

**City of Richmond
Planning Commission Meeting
City Hall
45 Hall Ave SW**

**Wednesday, March 27, 2025
6:30 pm**

- 1. Call to Order**
- 2. Approval of Agenda with any additions or deletions**
- 3. Approval of Minutes of January 8, 2025**
- 4. Public Hearing for Zoning and Subdivision applications for the 565 Main Street Residential Development Project**
 - a. Open Public Hearing**
 - b. Close Public Hearing**
 - c. Consideration of Recommending City Council Approval**
- 5. Permit and Development**
- 6. Other Matters**
- 7. Date for Next Meeting: April 24, 2025**
- 8. Adjournment**

**City of Richmond
Planning Commission Meeting
City Hall
45 Hall Ave SW**

**Wednesday, January 8, 2025
5:30 pm**

SPECIAL MEETING MINUTES

Item #1: Call to Order

Commissioners Present: Ken Gertken, Chuck Merten, Jim Hemmesch and Jon Person
Commissioners Absent: Chad Vogt

Also Present were: Stacy Kalthoff; City Administrator, Jen Rausch, Deputy Clerk, Ahsley Bukowski, Rinke Noonan

Item #2: Open Public Forum (Those interested in addressing Council whom did not previously request to be on the agenda may address Council for up to 3 minutes. If action is requested, it will be considered at a later Council Meeting.)

-None Present-

Item #3: Approval of Agenda with any additions or deletions

Motion made by Hemmesch to approve the agenda, Seconded by Person. Motion passed.

Item #4: Approval of Minutes of December 10, 2024

Motion made by Merten to approve the minutes from the December 10th meeting, Seconded by Person. Motion passed.

Item #5: Public Hearing for Amending of City Code Chapter 10 Cannabis Events, Retail Business Registration and Compliance and, Amending Chapter 107 Land Use and Zoning

a. Open Public Hearing

In the opening of the public hearing Ashley Bukowski from Rinke Noonan brought forth to the commissioners a draft of what the ordinance could look like for the zoning of the cannabis licensing. In order to do this, they will need to also look at the city code to ensure they adhere to that as well. The licensing was supposed to start through the state in January of this year but it has now been pushed back to the middle of the year; so maybe June or July. Hemmesch asked if a person came in and wanted to sell cannabis in Brinky's could they do so. Bukowski stated, they could, but it would need to be in a separate area, behind other walls. Under the zoning we are currently looking at a resident would be able to grow cannabis for themselves following state statute but couldn't grow for others to or sell it. If they were to do this, they would need a license from the OCM. Hemmesch wanted to make sure our ordinance stated 500 feet from schools, daycares and parks. This will keep any retail company

of cannabis off of the main corridor. It would push them out onto Highway 23 or to the business district. Ashley expects that this ordinance will be looked at and amended again.

b. Close Public Hearing

Motion made by Hemmesch to close the public hearing, Seconded by Person. Motion passed.

c. Consideration of Recommending City Council Approval

Motion made by Hemmesch to make a consideration of recommendation to the city council, Seconded by Person. Motion passed.

Item #6: Permit and Development – No new building permits for November & December

-No permits for November or December-

Item #7: Other Matters

Hemmesch let the commissioners know that the city is waiting on Xcel Energy to send a proposed plan as to where we want them to go. Commissioner Merten asked if there has been update on the apartment building that will be coming into town. Stacy informed the board that she is just waiting on them to come in and sign the agreement and pay the \$15,000. Hemmesch stated that the developer wanted to hold off until May or June before building so he may be waiting longer to come in.

**Item #8: Date for Next Meeting: January 23, 2025
February 27, 2025**

Item #9: Adjournment

Ken Gertken declared the meeting adjourned at 5:54pm

Respectfully Submitted,

Stacy Kalthoff, City Administrator



PLANNING STAFF REPORT

TO: Planning Commission
FROM: Kendra Ellner and Rita Trapp, Consulting Planners, HKGi
DATE: March 21, 2025
SUBJECT: 565 Main St. Residential Development Project
APPLICANT: Rod Gertken
OWNER: A+ CUSTOM HOMES INC
LOCATION: 565 Main St.
MEETING DATE: Planning Commission Meeting March 27, 2025
COMPREHENSIVE PLAN: Single Family
ZONING: R-1 Single Family Residential

PROJECT OVERVIEW

The applicant, Rod Gertken, owner of A+ Custom Homes Inc, has applied for a Comprehensive Plan Amendment, Preliminary Plat, Conditional Use Permit (CUP) for a Shoreland Residential Planned Unit Development (PUD), and Variances for the property located at 565 Main Street.

The project site is a 1.39-acre lot, currently guided Single Family Residential and zoned R-1 Single Family Residential, abutting the Sauk River and County Highway 23. The proposed development includes three residential buildings: two duplexes and a triplex for a total of seven units on the property. The development is proposing each unit to be individually sold and owner-occupied with organization under a Home Owner's Association (HOA).

Due to the direct proximity of the Sauk River, a public watercourse, the property is considered a riparian lot, and is partially located within the City's Shoreland Overlay District. The Shoreland Overlay District encompasses this property within 300 feet of the Ordinary High-Water Line (OHWL). The Shoreland Overlay District is an extra layer of regulations to protect a public watercourse from any potential impacts from development.

Prior to the submission of the applications, the site featured a single-family home, which was demolished in late 2024. Adjacent properties to the project site contain single-family homes also guided Single Family Residential and zoned R-1 Single Family Residential.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. For this project the land use requests include the conditional use permit and the variances. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes

Section 15.99, “Day 1” is determined to be February 13, 2025. The 60-day timeline expires on or around April 14, 2025.

120-Day Subdivision Review Process

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests within 120 days. For this project, the subdivision request is the Preliminary Plat. “Day 1” is determined to be February 13, 2025 in accordance with Minnesota Statutes 645.15. The 120-day timeline for the amended preliminary plat expires on June 13, 2025.

