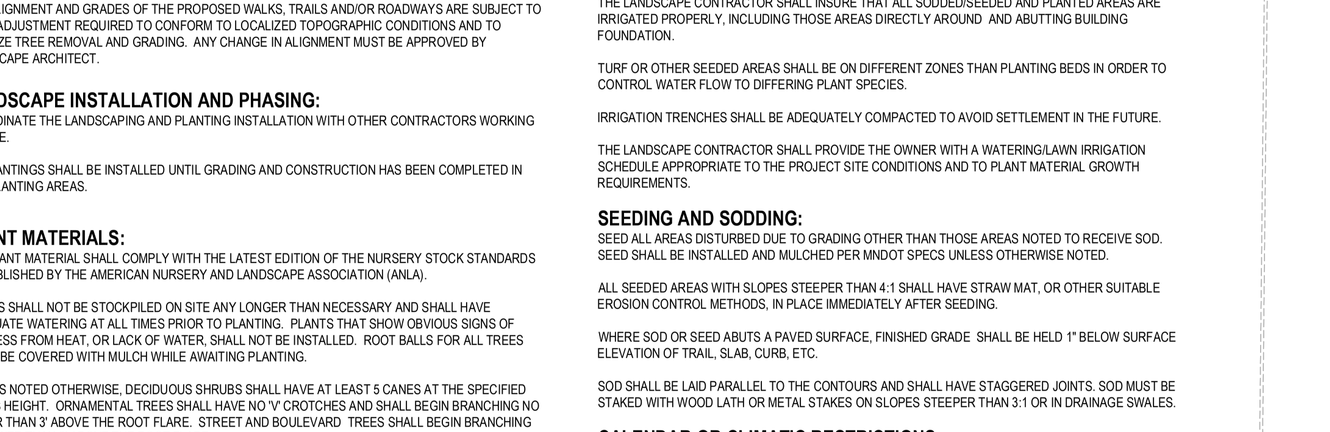
THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

AT A MINIMUM, THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE. THE WARRANTY (INCLUDINGT AT LEAST ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. PARTIAL ACCEPTANCE WILL NOT BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

PLANTING NOTES:

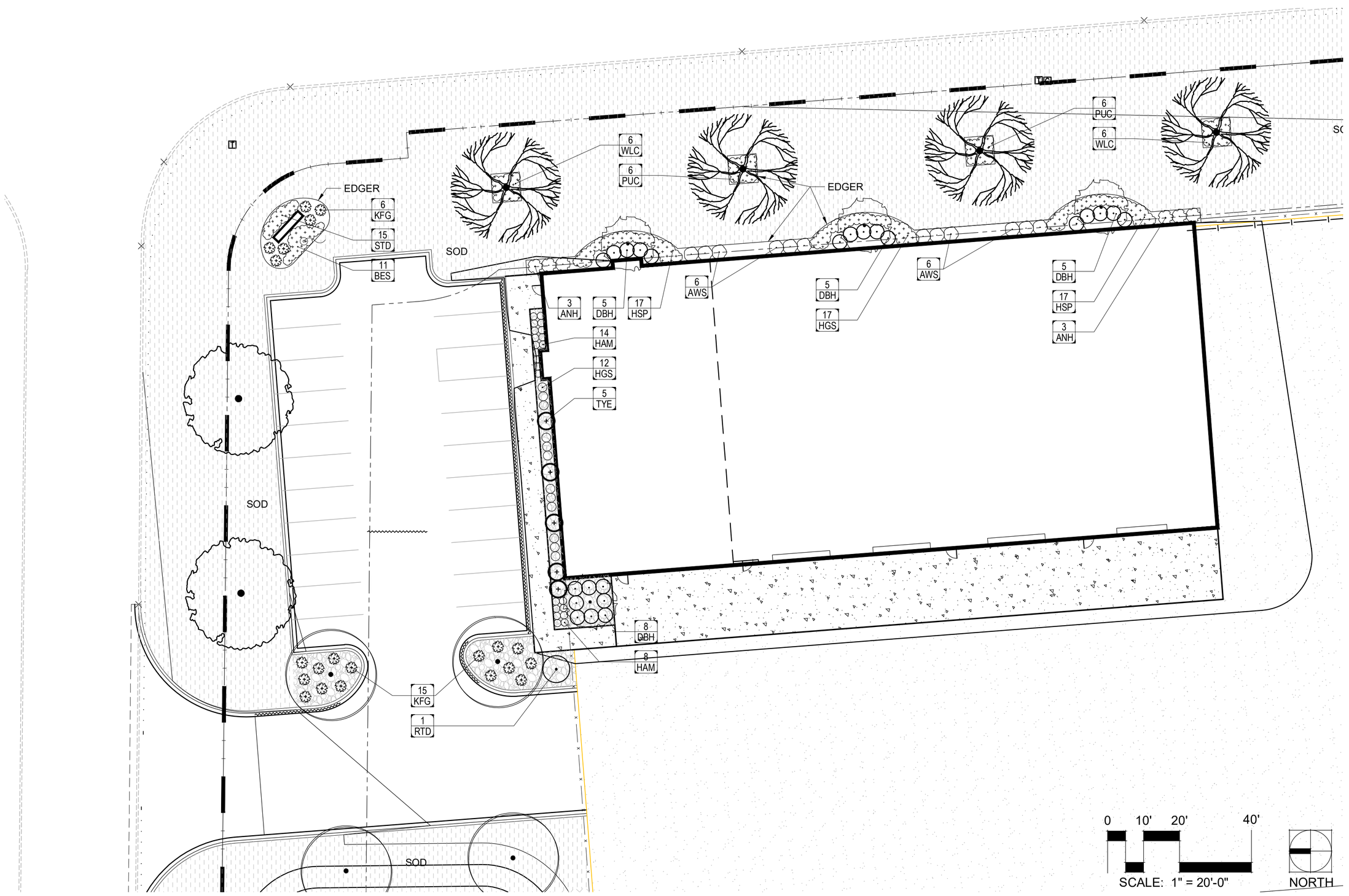


1 L1-2 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"

2 L1-2 PERENNIAL SPACING GUIDELINES
SCALE: 3/4" = 1'-0"

3 L1-2 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"

PLANTING DETAILS:



SHRUB & PERENNIAL PLANTING PLAN:

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH OVER FILTER FABRIC	3" DEPTH
	GRANITE COBBLE	4-8" DIAMETER GRANITE COBBLE OVER FILTER FABRIC	6-8" DEPTH
	SOD	BLUEGRASS PEAT SOD ON AT LEAST 4" TOPSOIL	N/A

GROUNDCOVER SCHEDULE:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ANH	6	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	4' O.C.
AWS	12	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4' O.C.
DBH	23	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	4' O.C.
MKL	-	MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.
RTD	1	RED TWIGGED DOGWOOD	Cornus sericea 'Bailadeline'	24" HGT	POT	4' O.C.
CONIFEROUS SHRUBS						
ARJ	-	ARCADIA JUNIPER	Juniperus sabina 'Arcadia'	3 GAL	POT	5' O.C.
DFJ	-	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	3 GAL	POT	5' O.C.
TYE	5	TAUNTON YEW	Taunton x media 'Taunton'	3 GAL	POT	5' O.C.
PERENNIALS AND GRASSES						
AJS	-	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 GAL	POT	24" O.C.
BES	11	BLACK EYED SUSAN	Rudbeckia goldsturm	1 GAL	POT	24" O.C.
HAM	22	HOSTA - VARIEGATED	Hosta x 'Alba Marginata'	1 GAL	POT	24" O.C.
HGS	29	HOSTA - GOLD STANDARD	Hosta x 'Gold Standard'	1 GAL	POT	24" O.C.
HSP	34	HOSTA - SUN POWER	Hosta x 'Sun Power'	1 GAL	POT	30" O.C.
KFG	21	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	24" O.C.
PUC	12	PURPLE CONEFLOWER	Echinacea purpurea	1 GAL	POT	24" O.C.
STD	15	STELLA d' ORO DAYLILY	Hemerocallis x 'Stella d' Oro'	1 GAL	POT	18" O.C.
WLC	12	WALKER'S LOW CATMINT	Nepeta faassenii 'Walker's Low'	1 GAL	POT	30" O.C.