Public Hearing

City Code Section 107-48 (i) (4) requires that a public hearing for all zoning (land use) and subdivision applications to be held by the Planning Commission. The public hearing notice for the Comprehensive Plan Amendment, Preliminary Plat, Conditional Use Permit (CUP), and Variance were published in the local paper. A notification was mailed to all surrounding property owners located within 350 feet of the subject property. As of the publication of this report no public comments have been received on the applications. The application materials were distributed to City staff and government agencies such as the DNR, Stearns County, and the Watershed District. The City Attorney and Stearns County had comments related to supplying additional information upon City Council approval which has been incorporated into this report. Other comments from the City Engineer were addressed prior to the submission of the applications.

REVIEW CRITERIA FOR THE COMPREHENSIVE PLAN AMENDMENT

In accordance with the Comprehensive Plan Implementation Chapter (Chapter 12, Page 9, Section IV), a Comprehensive Plan Amendment should be considered if there are unanticipated changes in the community. Any development proposing inconsistencies with the Comprehensive Plan Future Land Use should apply for a Comprehensive Plan Amendment.

The Comprehensive Plan designates this property as Single Family Residential. The Comprehensive Plan indicates that this district should have an average density of around two units per acre. The proposed development is increasing the density and mix of uses with two duplexes and one triplex, for a total of seven units on the property for an average density of five units per acre. The request for a Comprehensive Plan Amendment to reguide the property to Multiple Family Residential will allow for consistency and compliance with the Multiple Family Residential Future Land Use designation, medium to high density, of an average density of four or more acres (Chapter 4 Page 6). Planning staff also notes that the property is within District Three of the Comprehensive Plan. District Three has a recommendation that future land uses may include residential uses of varying density.

Planning staff are recommending this designation because the proposed development meets the criteria and the City’s goals to prioritize life-cycle housing options in order to add sustainability to the community. The increase in multiple family residential allows for the construction of more dense housing and variety of housing types.

REVIEW CRITERIA FOR SUBDIVISION AND LAND USE REQUESTS

The applicant has submitted a Subdivision application and several Land Use Application requests: Preliminary Plat Subdivision, Conditional Use Permit (CUP) for a Shoreland Residential Planned Unit Development (PUD), and Variances. In accordance with Chapter 105 Subdivisions and Article II of Chapter 107 Zoning, each application that is submitted has its own set of review criteria or findings of fact. The Planning Commission is directed to consider all possible adverse effects of the proposed development requests, review the criteria presented for each application, and apply any additional requirements necessary to mitigate potential effects of the proposed development. The specific review criteria for each request are identified in the following sections below with Planning staff analysis in *italics*.

REVIEW CRITERIA FOR SUBDIVISION REQUESTS

A Subdivision application was submitted for the proposed development for a Preliminary Plat. This complies with the procedural requirements for establishing a Planned Unit Development (PUD), while also allowing for the proposed sale of each unit. Commissioners are advised that a Final Plat was also submitted but the Code requires it only to be reviewed and approved by City Council.

In accordance with Sec.105-64 of the Subdivision Code, the Planning Commission shall consider the following findings of facts when reviewing a Preliminary Plat:

- 1) The proposed preliminary plat conforms to the requirements of Chapter 105 Subdivisions and the applicable zoning district regulations.

Planning staff have reviewed and distributed the proposed preliminary plat to all required City staff and applicable agencies for review and comment. The preliminary plat has been found to be in conformance with both the Subdivision Code and the R-1 zoning district regulations for the development that is being proposed as long as the requested PUD and variances are approved.

- 2) The proposed subdivision is consistent with the city's comprehensive plan and any other adopted land use studies and is compatible with the platting or approved preliminary plat on adjoining lands.

The proposed subdivision is consistent with the City's Comprehensive Plan in terms of land use and housing goals set forth in Chapter 4 and 5 respectively as long as the Comprehensive Plan Amendment is approved. The proposed subdivision meets the goals by promoting cost effective and orderly future development and redevelopment patterns in the City. In addition, it addresses the life-cycling needs of residents, increasing the range of housing types, sizes and values available. While the adjoining lands are not platted, they should not be impacted by the proposed subdivision.

- 3) The proposed plat does not constitute a premature subdivision under section 105-7.

The proposed preliminary plat has been reviewed against the conditions of the premature subdivision regulations and has been deemed not to be premature because there is sufficient water and sanitary sewer services, street access, and drainage to serve the subdivision.

- 4) The physical characteristics of the site including, but not limited to, topography, vegetation, wetlands, susceptibility to erosion and siltation, susceptibility to flooding, water storage and retention, are such that the site is suitable for the type of development or use contemplated.

The subdivision has been reviewed for its physical characteristics and has been deemed suitable for development. Possible constraints have been addressed through the proposed development plans and conditions.

- 5) The design or improvement of the proposed subdivision complies with applicable plans of the county and the state.

The development plans have been reviewed for compliance with the county and state. There were no concerns raised by either the county or state. The plat is proposing to maintain just one access onto County Highway 23.

- 6) The design or improvement of the proposed subdivision is not likely to cause environmental damage or health problems.

The design and improvement of the proposed subdivision is not likely to cause environmental damage or health problems. The development will be connected to the City sanitary sewer system and proposed stormwater and drainage has been reviewed by the City Engineer. The applicant is requesting to process the proposed development as a Planned Unit Development which allows for flexibility in site design. Although partially encumbered by the Shoreland Overlay, the property is a redevelopment of an existing residential use that shall not cause further impacts.

- 7) The completion of the proposed development of the subdivision can be achieved in a timely manner so as not to cause an undue economic burden upon the city for maintenance, repayment of bonds, or similar burden.

A Developer's Agreement and HOA will outline the terms of completion, maintenance, and additional restrictions of the proposed development to ensure the subdivision can be completed in a timely manner and not cause undue economic burden upon the City.

- 8) That permits applicable to the site/project as required by local, state, and federal law have been applied for or have been approved. The developer is required to prove compliance with all local, state, and federal laws. The city or its assigns may determine whether an application for approval is sufficient or if a permit application is acceptable.

Part of the Developer's Agreement will require compliance with all local, state and federal laws. Any related permits required are noted as conditions of approval for the development.

REVIEW CRITERIA FOR LAND USE REQUESTS

Conditional Use Permit for a Shoreland Residential Planned Unit Development (PUD)

Criteria for Review:

The proposed project is on an R-1 zoned riparian lot, partially encumbered by Shoreland regulations. The R-1 underlying zoning district, through a Residential Planned Unit Development (PUD), and the Shoreland regulations allow duplexes and triplexes as a conditional use. Therefore, the applicant is requesting the project to be processed as a Shoreland Residential PUD which requires a Conditional Use Permit, as outlined in Section 107-194, for the multiple buildings and identified land uses consisting of duplexes and a triplex. These layers of regulations for the proposed development have been incorporated into the review criteria for the Planning Commission's consideration:

- 1) The proposed action has been considered in relation to the specific policies and provisions and has been found to be consistent with the official city comprehensive plan.

With approval of the proposed Comprehensive Plan Amendment, the proposed development will become consistent with the City's Comprehensive Plan. The proposed project is generally consistent with the specific policies and provisions for a Shoreland Residential Planned Unit Development. Planning staff have identified specific parts of the project that necessitate variances. These are outlined in the next section.

- 2) The proposed use is or will be compatible with present and future land uses of the area.

The proposed uses of a duplex and a triplex in the proposed development differs slightly in housing types and is more intense in density than the surrounding area. However, there is compatibility with the present and future land uses for the proposed development as it will maintain a residential character and be in compliance with the Comprehensive Plan through the

Comprehensive Plan Amendment. There also has been precedent in the City of residential developments of a similar nature located in a Single-Family neighborhood.

- 3) The proposed use conforms with all performance standards contained herein and this Code.

The proposed use seems to be in conformance with the applicable performance standards contained in the code. Through the PUD process flexibility is permitted in the site design requirements, such as building layout and the proposed private street with demonstration of a public benefit in accordance to Sec. 107-138. Planning staff have identified the public benefit as the creation of a planned community within a single development, featuring diverse housing types and values. This development will include sufficient open space and access to a scenic recreational facility, the Sauk River, and constructing docks. The proposed development project is proposing to meet all required setbacks and parking standards as each unit will have a two-stall attached garage. The applicant has submitted stormwater and utility plans that have been deemed acceptable by the City Engineer. The specifications of the docks, landscaping plan, and building elevations have been identified for the applicant to supply to the City for review, as a condition of approval.

- 4) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.

The proposed use has been reviewed by the City Engineer and Public Works. There is no indication that the proposed project will overburden the city's service capacity.

- 5) Traffic generation by the proposed use is within capabilities of streets serving the property.

The proposed use will increase traffic demand; however, the project is located on a county road that is capable of receiving additional traffic. Any utility work will require additional permits from Stearns County since the property is abutting County Road 23.

Variance Criteria for Review:

While a Planned Unit Development (PUD) can be used to allow flexibility from code standards, the applicant is required to meet all of the standards of the Shoreland Residential PUD standards. Any deviations for where a proposed development is not going to meet the code requires variances. As the project is proposed, Planning staff have identified the following components of the project that require a variance from the from the Shoreland Residential PUD standards, Sec. 107-206: Lot width, impervious surface and the density and suitability evaluation. As applicable to the development, the Planning Commission shall consider the following findings of facts for granting the variances.

- 1) Contrary to what is currently in the City's zoning code, state statutes require the use of practical difficulty in connection with the granting of a variance. Practical difficulty means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality.

- *Lot Width*

There are lot width requirements for the proposed land uses in a Shoreland Residential PUD. The comparison of the lot widths are listed below:

- *Current lot width: 95ft.*
- *Minimum Duplex Lot Width: 225ft*

- *Minimum Triplex Lot Width: 300ft*

The difference in the minimum lot width for the proposed development to meet the requirements for the proposed land uses necessitates a variance. As this is an existing lot, the City may determine that the proposed width is sufficient to accommodate the development as proposed in the PUD.

- *Impervious Surface*

The Shoreland PUD regulations states that impervious surface coverage should not exceed 25 percent. The proposed development will encompass 41 percent of the site with impervious surface, necessitating a variance. The proposed development has been shared with the City Engineer, MnDNR, and Watershed District. No concerns were raised about the management of stormwater within the development.

- *PUD Density and Suitability Evaluation*

Shoreland Residential PUDs must conduct a density and suitability evaluation on the project site to determine the suitable dwelling unit density allowance. The evaluation is calculated using sections of the property area within the first 300 feet from the Ordinary-High Water Line (OHWL). The table below depicts the suitable dwelling unit allowance; which is a maximum of two units. The proposed development within this tier includes a duplex and two units out of the three of the triplex. The evaluation demonstrates that the project exceeds the capacity of the site density and suitability.

Section Area Measurement	Total Section Area (Sq. Ft.)	Allowable units (determined by dividing the section area by the R-1 minimum lot size of 12,000 sq ft)	Proposed Units within Section Area
300 feet from the OHWL	27,000	2	4

In summary, Planning staff have reviewed the proposed development variances to determine practical difficulty. The Shoreland Overlay District poses some unique circumstances of the property; however, the property itself can be put to reasonable use under conditions allowed by the Zoning Code. This raises the question for Planning Commission to discuss whether the practical difficulty applies for granting the proposed variances. If the variances are granted, they likely will not alter the essential character of the locality due to the property continuing to maintain a residential use that is incrementally increasing the density and meeting the goals and consistency of the Comprehensive Plan.

- 2) Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the chapter.

Planning staff have determined that the reasonable use of the property exists under the terms of the code and proposes consistency with the City’s Comprehensive Plan.

The proposed use of a Shoreland Planned Unit Residential Development on an R-1 zoned property is permitted through the approval procedure of a Conditional Use Permit. Planning staff recommend Planning Commission to consider all impacts of the property as presented.