PLANTING SCHEDULE (THIS PAGE ONLY):

Inside Outside Architecture Inc.

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:

DESIGNING EARTH CONTRACTING

East Bethel, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a Registered Landscape Architect under the laws of the State of Minnesota.

Name: Paul Pangas

Registration #: 26017

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Signature:

Project #:	23-004
Date:	5-23-2023
Revision:	
	--
Drawn By:	PK
Checked By:	PK

Sheet Title:

LANDSCAPE ENLARGEMENT

Sheet Number:

L1-2

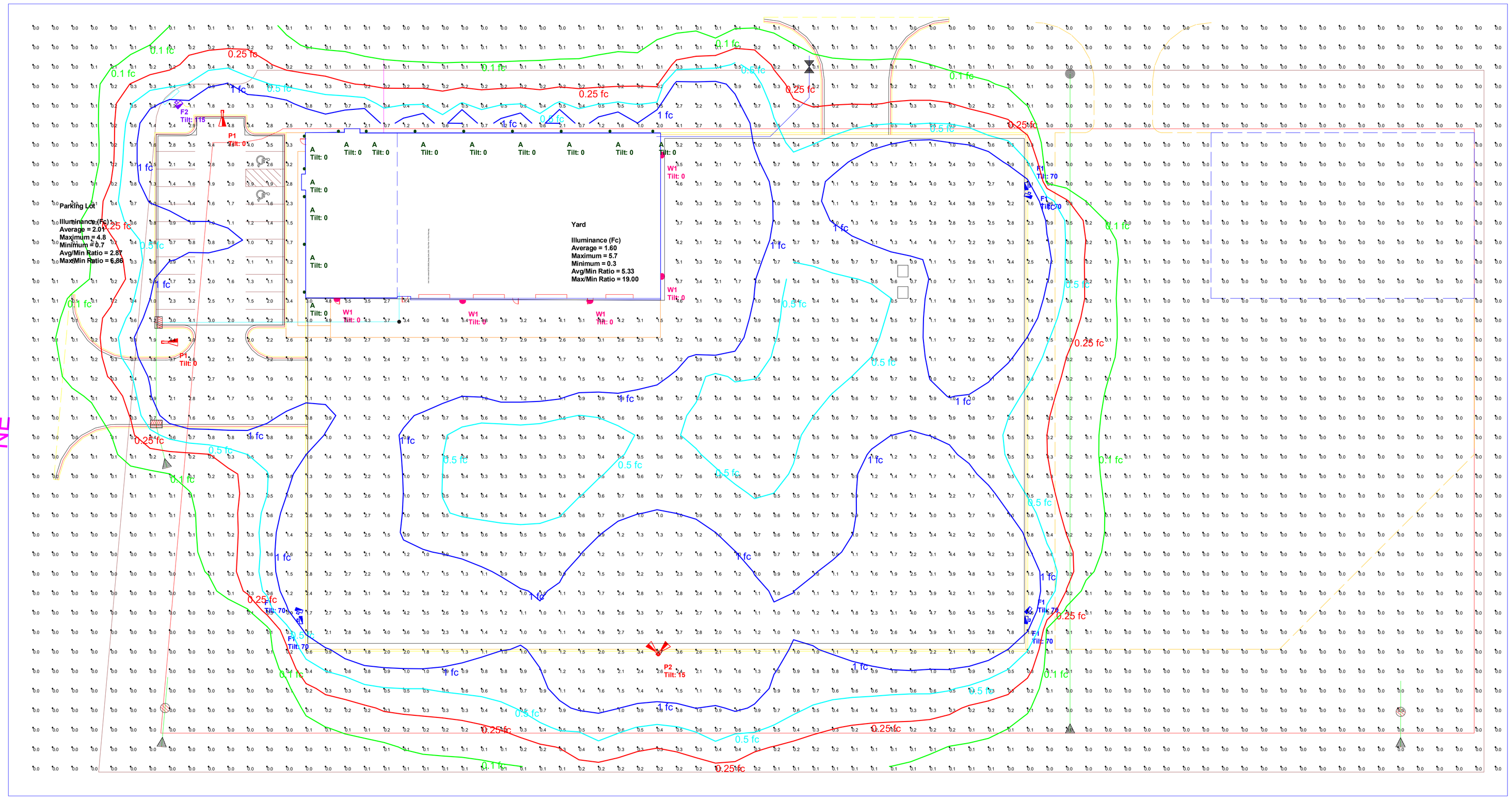
PC PACKET PG - 40

Luminaire Schedule						
Symbol	Qty	Label	Mounting Height	Lum. Watts	LLF	Description
	13	A	9	20	0.900	KLP-UD-T4-16L-35-40K7
	6	F1	30	205	0.900	NV-1-N30°-64L-1-40K
	1	F2	30	45	0.080	NVF-85-16-45W-XX
	2	P1	22	136	0.900	NV-1-T4-64L-7-40K-UNV
	1	P2	30	136	0.900	NV-1-T4-64L-7-40K-UNV
	5	W1	18	100.1	0.900	NV-W-T4-32L-1A-40K7

Calculation Summary						
Project: Calculations						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Fc	2.01	4.8	0.7	2.87	6.86
Yard	Fc	1.60	5.7	0.3	5.33	19.00

ULYSSES ST NE

187TH LANE NE



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Illuminated Design Service

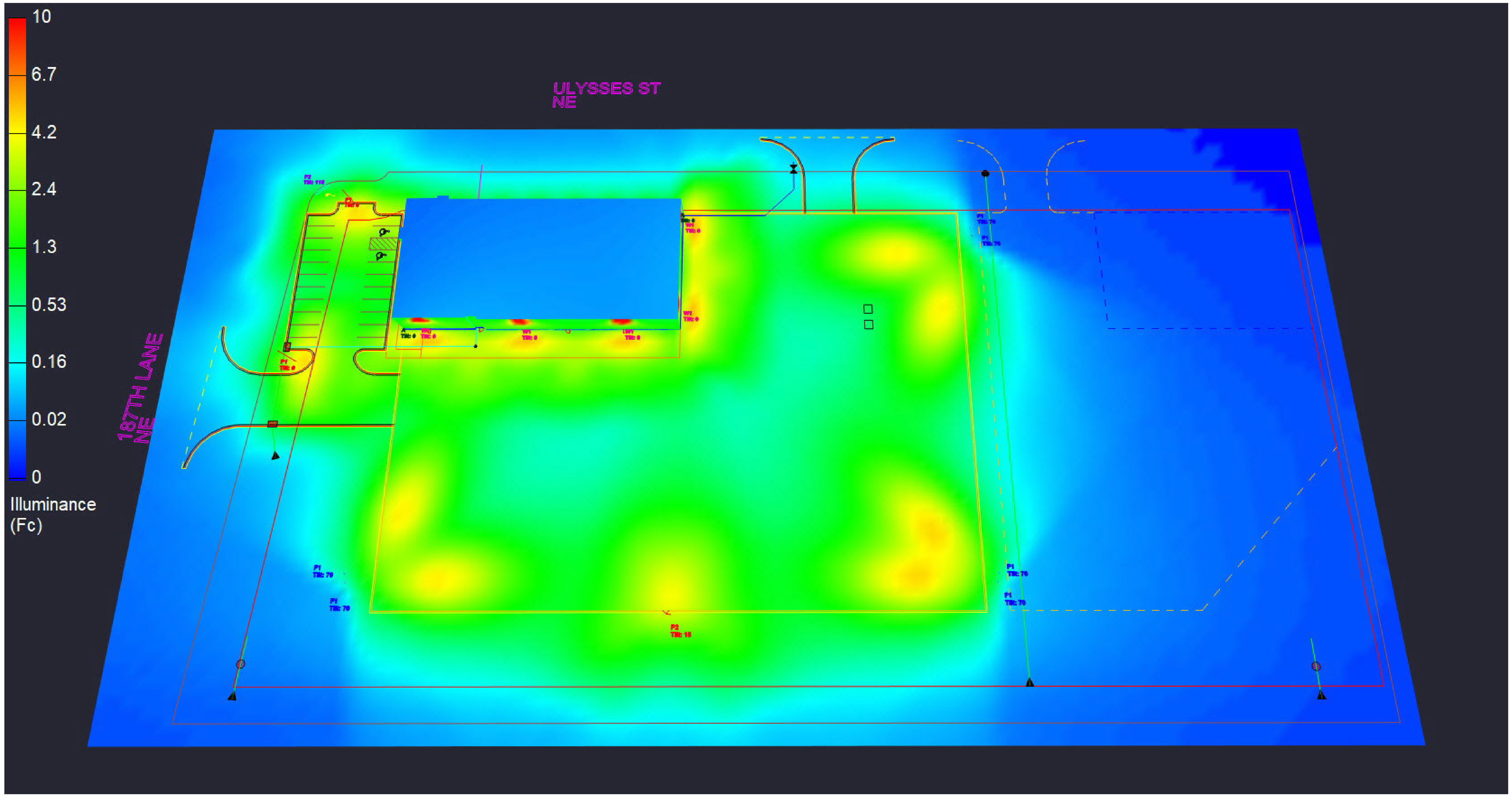
PULSE never ordinary

Designed By: K. Tomczak
Checked By: Rob Chasse
Date:5/24/2023
Scale:

DEC Building

EAST BETHEL, MN

PC PACKET PG - 41



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Illuminated Design Service

PULSE never ordinary

Designed By: K. Tomczak
Checked By: Rob Chasse
Date:5/24/2023
Scale:

DEC Building

EAST BETHEL, MN

PC PACKET PG - 42

City of East Bethel
Planning Commission Regular Meeting
Agenda Item Information

Date: June 27, 2023

Agenda Item Number: 5.0 B

Agenda Item: Metes and Bounds Parcel Split

Background Information:

On June 15, 2023, Steve Strandlund, on behalf of the Vernon Strandlund Trust, submitted an application for a Metes and Bounds split of a 39 acre parcel of land, located at 2836 221st Ave NE, PID:10-33-23-21-0001, into two parcels. The first parcel, the original family farmstead, will be divided off as a 5.66 acre lot and the remaining 34.16 acres will be subdivided at a later date as a future subdivision. The property proposed for the division is zoned Rural Residential and per City Code, Appendix A, Zoning, Section 42, the minimum lot size for any division is 2 acres.

To be eligible for using metes and bounds divisions as outlined in Appendix A, Zoning, Section 12, the following conditions must be met:

1.) The parcel must be a minimum of five acres.
2.) The parcel must have a minimum road front of 300 feet.
3.) The parcel must contain 23,000 square feet of buildable area as defined in other portions of this ordinance.
4.) Appropriate road, public utility, and drainage easements, as outlined in Ordinance 151 as amended, must be dedicated to the city.
5.) Park and trail dedication fees as adopted by the city council by resolution must be paid at the time of city certification of parcel division.

This request for a metes and bounds parcel split meets the conditions as it is more than five acres, has over 300 feet of road frontage and has an existing primary residence which is in compliance with the remaining conditions.

Recommendation:

The Planning Commission is requested to review this petition for a metes and bounds parcel split satisfies the requirements of City Code, Appendix A, Zoning, Section 12 and make a recommendation to City Council to **approve** the parcel split.

Attachments:

1. Aerial Map
2. Site Plan
3. Section 12 - PLATTED, UN PLATTED, METES AND BOUNDS DIVISIONS
4. Resolution 2023-52

Planning Commission Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

2863 221st Ave NE - Aerial Map



Parcels

City Mask

1 inch equals 504 feet

East
City of Bethel

N

June 20, 2023

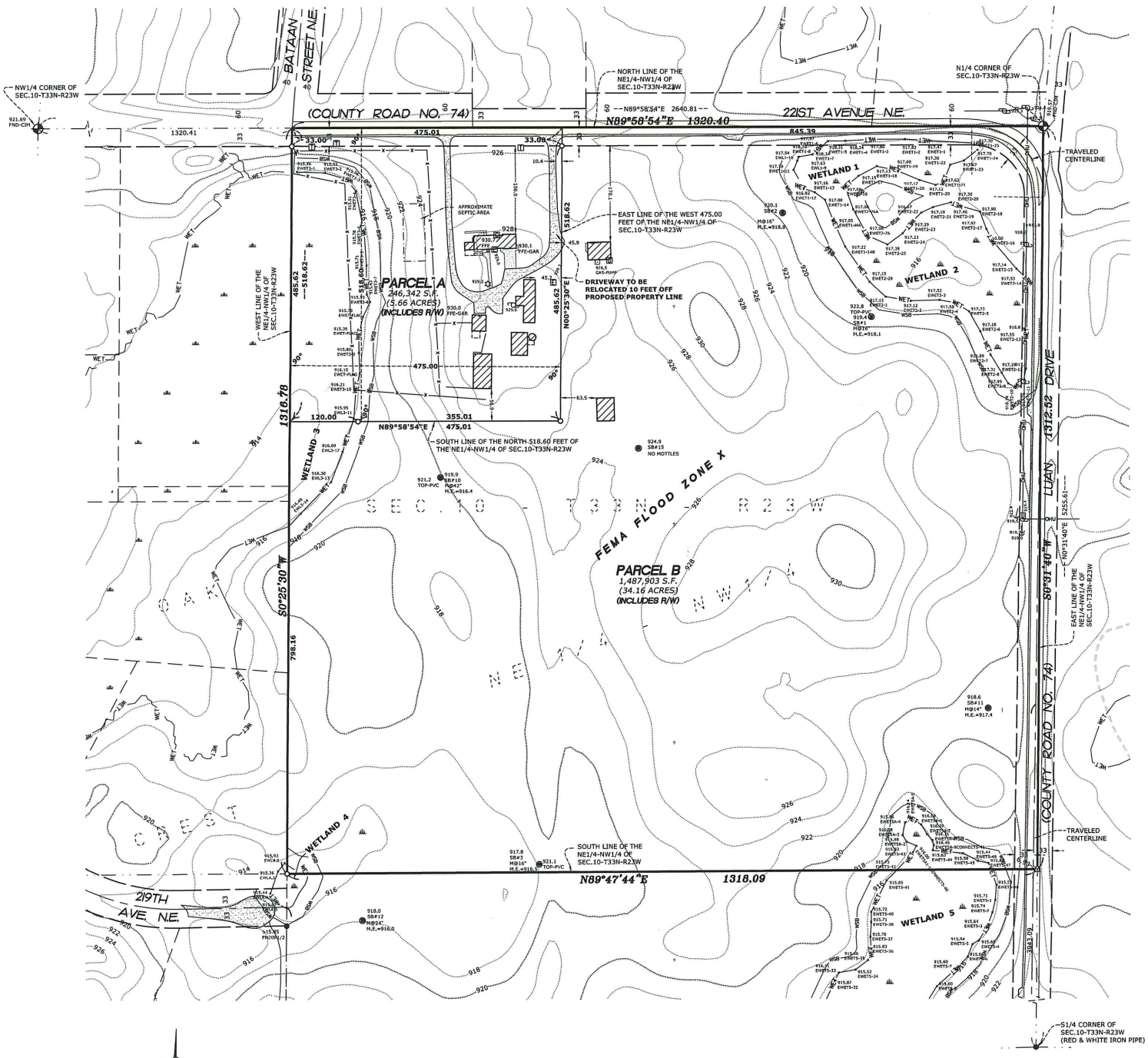
Map Powered By DataLink

wsb

METES AND BOUNDS SPLIT

~for~ CARRINGTON DEVELOPMENT
~of~ STRANDLUND FARM





NORTH

GRAPHIC SCALE

100 0 50 100 200

1 INCH = 100FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT TO BE SET, MARKED RLS# 41578
- DENOTES PKNAIL TO BE SET
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES ELECTRICAL BOX
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTES STORM SEWER APRON
- DENOTES WET LAND
- x x DENOTES FENCE
- DENOTES LIDAR CONTOURS
- DENOTES EXISTING STORM SEWER
- OHU DENOTES OVERHEAD UTILITY
- BLDSB DENOTES BUILDING SETBACK LINE
- WSB DENOTES WETLAND SETBACK LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES SOIL BORING. (BY TRADEWELL SOIL TESTING)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DEVELOPER

CARRINGTON DEVELOPMENT, LLC
STEVE STRANDLUND
P.O. Box 169
EAST BETHEL, MN 55011
(612) 221-4476

OWNER

VERNON D STRANDLUND TRUSTEE

DEVELOPMENT DATA

TOTAL AREA	= 39.82± ACRES
PROPOSED NUMBER OF PARCELS	= 2 PARCELS

EXISTING ZONING

RR-RURAL RESIDENTIAL

ZONING INFORMATION

RR-RURAL RESIDENTIAL

MINIMUM LOT WIDTH AT BUILDING SETBACK	= 200 FEET
MINIMUM LOT AREA	= 2 ACRES
MINIMUM BUILDABLE AREA	= 23,000 S.F.