PLANNING COMMISSION ACTION

After considering the information in the Planning Staff Report, the Planning Commission is requested to hold a public hearing. After the public hearing, the Planning Commission should consider the requests for a Comprehensive Plan Amendment, Preliminary Plat, Conditional Use Permit for a Shoreland Residential PUD, and the Variances. Should the Planning Commission recommend approval of the request, the following is a preliminary list of conditions that should be considered:

- 1) Concurrent approvals are subject to all conditions of the related land use requests and subdivision request.
- 2) The applicant shall work with City staff to clarify and provide the following information identified in Sec. 107-47 for the Preliminary PUD plans and standards set forth for a Shoreland Residential Planned Unit Development in Sec. 107 -206 for the City to review and approve:
 - a. Proposed timeline for the development;
 - b. Proposed location and specification of docks;
 - c. Proposed lighting, signage, and landscape plan details such as the extent of wooded areas, specimen trees, and other significant physical features that is deemed acceptable to the City; and
 - d. Architectural plans, building materials, color scheme and building elevations demonstrating compliance with height and design standards.
- 3) The applicant shall obtain all required regulatory approvals and permits from local, county, state or federal agencies. A utility permit from Stearns County has been identified for the utility and street infrastructure construction from County Road 23. Proposed docks may also need further permitting and review by the MnDNR.
- 4) The applicant shall construct the development as proposed and be responsible for the payment of all costs associated with the subdivision and land use applications and the construction of the project.
- 5) Utility charges and fees shall be determined as part of the Final Plat and shall be the responsibility of the applicant.
- 6) A Developer’s Agreement and homeowner association documents shall be reviewed and approved by the City Attorney for the terms and conditions of the development. All required specifications shall be outlined including but not limited to: the regulation of the proposed docks, party walls, deed restrictions, street/shared driveway cross access agreement, deed restrictions against the Title of each lot, maintenance and management on the site in perpetuity.
- 7) The applicant shall be responsible for all fees for Park Dedication in compliance with Sec. 105-97.
- 8) Any proposed changes shall be reviewed and approved by City staff. No future approval by the County or City of any buildings or future subdivision is included as part of this action.
- 9) The applicant shall record all resolutions and documents with Stearns County.

CITY COUNCIL CONSIDERATION

If the Planning Commission makes a recommendation, it will be forwarded to the City Council for action at their April 2, 2025 meeting.

Attachments

- 565 Main St. Development Package
 - Legal Description
 - Survey
 - Development Plan Set
 - Preliminary Plat
 - Submitted Applications: Preliminary Plat Subdivision, Variance, and Conditional Use Permit (CUP)
 - Public Hearing Notice

LEGAL DESCRIPTION

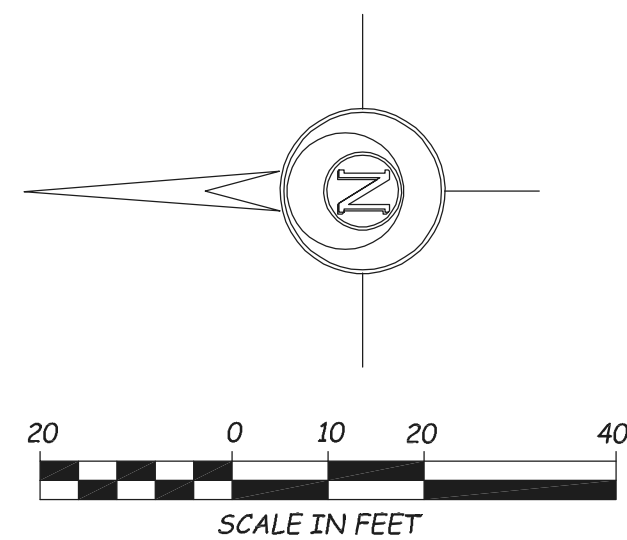
All that part of the West 16.00 feet of the East 411.56 feet of the Northeast Quarter of the Northeast Quarter of Section 23, Township 123, Range 31, City of Richmond, Stearns County, Minnesota, which lies south of the south right of way line of C.S.A.H. No. 23. Less and except the South 386.69 feet thereof.

All that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 123, Range 31, Stearns County, Minnesota described as follows: Commencing at the northeast corner of said Section 23, thence South, on an assumed bearing, along the east line of said Section 23 for 727.43 feet to the centerline of County State Aid Road No. 23, which is the extended centerline of Main Street in the City of Richmond; thence North $89^{\circ} 51'$ West along said centerline of County Road for 299.64 feet for the point of beginning of the tract to be described; thence continue North $89^{\circ} 51'$ West along said centerline for 95.90 feet; thence South parallel with said east line of Section 23 for 606 feet, more or less, to the south line of said Northeast Quarter of the Northeast Quarter; thence easterly along said south line 95.90 feet to a point due South of the point of beginning; thence North parallel with said east line of Section 23 for 606 feet, more or less, to the point of beginning. Subject to the right-of-way of said County Road over the North 33 feet thereof.

NE CORNER,
SEC 23, T.123, R.31

LEGAL DESCRIPTION

(Per Doc. No. A1340523)
 All that part of the West 16.00 feet of the East 411.56 feet of the Northeast Quarter of the Northeast Quarter of Section 23, Township 123, Range 31, City of Richmond, Stearns County, Minnesota, which lies south of the south right of way line of C.S.A.H. No. 23. Less and except the South 386.69 feet thereof.
 AND
 All that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 123, Range 31, Stearns County, Minnesota described as follows: Commencing at the northeast corner of said Section 23; thence South, on an assumed bearing, along the east line of said Section 23 for 727.43 feet to the centerline of County State Aid Road No. 23, which is the extended centerline of Main Street in the City of Richmond; thence North 89° 51' West along said centerline of County Road for 299.64 feet for the point of beginning of the tract to be described; thence continue North 89° 51' West along said centerline for 95.90 feet; thence South parallel with said east line of Section 23 for 606 feet, more or less, to the south line of said Northeast Quarter of the Northeast Quarter; thence easterly along said south line 95.90 feet to a point due South of the point of beginning; thence North parallel with said east line of Section 23 for 606 feet, more or less, to the point of beginning. Subject to the right-of-way of said County Road over the North 33 feet thereof.



- Legend
- INDICATES IRON MONUMENT PLACED
 - INDICATES IRON MONUMENT FOUND
 - ⊙ INDICATES STEARNS COUNTY CAST IRON MONUMENT

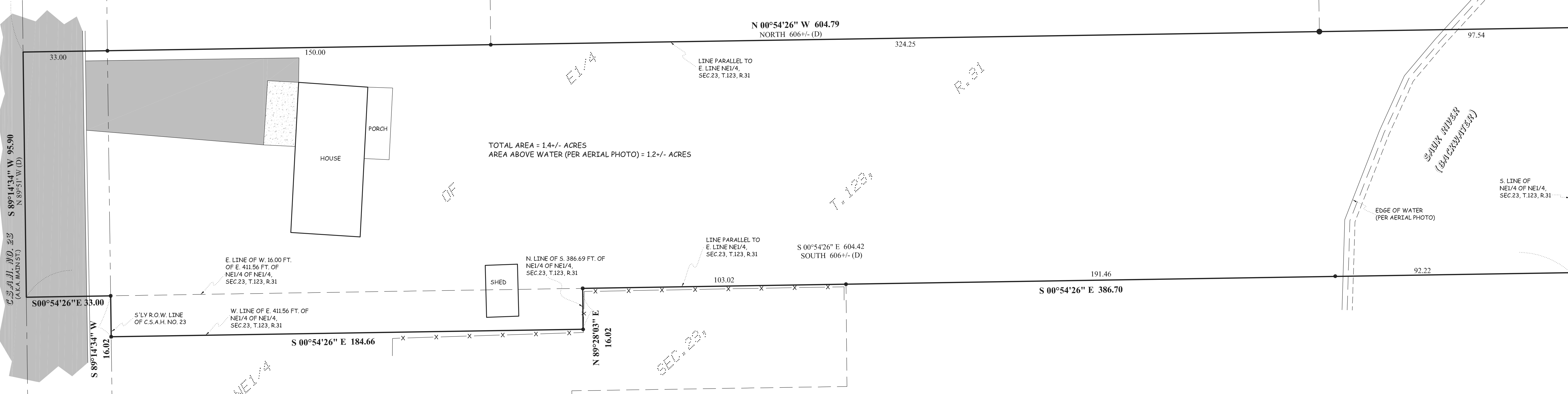
- LEGEND
- x— INDICATES FENCE LINE
 - INDICATES BITUMINOUS SURFACE
 - ▨ INDICATES CONCRETE SURFACE

N 00°54'26" W 727.43
SOUTH (D)

N 89°51' W (D)

S 89°14'34" W 299.64
N 89°51' W (D)

CENTERLINE
OF C.S.A.H. NO. 23
(EXTENDED CL. OF MAIN ST.)



JOB NO:2024-138
 FILE NAME:2024-138.DWG
 LOCATION:23-123-31

CERTIFICATE OF SURVEY PREPARED FOR:
BILL LEMKE

NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

1004 2nd ST. SE
WILLMAR, MN 56201
PH. 320-235-4012

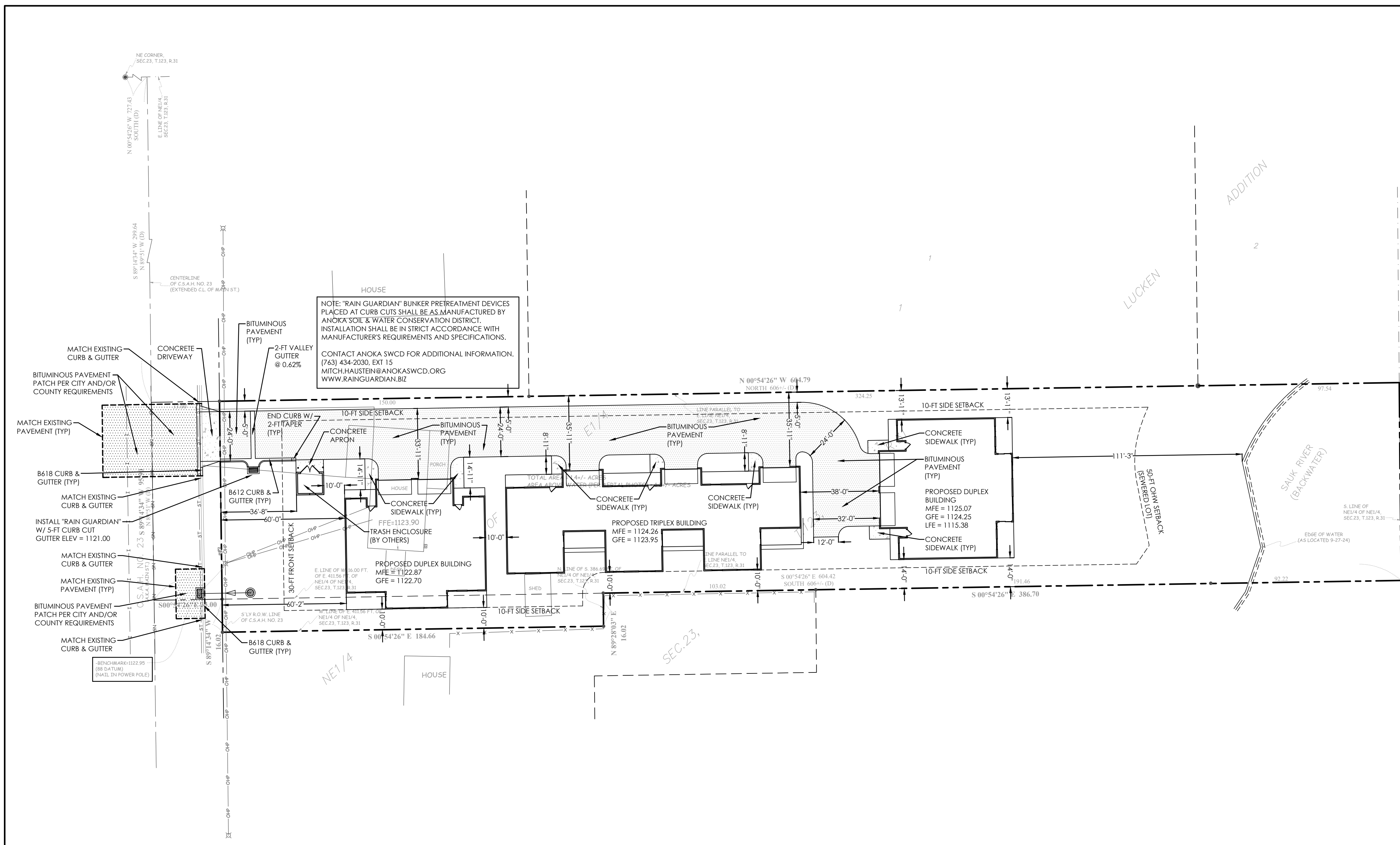
340 CHAPEL HILL RD.
COLD SPRING, MN 56320
PH. 320-685-5905