SETBACKS

COUNTY ROAD	= 100 FEET
FRONT ROAD	= 40 FEET
SIDE YARD	= 25 FEET
REAR YARD	= 25 FEET
WETLAND	= 25 FEET
WETLAND BUFFER	= 15 FEET

PROPERTY DESCRIPTION

The Northeast Quarter of the Northwest Quarter of Section 10, Township 33 North, Range 23 West, Anoka County, Minnesota.

PROPOSED DESCRIPTION FOR PARCEL A

The North 518.60 feet of the West 475.00 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 33 North, Range 23 West, Anoka County, Minnesota.

PROPOSED DESCRIPTION FOR PARCEL B

The Northeast Quarter of the Northwest Quarter of Section 10, Township 33 North, Range 23 West, Anoka County, Minnesota, except the North 518.60 feet of the West 475.00 feet thereof.

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 2025
ELEV.=919.76 FEET (NAVD88)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/26/23.
- Bearings shown are on the Anoka County Coordinate System.
- ADDRESS: 2836 221ST AVE NE EAST BETHEL MN 55011 | PARCEL ID NUMBER: 10-33-23-21-0001 | FEE OWNER: STRANDLUND TRUSTEE, VERNON D
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map No. 27003C0205E Community No. 270012 Panel No. 0205 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland delineation by Kjolhaug Environmental Services Company May 17, 2023.
- Monumentation to be set upon city's approval.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 6/13/23 License No. 41578

DRAWN BY: KM-JN	JOB NO: 220585PP	DATE: 6/13/23	
CHECK BY: JER	FIELD CREW: JH-CB		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

S:\RUD\CAD\22PROJ\220585PP\220585PP-METES-BND-SUB.DWG

220585PP

SECTION 12. - PLATTED, UNPLATTED, METES AND BOUNDS DIVISIONS

1. - Platted and unplatted land.

A. All buildings shall be placed on a parcel or lot in a location that will not obstruct future streets which may be constructed by the city and be in conformity with existing streets and adopted plans.

B. Substandard lots of record shall be governed by Section 05. Nonconformities.

C. Outlots are deemed unbuildable and no building permits shall be issued for such properties unless the outlot status is removed by the city council upon demonstration that the intended use complies with the provisions of this ordinance.

2. - Metes and bounds.

This section is to establish a procedure and standards for the review and approval of divisions of land in the City of East Bethel, and to ensure all divisions of the land in the city are consistent with the comprehensive plan and all applicable ordinances and regulations pertaining to subdivisions.

A. *Definition. Metes and bounds description.* The description of the outside dimensions (boundaries) of a parcel of real property by distances and angles of bearings from designated landmarks or points. The term includes simple fractional or quantity parts of a full government subdivision or a lot which is part of a subdivision plat.

1) A full government subdivision is described as a government lot, a quarter-quarter section, ad infinitum.

2) A simple fractional part of a full government subdivision or of a platted lot is described as: one-half; two-thirds; one-fourth; or similar fractions.

3) A simple quantity part of a full government subdivision or a platted lot is described as: 20 acres; 200 feet; ten chains; or similar quantities.

B. *Eligibility requirements.* To be eligible for using metes and bounds divisions as outlined in this section, the following conditions must be met:

1) The parcel must be a minimum of five acres.

2) The parcel must have a minimum road front of 300 feet.

3) The parcel must contain 23,000 square feet of buildable area as defined in other portions of this ordinance.

4) Appropriate road, public utility, and drainage easements, as outlined in Ordinance 151 as amended, must be dedicated to the city.

5)

Park and trail dedication fees as adopted by the city council by resolution must be paid at the time of city certification of parcel division.

C. *Procedure.*

1) *Application forms and fee.* Application for review and approval of all metes and bounds divisions of land in the City of East Bethel must be made in writing to the zoning administrator or designated city representative. Application forms will be furnished by the city, to be completed by the applicants, and filed with the city's designated representative. An application fee to cover the city's cost of review, including the time expended by city staff, must be paid at the time an application is filed; the amount of the fee will be set by the city council by resolution from time to time.

2) *Map.* All applications must be accompanied by a survey of the parcel to be divided, a map with soil borings to prove that the parcel to be divided meets the 23,000 square foot buildable area requirement, and a narrative indicating the reasons or purposes for the proposed division. At a minimum, the map must indicate the outside dimensions of the parcel to be divided, the outside dimensions of each of the resulting parcels, the locations of any easements or wetlands as defined by this ordinance, the location and dimensions of any existing buildings, as well as the legal description of the property and the parcel(s) to be divided.

3) *Additional information.* An applicant must provide any additional information which is reasonably related to and necessary for a thorough analysis of the application information upon request of city staff, the planning commission, and/or the city council prior to approval of the division.

4) *Review.* Each application will be reviewed by the city's designated representative and, if complete, referred to the city's planning commission together with city staff report on the application. The applicant must demonstrate that the division will comply with the city's comprehensive plan and all applicable ordinances and regulations in effect at the time. The planning commission will review the application and city staff report and make its recommendation to the city council.

5) *Approval.* The city council will approve an application if it finds that the division will be consistent with the comprehensive plan and applicable ordinances and regulations. The council may attach conditions to its approval if the conditions will promote the goals and purposes of the comprehensive plan. If the council denies an application, it must adopt written findings supporting denial.

6) *Security.* The city council may require the applicant to furnish security by posting a bond or other financial security acceptable to the city to secure the performance of one or more conditions of approval or division. If security is required, the amount, terms, and

conditions will be determined by city staff.

7) *Certificate of approval.* Following city council approval, payment of park dedication fees and compliance with all condition(s), the instrument creating the division will be certified by the city clerk-treasurer (or designated city representative) that the division has been approved and the city's seal affixed in order for the division to be entered in the county auditor's records and the instrument recorded in the county recorder's records. The metes and bounds division must be filed at Anoka County within 60 days of city council approval of the division. Failure to file or to request an extension to the city council will void the division.

8) *Building permits.* Building permits will be not be issued in connection with any parcels of land created by metes and bounds division after the effective date of this ordinance unless the review and approval provisions herein set forth have been complied with and city council approval of the division has been granted.