1250 HWY 15 SOUTH
HUTCHINSON, MN 55350
PH. 320-234-1223

CERTIFICATE OF SURVEY PREPARED BY:
O'MALLEY & KRON
 LAND SURVEYORS, INC.

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.
 DANIEL M. KRON
 MINNESOTA REGISTRATION NO. 42621
 DATE: 00-00-00

SHEET 1 OF 1



NOTE: "RAIN GUARDIAN" BUNKER PRETREATMENT DEVICES PLACED AT CURB CUTS SHALL BE AS MANUFACTURED BY ANOKA SOIL & WATER CONSERVATION DISTRICT. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. CONTACT ANOKA SWCD FOR ADDITIONAL INFORMATION. (763) 434-2030, EXT 15 MITCH.HAUSTEIN@ANOKASWCD.ORG WWW.RAINGUARDIAN.BIZ

SURFACING NOTES:

1. SUBGRADES SHALL BE SCARIFIED AND COMPACTED AS NECESSARY TO ATTAIN THE REQUIRED COMPACTION INDICATED IN THE GENERAL NOTES (SHEET C1). TEST ROLLING OF THE SUBGRADE SHALL BE OBSERVED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN. LOCATIONS EXHIBITING EXCESSIVE RUTTING (PER MNDOT SPEC. 2111) SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER PRIOR TO THE PLACEMENT OF AGGREGATE BASE. COMPACTION TESTING IN UTILITY TRENCHES SHALL BE PERFORMED BY AN INDEPENDENT TESTING FIRM.
2. AGGREGATE BASE AND SURFACE COURSES SHALL BE ROLLED AND COMPACTED. TEST ROLLING OF THE AGGREGATE BASE AND/OR SURFACING SHALL BE OBSERVED BY A SOILS ENGINEER TO VERIFY STABILITY. MAXIMUM ALLOWED DEFLECTION DURING TEST ROLLING OF AGGREGATE BASE OR SURFACE COURSES SHALL BE 1/2".
3. ALL EXISTING BITUMINOUS OR CONCRETE EDGES, WHICH WILL ABUT NEW BITUMINOUS OR CONCRETE SURFACING SHALL BE SAWCUT TO OBTAIN A VERTICAL EDGE.
4. EXPANSION JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE. AND AT ALL LOCATIONS WHERE SEPARATE CONCRETE POURS ABUT EACH OTHER.
5. CONCRETE PAVEMENT OR APRONS, WHICH ABUT DOORWAY OPENINGS SHALL BE TIED TO THE FLOOR SLAB WITH #4 BARS ALONG THE ENTIRE WIDTH OF THE DOORWAY. SEE DETAIL ON SHEET C2.

CIVIL CHECK SET - 10/16/2024

SCHULTZ ENGINEERING & SITE DESIGN
 18 SOUTH RIVERSIDE AVENUE, SUITE 230
 SARTELL, MINNESOTA 56377
 PH: (320) 339-0669
 FX: (866) 633-1830
 schultzeng@live.com
 www.schultzengdesign.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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRIAN J. SCHULTZ, PE
 LICENSE NO.: 43129
 DATE: xx/xx/2024

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

SCHULTZ ENG. PROJECT NO.: 24041
 ISSUE DATE: xx/xx/2024
 DRAWN BY: BJS
 REVIEWED BY: BJS
 © SCHULTZ ENGINEERING & SITE DESIGN, PLLC 2024

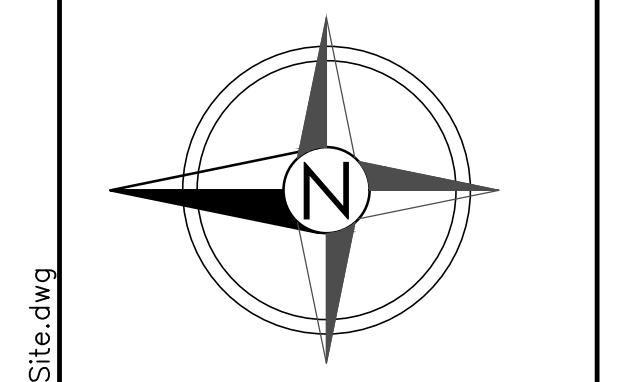
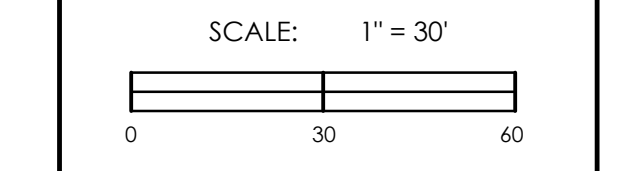
CIVIL SHEET INDEX

CS1 - SITE PLAN
C1 - STANDARD NOTES & SPECIFICATIONS
C2 - STANDARD DETAILS
C3 - GRADING PLAN
C4 - SWPPP - STANDARD NOTES
C5 - SWPPP - PLAN VIEW
C6 - UTILITY & PAVING PLAN

A+ CUSTOM HOMES 7-UNIT TOWNHOMES

565 MAIN STREET WEST
 RICHMOND, MN

SITE PLAN



CS1

24041 Site.dwg

STANDARDS AND REFERENCES

Materials and construction methods specified in the plans reference the Minnesota Department of Transportation (MNDOT) Standard Specifications for Construction. The Contractor shall obtain a current copy of MNDOT's Standard Specifications for Construction and review the specification sections applicable to the plans.