(Ord. No. 19, Second Series, 5-5-2010)

CITY OF EAST BETHEL
EAST BETHEL, MINNESOTA

RESOLUTION NO. 2023-52

APPROVING THE METES AND BOUNDS SPLIT FOR THE ADMINISTRATIVE SUBDIVISION OF THE PROPERTY LOCATED AT 2836 221 ST AVE NE, EAST BETHEL, PIN 10-33-23-21-0001, LEGALLY DESCRIBED AS:

UNPLATTED VILLAGE OF EAST BETHEL
NE 1/4 OF NW 1/4 SEC 10 33 23

WHEREAS, the property owners requested approval of an administrative subdivision, Metes and Bounds Split, of PIN 103323210001, a 39.82 acres parcel, to create one (1) 5.66 acre parcel and one (1) 34.16 acre parcel, as show in EXHITIB A; and

WHEREAS, the property is zoned a Rural Residential (RR) District in which lots are required to be a minimum of 2 acres in size; and

WHEREAS, City Staff reviewed the request and recommends the City Council approve the administrative subdivision; and

WHEREAS, as a result of the review, the East Bethel Review Committee supports the administrative subdivision since all city codes are in compliance; and

WHEREAS, the City Council has determined the administrative subdivision does not affect the health, safety and welfare of the City of East Bethel; and

WHEREAS, the administrative subdivision is in alignment with RR Zone – Land Use and the 2040 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the administrative subdivision to create one (1) 5.66 acre parcel and one (1) 34.16 acre parcel, with the following conditions:

1. The property owners are responsible for filing the Metes and Bounds subdivision with Anoka County Property and Tax Division.
2. Park dedication fees shall be paid for the creation of new lots at the time of the approval of the future subdivision of Parcel B.
3. The administrative subdivision is approved as shown on Exhibit A.
4. A building permit is required prior to construction on Parcel B.
5. A county road access permit from Anoka County Highway Department is required prior to the issuance of any building permit for Parcel B.

Adopted this 10th day of July, 2023 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

_____

Kevin Lewis, Mayor

ATTEST:

_____

Jack Davis, City Administrator

City of East Bethel
Planning Commission Regular Meeting
Agenda Item Information

Date: June 27, 2023

Agenda Item Number: 5.0 C

Agenda Item: Viking Meadows Concept Plan/Planned Unit Development (PUD)

Discussion Information:
The Planning Commission is requested to review the concept plan for a Mixed Use PUD as proposed by Capstone Homes, INC. The development consists of approximately 173 acres, of which 115 acres are buildable, and is located at 1788 Viking Blvd NE. The developer has submitted an application and supporting materials for the proposed PUD which is attached for your review.

This large tract of property of is located on land which spans across zoning classifications of Mixed Use, Single Family Residential and Rural Residential Districts. Over 70 percent, or approximately 123.00 acres, of the proposed development are located in the MXU, while 11 percent, or approximately 20 acres are in a Single Family Zone, leaving 17 percent, or 30 acres in the Rural Residential Zone.

According to City Code Section 56 - PLANNED UNIT DEVELOPMENT (PUD), Subsection D. – A Planned Unit Development is required in Mixed Use Districts in the city. Mixed use allows for commercial, residential, parks and open space and, as such, are in compliance with the East Bethel Comprehensive Plan.

The purpose of a PUD is to allow flexibility and variation from conventional ordinance standards in exchange for higher standards of development design and creativity, architectural control, natural resource protection, landscaping, public parks, public and private open space protection, pedestrian access, and multi-use corridor opportunities. The PUD provisions are also intended to promote the efficient use of land and promote cost-effective public and private infrastructure systems. Attachment 3 is City Code Section 56 – Planned Unit Development District.

The Concept/PUD Plan Application was submitted to staff on Wednesday, June 21, 2023. Staff are in the process of reviewing the plan. Comments will be provided to the Planning Commission, the City Council and the developer once the reviews are completed.

A phased Concept Plan has been submitted for the entire PUD. The concept plan review should encompass the project, as a whole, however, during the platting process, the PUD standards will be approved for phase 1. Future phases will require the PUD standards be amended if necessary to include new standards for each phase.

The PUD Concept Plan is used to provide feedback to the developer through staff review, the Planning Commission and City Council.

As part of the preliminary review, staff has offered the following comments:

- Access – Ingress and egress to the development will be accessible from three locations, Viking Blvd. NE, Sandhill Parkway NE, and 189th Ave NE. The City Engineer, Public Works Manager and Anoka County Highway Department will be conducting a review of the street plans and will provide comments.
- Open Space - A primary function for a PUD is to encourage development that preserves and enhances the natural characteristics and valuable natural resources of a site and not force intense developments that use all portions of a given site to arrive at the maximum intensity or density allowed. Capstone has proposed over 50 acres of open green space within the 173 acres (115 buildable acres) of the

development, which includes over a 1 acre community park space, in addition to walking trails and unique landscaped buffers.

- Streets – Streets and cul-de-sacs, along with utilities should be constructed in compliance with City Code Section 66 – 164 which requires that streets shall provide for future connections to adjoining un-subdivided land. Staff recommends that the streets be city-maintained public streets throughout the development.
- Housing - The plan consists of 350 new single family homes in two neighborhoods. A combination of 45' and 65', single level, multi-level or two story floor plans have been proposed.
- City Services

  The plan indicates the new single family homes will each be connected to the city sewer and water as a majority of the development is within the Metropolitan Urban Service Area (MUSA).
- Density – The plan consist of a density at 2.5 dwelling units per acre which is slightly lower that the 2040 Comprehensive Plan target of an average of 3 dwelling units per acre in the MUSA. (See attachment 2040 Comp Plan Table 3-4)
- Parks Commission

  The Concept Plan will be placed on an upcoming agenda for the Parks Commission to review and comment.
- Next Steps

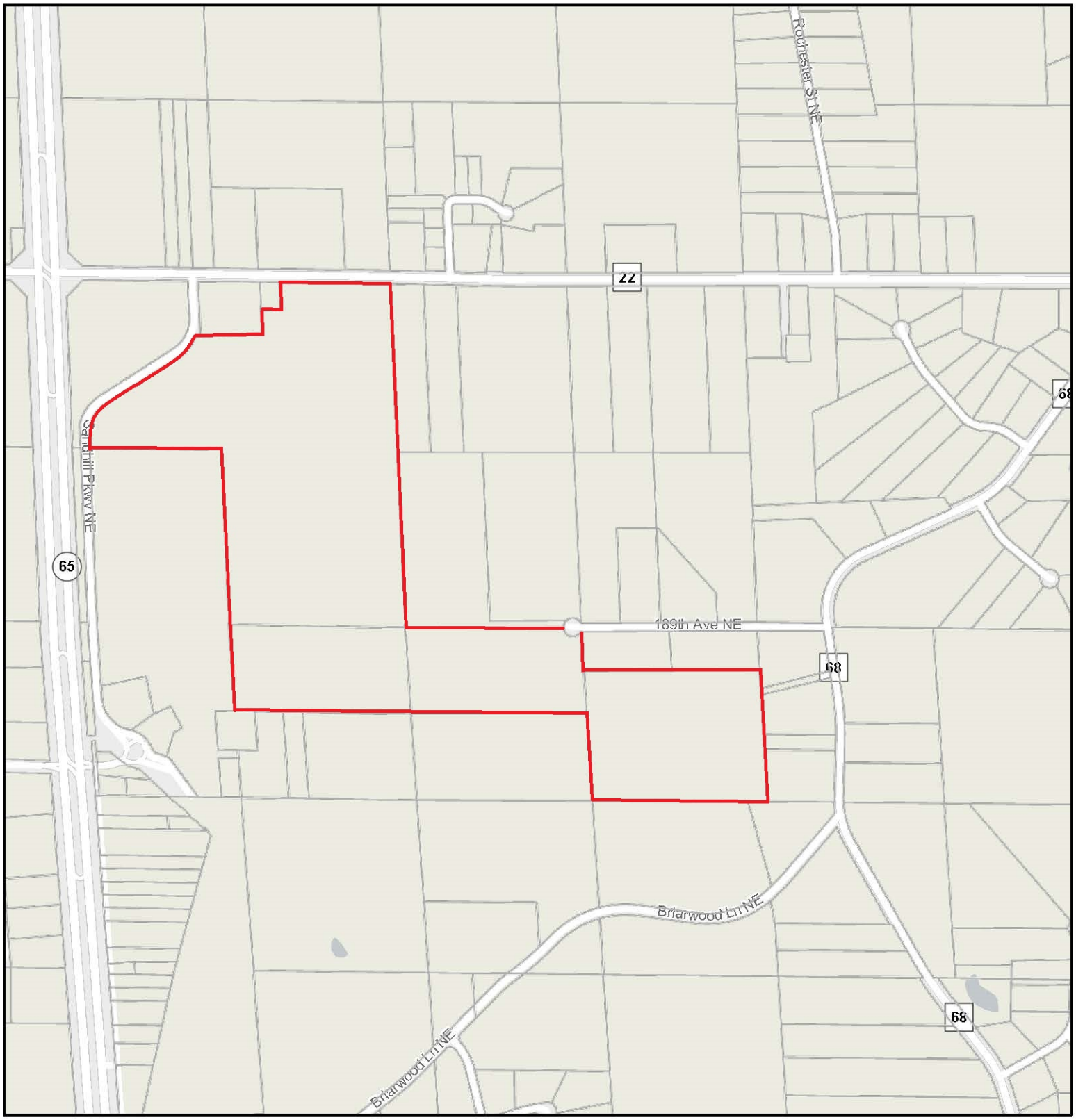
  Based on the commentary relating to the concept plan, the developer will modify the plan as necessary and make application for the preliminary plat/PUD. At the time of preliminary plat, the PUD standards for Phase 1 will be need to be determined.

Action Requested: Staff is requesting the Planning Commission discuss the Concept Plan/ PUD and informally and advise the developer on adjustments to the proposal and plan.

Attachments:

Attachment 1 - Location Map
Attachment 2 - Developer's Letter
Attachment 3 - City Code Section 56. Planned Unit Development District
Attachment 4 - Overall Site and Development Plan Concept Plan
Attachment 5 - 2040 Comprehensive Plan – Table 3.5 Density Table

Location Map - Viking Meadows



Parcels

City Mask

1 inch equals 1,009 feet

East
City of Bethel

N

June 12, 2023

Map Powered By DataLink

wsb

CAPSTONE
— HOMES —

Mr. Aaron Berg
City Planner,
City of East Bethel
2241 221st Ave NE
East Bethel, MN 55011

June 23rd, 2023

Mr. Berg

Capstone Homes is grateful for the opportunity to present our concept application for Viking Meadows, a new Single Family Neighborhood, located on Viking Boulevard just east of Highway 65 and Sandhill Parkway in East Bethel.

Capstone Homes will be the developer and home builder of this exciting new Neighborhood in East Bethel. The concept submitted offers 350 new Single-Family Homes on 115 buildable acres of land. As shown in the attached concept plan, the design will provide a combination of 45' and 65' Single Family home lots in two beautiful neighborhoods. Playing off the wetland meadows, open view-scapes throughout the property, and forested buffer areas, our team has been able to create a combination of affordable and premium home sites in an attractive new neighborhood design. The Classic Single-Family area of this neighborhood offers home buyers multiple floor plans with our multi-level homes or any of our great two-story options. With the abundant forest buffers, trail connectivity and open space surrounding the Classic Homes, there will be high demand for the many different house plans offered. Our smaller Liberty Single-Family homes provide first-time homebuyers with a great 3 to 5 Bedroom home ranging from 1700 to 2800 square feet of living space. Multiple open concept floor plans of the Liberty plans can be considered by home buyers, all priced starting in the mid to upper $300's.

As a part of the Viking Meadows neighborhood, Capstone is showing a great location with over 1 acre of City Park space. This location provides great viewsheds, a central location to the neighborhood, an opportunity for a Nature Play facility, and walking trails connecting the community. Additional Landscape Buffers, enhanced landscape entrances and green space make this neighborhood an ideal premier neighborhood for home buyers looking to make East Bethel their home.

We appreciate the opportunity to partner with East Bethel in presenting Viking Meadows for development in the season ahead, looking forward to having homes available to new homebuyers by mid-summer of 2024. If there are any questions regarding the project and this application, please reach out directly to our team here at Capstone Homes. We look forward to working with you and your team as we build new homes in East Bethel.

Regards,



Matt Barker
Capstone Homes - Community Manager

CAPSTONE HOMES, INC.
14015 SUNFISH LAKE BLVD, SUITE 400 | RAMSEY, MN 55303
O: 763-427-3090 | F: 763-712-9060

SECTION 56. PLANNED UNIT DEVELOPMENT (PUD)[1]

1. Purpose.

The primary purpose of the planned unit development (PUD) provisions is to allow flexibility and variation from conventional ordinance standards in exchange for higher standards of development design and creativity, architectural control, natural resource protection, landscaping, public parks, public and private open space protection, pedestrian access, and multi-use corridor opportunities. The PUD provisions are also intended to promote the efficient use of land and promote cost-effective public and private infrastructure systems.

Public benefit: The public benefits to the surrounding neighborhood and the city as a whole that are intended to be derived from the approval of a planned unit development include, but are not limited to:

A. Preservation and enhancement of desirable site characteristics and open space.

B. A pattern of development which preserves natural vegetation, topographic and geologic features.

C. Preservation and enhancement of historic and natural resources that significantly contribute to the character of the city.

D. Use of design, landscape, or architectural features to create a pleasing environment or other special development features.

E. Provision of a variety of housing types in accordance with the city's housing goals.

F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

G. Business and commercial development to enhance the local economy and strengthen the tax base.

H. To assure the development of a complex unit of associated uses is planned as a single entity and to effectuate the policies and standards of the comprehensive plan.

2. Conditional uses.

A. Electric power and communications transmission lines.

3. Rules and standards.

A. A PUD may be excluded from certain requirements when specifically approved as part of the PUD. Such exclusions shall only be granted for the purpose of creating better overall design and an improved living environment and not solely for the economic advantage of the applicant.

B. The granting of a PUD does not alter in any manner the underlying zoning district uses. Building permits shall not be issued which are not in conformity with the approved PUD.

C. A PUD may be applied to any business or residential zoning districts.

[1]Editor's note(s)—Ord. No. 2021-06, adopted October 11, 2021, changed the tilte of Section 56 to read as set out herein. Formerly, Section 56 was entitled "Planned Unit Development (PUD) District."

D. A PUD is required in the MXU.

(Ord. No. 2021-06, 10-11-2021)

4. Development standards.

The development standards for a PUD shall be guided by the underlying zoning district and established with PUD approval with the exception of the following standards:

A. *Minimum area for a PUD.* The minimum total area required for a PUD shall be three acres of contiguous upland (excluding wetlands). Tracts of land less than three acres may qualify only if the applicant can show that the minimum lot area requirement should be waived because a PUD is in the public interest and that one or both of the following conditions exist:

1) Unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the normal district would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

2) The property is adjacent to or across the street from property that has been developed under the provisions of this section and will contribute to the amenities of the neighborhood.

B. *Commercial and industrial sites.* All commercial and/or industrial sites shall at a minimum have two principal buildings or two principal uses on site to qualify as a PUD. All commercial and/or industrial sites that have two or more principal buildings must be processed as a PUD.

C. *Open space.* A primary function for a PUD is to encourage development that preserves and enhances the natural characteristics and valuable natural resources of a site and not force intense developments that use all portions of a given site to arrive at the maximum intensity or density allowed. In evaluating each individual proposal, the recognition of this objective will be a basic consideration in granting approval or denial. All open space shall be labeled as such and as to its intent or designed functions.

D. *Relationship to adjacent areas.* The design of a PUD shall take into account the relationship of the site to the surrounding areas. The perimeter of the PUD shall be so designed to minimize any undesirable impact of the development on adjacent properties and, conversely, to minimize any undesirable impact of adjacent land use and development characteristics on the PUD.

5. Procedure and administration.

A. *Pre-application meeting.* Prior to submission of any plan for consideration of the planning commission and city council, the applicant shall meet with city staff to discuss the contemplated project relative to community development objectives for the area in question to learn what procedural steps and exhibits shall be required. In the event the proposed development of the land is not in conflict with such community development objectives, the applicant may proceed to concept plan review.

B. *Concept plan review.* Before submitting an application for preliminary plan review, the applicant shall submit a concept plan of the proposed PUD to be reviewed by the planning commission and city council. The concept plan review allows the applicant to receive general, non-binding feedback from the planning commission and city council before the applicant prepares and submits a more detailed application for preliminary plan review.