It is mandatory that the Contractor be knowledgeable of the applicable MNDOT specification sections during construction. No additional compensation will be paid to the Contractor for additional work due to unfamiliarity with the applicable specification sections.

Contractor shall refer to the geotechnical report, if any, for additional requirements and recommendations.

EARTHWORK NOTES

PROTECTION

- 1) The Contractor shall maintain all benchmarks, monuments and other reference points. If any are disturbed or destroyed, they shall be replaced at the Contractor's expense.
- 2) The Contractor shall contact the Engineer immediately if any unknown functioning underground utilities are discovered during the course of the project, which may interfere with construction. The Contractor shall wait for instructions before proceeding.
- 3) The Contractor shall be responsible for any damage to functioning underground or overhead utility lines. Damaged utilities shall be repaired immediately and service restored at no additional cost to the Owner.
- 4) The Contractor shall provide barricades, shoring and other safety measures required by OSHA.
- 5) The Contractor shall protect all adjacent existing facilities from damage, including, but not limited to settlement due to excavations, erosion, etc. The Contractor shall be responsible for the repair of such damages.

PROJECT CONDITIONS

- 1) The Contractor shall become familiar with the project site, and compare actual conditions in the field with those shown on the project drawings. The Contractor shall contact the Engineer immediately if any inconsistencies are found between the existing conditions and the project drawings.
- 2) No extra compensation will be allowed due to unusual conditions which could have reasonably been determined or anticipated by examination of the project site and project drawings.

PLAN GRADES

- 1) Elevations shown on the project drawings are finished grade elevations, unless noted otherwise. Elevations not specifically indicated shall be determined by interpolation of uniform slope between spot elevations and/or contours, or between such points and existing elevations. Adequate slope shall be constructed to provide positive drainage away from structures.
- 2) If inconsistencies exist on the plans between contours and spot elevations, the spot elevations shall govern.

TOPSOIL

- 1) Adequate imported and/or stockpiled salvageable topsoil shall be utilized for this project.
- 2) Topsoil shall be free of clay lumps, roots, brush, large stones, and debris, and shall have a minimum organic content of 5 percent.
- 3) Remove topsoil to its entire depth from areas, which are to be disturbed by new construction work. Existing lawn areas, which are not in the proposed construction area(s) shall remain in place. The Contractor shall field verify topsoil depths between any soil borings, and remove to greater depths than indicated in the soils report if such conditions are encountered. Salvaged topsoil shall be maintained in stockpiles.
- 4) Stockpiled topsoil shall only be used for finish grading of new lawn areas. Excess topsoil shall be removed from the site by the Contractor.
- 5) Protect all existing lawn areas, plantings, and other landscaping to remain in place. Any damaged areas shall be replaced at the Contractor's expense.

UNFORESEEN OBSTACLES

- 1) The Engineer shall be contacted immediately if any unforeseen major obstacles are encountered during excavation, such as abandoned wells, abandoned or functioning utilities, subsurface streams or rock, etc., which would add significant expense to the Contractor.
- 2) The Contractor shall still be responsible for completing all work required for this project where encountered conditions may be reasonably determined from a soils/geotechnical report and review of the project site and contract documents.

DEWATERING

- 1) Surface drainage shall be provided during construction in a manner so as not to create a nuisance to adjacent areas.
- 2) All excavations shall be free of water during construction within the excavations. Dewatering shall be accomplished by pumping or trenching, and shall be conducted regardless of the cause, source, or nature of the water.
- 3) Berms, cofferdams, or piling shall be provided as necessary to protect excavations.
- 4) Excavations shall be sloped to drain, and necessary pumps, hoses and other equipment shall be provided to keep excavation free of water.
- 5) All temporary equipment used for dewatering shall be removed from the site when no longer necessary.

FILLING AND GRADING

- 1) Rough grading of all areas within the construction limits, including adjacent transition areas shall be reasonably smooth and compacted. The rough graded subgrade surface generally shall not be more than 6 inches above or below the established subgrade elevations. All ditches, swales, and gutters shall be graded to drain adequately. The subgrade shall be evenly sloped to provide drainage away from building walls in all directions at a minimum slope of 1%. The Contractor shall provide rounded transitions at top and bottom of banks and other breaks in grade.
- 2) Fill and backfill materials shall be inorganic soils free of roots, rocks, boulders, and debris.
- 3) Bedding material or granular backfill larger than 2" in its largest dimension shall not be allowed within 2 feet of new underground pipes. Material larger than 3" in its largest dimension shall not be allowed within 1 foot of subgrade elevation.
- 4) Imported compacted fill material shall have a maximum of 12 percent passing the #200 sieve, by weight. The proposed fill material shall be tested by an independent testing lab for suitability as compacted fill for this project. The Contractor shall pay for the testing services and provide a copy of the test results to the Engineer.
- 5) The Contractor shall fill and grade as necessary to bring surface to required elevations, and provide all materials necessary, whether obtained on or off the project site.
- 6) The Contractor shall place compacted material in uniform horizontal lifts not exceeding 8" in depth for clay soils, and 12" in depth for sandy soils, and compact as required to achieve specified density.
- 7) Compaction shall be obtained with the use of vibratory rollers or rammers. During compaction, fill material shall contain moisture content, as necessary, for the required compaction as indicated by an independent testing laboratory. The moisture shall be uniform throughout each lift. If the material is too dry, water shall be added with approved equipment and methods, which will not wash out fine material. If the material is too wet, it shall be dried by harrowing, diskng, blading, or other approved methods recommended by the independent testing laboratory.
- 8) Areas designated for pavement in excavated (cut) areas shall be scarified to a depth of 1 foot. The Contractor shall bring the subgrade material to optimum moisture content as indicated by the independent testing laboratory, and compact the subgrade to the specified density listed below for soils underneath pavements.
- 9) The Contractor shall not place fill material when either the fill material, or the material on which it is to be placed, is frozen. Any soft or yielding areas appearing in the fill resulting from frost, rain, or any other reason whatsoever shall be scarified, removed, recompactd and/or otherwise rectified to the satisfaction of the Engineer before any new fill is placed.