C. *Preliminary plan review.* The applicant for a PUD shall apply for preliminary plan review. The planning commission shall make a recommendation to the city council to approve or deny the preliminary plan and the council shall take final action on the application. City council approval of the preliminary plan indicates that the applicant can proceed to final plan review. The application for preliminary plan review shall be

accompanied by supporting information as listed below or as deemed necessary by the city to fully explain the property, the applicant, and the proposed development. The application may include further information as the applicant deems appropriate for preliminary plan review of the proposed PUD. The city may require additional information depending on the complexity of the proposal. The supporting information and an application form shall be submitted in a format as directed by the city and, at a minimum, shall contain the following:

1) A written statement describing the proposed PUD and the market which it is intended to serve. The statement shall also demonstrate the proposed PUD relationship to the city's comprehensive plan and how the proposed PUD is to be designed, arranged, and operated to permit the development and use of neighboring property in accordance with the applicable provisions of the city. The statement shall also include the public decisions necessary for implementing the proposed plan including the present and possible new zoning classifications required for development.

2) A legal description of the entire area within the PUD for which final plan review approval is sought.

3) A preliminary plat prepared in accordance with the city's subdivision regulations.

4) A preliminary plan drawing to scale of not less than one inch equals 50 feet (or scale as requested by the city) containing at a minimum the following information:

    a) Proposed name of the development;

    b) Property boundary lines and dimensions of the property and any significant topographical or physical features of the site;

    c) The location, size, use, and arrangement, including height in stories and feet, and total square feet of ground area coverage and floor area of proposed buildings including model homes and existing buildings that will remain, if any. Also, all required setback lines shall be depicted;

    d) Location, dimensions of all driveways, entrances, curb cuts, parking stalls, loading spaces, and access aisles, and all other circulation elements including bike and pedestrian, and the total site coverage of all circulation elements;

    e) Location, designation, and total area of all common private open space and facilities;

    f) Location, designation, and total area proposed to be conveyed or dedicated for public open space including parks, playgrounds, school sites, and recreational facilities;

    g) The location, use, and size of structures and other land uses on adjacent properties; and

    h) Where applicable, tabulation indicating the number of residential dwelling units and expected population, and tabulation indicating the gross square footage, if any, of commercial and industrial floor space by type of activity.

5) A preliminary landscape plan showing groundcover materials and the areas to be landscaped with the location, size, and species of all trees, shrubbery, and groundcover.

6) A preliminary grading, drainage, and site alteration plan for the development illustrating changes to existing topography and natural site vegetation and all appropriate protection measures taken during construction.

7) A preliminary lighting plan illustrating the location, types of devices, and photometric data.

8) A preliminary signage plan illustrating the sizes, location, and overall program.

9) A traffic flow plan and analysis.

10) Solid waste disposal procedures and provisions.

11) The applicant shall have a property interest in the site which shall consist of a fee simple title, or an option to acquire a fee simple title within a specified time period, or a leasehold interest in excess of 30 years, or a substantial interest in a joint venture agreement, real estate investment trust, or other real estate syndication that can obtain a fee simple title or marketable title subject to certain restraint which will not substantially restrict its development within a reasonable time. All mortgages including purchase money mortgages, easements restricting land use, and liens and judgments that may affect the site shall be documented. The applicant shall supply proof of existing ownership consisting of an abstract of title, certified currently, a current certificate of title, or an attorney's title opinion based thereon, together with any unrecorded documents whereby the applicant acquired a legal or equitable property interest.

12) Any other information that may have been required by the city staff, planning commission, or city council in conjunction with the approval of preliminary plan review.

A. [D1.] *Final plan review.*

The applicant shall have secured final plan review approval by the city council within one year following the date of approval of the preliminary plan review. If application for final plan review approval is not received within one year, the preliminary plan review will be considered abandoned and a new application for preliminary plan review must be submitted. The city council shall make final determination on approval of the final plan review.

The application for final plan review shall be accompanied by development plans of the proposed PUD and supporting information as listed below or as deemed necessary by the city. All material shall be submitted together in a format as directed by the city.

1) A final site plan, grading plan, utility plan, landscaping plan, lighting plan, building elevations, sign plan, and all applicable data as aforementioned in this section as deemed necessary depending upon the complexity of the proposal. One transparent Mylar copy of the final development plans, should they be approved, shall be filed with the city within 60 days of such approval.

2) A final plat in accordance with the requirements of the city's subdivision ordinance.

3) A legal submission component including any deed restrictions, covenants, agreements, bylaws, or proposed homeowner's association or other documents or contracts controlling the use or maintenance of property. Where such information is lacking, the city council may require a bond or similar guarantee to insure that areas held common by persons residing in the development will be developed and maintained.

4) A final construction staging plan indicating the geographical sequence and timing of development for the plan or portions thereof, including the date of beginning and completion of each stage.

5) Any other information necessary to fully represent the intentions of the final plan.

A. [D2.] *Fees.* The required application fee shall accompany applications for sketch plan, preliminary plan, and final plan review. The applicant shall pay fees as set forth by the city council.

E. *Public hearing and notices.* All applications for review of a PUD proposal, except sketch plan review, require a public hearing and shall be noticed and processed according to the standards and procedures for zoning ordinance text and map amendments as established in Section 4. Applications and Procedures.

F. *Development agreements.* A development agreement shall be executed reflecting all terms and conditions of the approved PUD plans and financial requirements.

6. Criteria for granting a PUD.

The planning commission may recommend, and the city council may act to approve or deny, a preliminary or final plan for a PUD in any district. The planning commission, in making a recommendation, and the city council, in acting upon a plan, shall consider the following factors; however, nothing herein shall be meant to guarantee approval of such PUD:

A. The consistency of the proposed PUD with the city's comprehensive plan;

B. The proposed uses compliance with the standards and criteria of the zoning ordinance and subdivision regulations;

C. The extent to which the proposed PUD is designed to form a desirable and unified environment within its own boundaries in terms of relationship of structures, patterns of circulation, visual character, and sufficiency of drainage and utilities;

D. The extent to which the proposed uses will be compatible with present and planned uses in the surrounding area;

E. The impact of the proposed uses on the health, safety, and general welfare of the occupants of the surrounding area;

F. The burden or impact created by the PUD on parks, schools, streets, and other public facilities and utilities;

G. The sufficiency of each phase of the PUD to ensure its construction and operation is feasible without dependence upon any subsequent phase;

G. [H.] The impact of the PUD on environmental quality, property values, scenic views, and preservation of significant natural resources and amenities of the surrounding area; and

H. [I.] That any exceptions to city ordinances, policies, or regulations are justified by the design or development of the proposed use.

7. Final plan revisions.

A. Minor changes in the location, placement, and heights of buildings or structures may be authorized by the city if required by engineering or other circumstances not foreseen at the time the final plan review was approved.

B. Approval by the city council shall be required for changes such as rearrangement of lots, blocks, and building tracks or any other significant changes as determined by the city. These changes shall be consistent with the purpose and intent of the approved final plan review.

8. Method of amending a PUD.

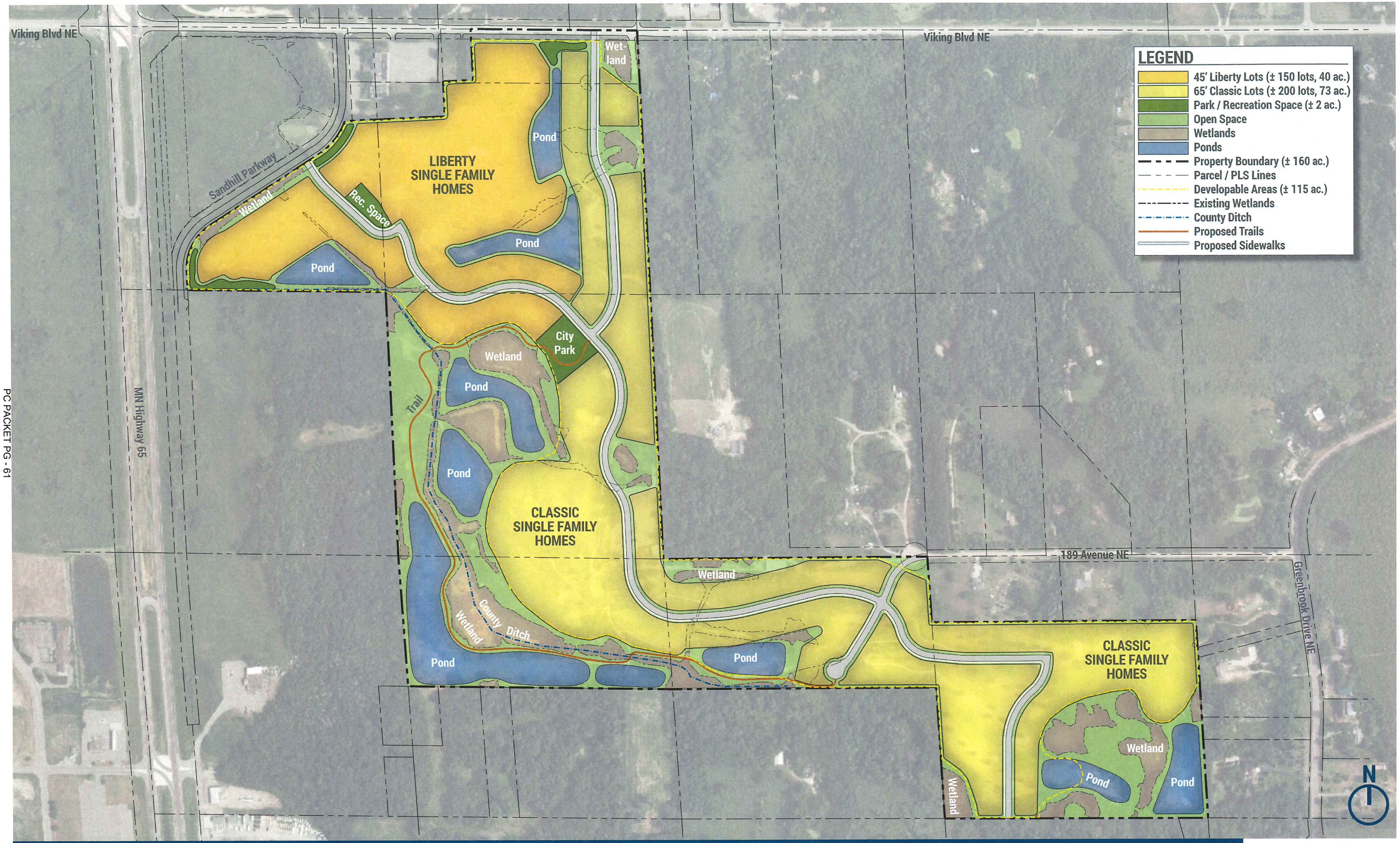
Any desired change involving density, use, building type, enlargement, or intensification of the use not specifically allowed by a particular PUD, or any request for a variance from the specific terms of a previously passed PUD, shall require that an application be filed for an amendment and all procedures shall then apply as if a new plan was applied for.

9. Method of cancellation of a PUD.

Any existing approved PUD shall be deemed to be canceled if the owner of the land involved in the permit applies for and receives a rezoning with respect to said property prior to the time that there is any physical

implementation of the matters covered by the previously approved PUD. In addition, an existing PUD shall be deemed to be automatically canceled in the event that a final plat, if the same is required in connection with the application, is not filed with Anoka County as required by and in accordance with the terms of the city subdivision regulations within 120 days following final approval of the PUD by the city council. The PUD shall expire and be considered null and void one year after it has been issued if no construction has begun or if use has not been established. In all other situations, an existing PUD shall be canceled and revoked, short of expiring according to its own terms, only upon the event of the city acting in accordance with law and due process, taking some rezoning action that supersedes the PUD. City council has the authority to set a completion date of construction activities with a PUD.

(Ord. No. 19, Second Series, 5-5-2010)



CAPSTONE HOMES

VIKING MEADOWS CONCEPT PLAN

East Bethel, MN | 6/20/23

CARLSON McCAIN

TABLE 3-4: RESIDENTIAL GROWTH POTENTIAL BASED ON FUTURE LAND USE DESIGNATIONS AND REDEVELOPMENT AREAS.

	Land Use Type	TOTAL Dev. Acres	Acres now-2020	Acres 2021-2030	Acres 2031-2040	Density Range Min	Density Range Mid	Density Range Max	Yield %	Min Units Now-2020	Min Units 2021-2030	Min Units 2031-2040	TOTAL Minimum Units	Mid Units Now-2020	Mid Units 2021-2030	Mid Units 2031-2040	TOTAL Midpoint Units
2040 Future Land Use	Low Density Res	152.23	58.92	66.08	27.23	2.25	3.125	4	100%	48*	149	61	258	48*	207	85	340
	Medium Density Res	212.44	44.16	140.50	27.78	4	8	12	100%	130*	562	111	803	130*	1,124	222	1,476
	Mixed Use (LDR)[1]	614.68	0	344.24	270.44	2.25	3.125	4	100%	0	775	609	1,384	0	1,076	845	1,921
	Mixed Use (HDR)[2]	63.59	7.07	31.65	24.87	12	21	30	100%	106*	380	298	784	106*	664	522	1,292
	Guided Total	**1042.94**	**110.15**	**582.47**	**350.32**					**284**	**1,866**	**1,079**	**3,229**	**284**	**3,071**	**1,674**	**5,029**

*City Council Approved Units

Community Designation Density (2021-2040)	5.09
Total expected housing units	4,745
Units considered affordable at <80%AMI	380

[1] Mixed Use (LDR)'s 614.68 developable acres is 72.5% of the overall Mixed Use 847.83 developable acres

[2] Mixed Use (HDR)'s 63.59 developable acres is 7.5% of the overall Mixed Use 847.83 developable acres

PC PACKET PG - 62

City of East Bethel
Planning Commission Regular Meeting
Agenda Item Information

Date: June 27, 2023

Agenda Item Number: 6.0

Agenda Item: Ordinance Amendment Discussion – Storage Containers**,** Appendix A – Zoning, Section 10-4.

Background Material:
Councilmember Tim Miller has requested that a review of City Ordinance Appendix A – Zoning, Section 10-4, Accessory Storage Containers. That section of the ordinance reads, *Accessory storage containers, as defined in Section 01. General Provisions of Administration, are not a permitted use within the City of East Bethel.*

The definition of an accessory storage container is found in Appendix A – Zoning, Section 1 -9 Definitions, and reads as; *Accessory storage container: A container placed outdoors and used for the storage of goods, materials, or merchandise that is used in connection with a lawful principal or accessory use of the lot. The term "accessory storage container" includes, but is not limited to, containers such as boxcars, semi-trailers, roll-off containers, slide-off containers, railroad cars, piggyback containers, and portable moving and storage containers. The term "accessory storage containers" does not include a garage, barn, or storage shed accessory to a dwelling provided such structure is not of a type designed, equipped, or customarily used for over-the-road transport of goods, materials, or merchandise.*

The City permitted the use of a storage container in a rural residential zone on November 8, 2021 but only with the condition that the exterior contained architectural features and was framed and sided with material and of a color that matched the finish of the home.

Options for modification or the removal of the prohibition of these containers could include but not be limited to:

1. Allowance of these units in all zoning districts with only setback requirements,
2. Allowance of these units in limited zoning districts with restrictions on location and requirements for screening;
3. Allowance of these units in limited zoning districts with restrictions on location and requiring exterior finishes of the container units that match the materials and color of the principal structure on the site;
4. Allowance of these units to be calculated as allowable square footage for structure based on zoning code; or
5. Any of the above but with lot size restrictions required to accommodate set back and screening requirements that would set the standard for use or prohibition of the units;
6. Other considerations as appropriate.

Recommendation(s): Discussion Item with Staff seeking direction on the ordinance review**.**

Planning Commission Action:

Motion by: _____ Second by: _____

Vote Yes: _____ Vote No: _____