COMPACTION TESTS

- 1) Utility Trench Backfill: The Contractor's independent soils technician and approved testing laboratory shall perform in-place density and moisture tests at random depths in trench backfill at 100 foot intervals, or fraction thereof. Compaction of trenches shall be a minimum of 95% of the maximum dry density (as determined by the independent testing laboratory) in lawn areas, and at depths greater than 3 feet below areas designated for pavement. Compaction of trenches at depths within 3 feet of paved surfaces shall be a minimum of 100% of the maximum dry density.
- 2) Compacted Fill Under Pavements: Compaction tests shall not be required beneath new pavements. Adequate compaction of materials under pavements shall be determined by test rolling the subgrade, and checking for excessive rutting. Test rolling shall be performed as per MNDOT Spec. 2111.

- 3) Areas exhibiting a failed compaction test shall be re-compacted and re-tested to the satisfaction of the Engineer.
- 4) Copies of all compaction testing and test roll observation reports shall be provided to the Engineer.
- 5) Optimum moisture-density relationship will be determined by testing laboratory in accordance with ASTM D698 and maximum density determination made by Method D of ASTM D698 unless otherwise noted in these specifications.

SUBGRADE PREPARATION

- 1) Finished subgrade elevations shall be as follows:
 - a) Bituminous pavement: 9" below finish grade.
 - b) Concrete pavement/apron: 12" below finish grade.
 - c) Concrete sidewalk: 8" below finish grade.
 - d) Lawn areas: 4" below finish grade.
 - e) Planting areas: See Landscaping Plans/Details
- 2) The tolerance for areas to be paved shall not exceed 0.15 feet above or below plan subgrade.
- 3) The Contractor shall protect newly graded areas from erosion, settlement or washing that occurs prior to acceptance of the Work shall be repaired and grades re-established.

DISPOSAL OF EXCESS WASTE MATERIALS

- 1) The Contractor shall remove excess excavated material, debris, and waste materials, from the Owner's property and legally dispose of it in accordance with all governing codes.

SPREADING TOPSOIL AND FINISH GRADING

- 1) Scarify subgrade to depth of 3" prior to placing topsoil. Spread topsoil evenly over complete subgrade as follows:
 - a) Lawn Areas on Private Property: Spread 4" lightly compacted layer of topsoil.
 - b) Lawn Areas in Public Right-of-way: Per City requirements
 - c) Planting Areas: See Landscape Plan/Details
- 2) Finish grade accurately within 0.15 feet of finish grades shown on the project drawings, less the thickness of any sod where it is to be installed. Slope all grades away from buildings to provide positive drainage.
- 3) Prepare topsoil suitable to receive seed and/or sod. Grading of areas designated for topsoil shall be reasonably smooth and even, and in accordance with MNDOT Spec. 2105.3G and 2574.3A4. All debris and stones exceeding 3" in diameter shall be removed from the soil surface of these areas prior to seeding. Areas compacted by vehicles or storage of materials shall be plowed, disked and harrowed to match texture of other finish graded areas.
- 4) Grass seed shall be in accordance with MnDOT Spec. 3876, seed mix No. 25-131, applied at the rate of 220 pounds per acre or as indicated on the landscape plans. Mulch shall be applied and disanchored to all seeded areas and shall meet the requirements of MnDOT Spec. 3882, Type 3 or as otherwise indicated by the Engineer.

UTILITY NOTES

STANDARD SPECIFICATIONS

- 1) The following standard specifications shall apply to this project:
 - a) Minnesota Plumbing Code - MN Rules Chapter 4714 (MN Dept. of Labor and Industry-MNDLI)
 - b) Uniform Plumbing Code, latest edition (UPC)
 - c) City Engineers Association of Minnesota (CEAM) Standard Specifications
 - d) American Society for Testing Materials (ASTM)
 - e) American National Standards Institute (ANSI)
 - f) American Water Works Association (AWWA)
 - g) Minnesota Department of Transportation "Standard Specifications for Construction" (MNDOT)
- 2) The Contractor shall comply with all local ordinances and codes
- 3) Certifications of all utility materials, as well as shop drawings, shall be submitted to the Engineer for review

POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS - SANITARY

- 1) Smooth walled polyvinyl chloride pipe and fittings shall consist of SDR 26 or SDR 35 pipe, unless noted otherwise, and meet the requirements of ASTM D3034 and Section 2621.2A5 of the CEAM Standard Specifications
- 2) All pipe and fittings shall be SDR 35 for depths of up to 20 feet, and SDR 26 for depths exceeding 20'.
- 3) Pipe joints shall meet the requirements of Section 2621.3A3 of the CEAM Standard Specifications.

DUCTILE IRON (DIP) PIPE AND FITTINGS - WATER

- 1) Ductile iron pipe and fittings shall meet the requirements of Table 604.1 of the UPC, and Section 2611.2A1 of the CEAM Standard Specifications
- 2) Pipe joints shall meet the requirements of Section 605.5 of the UPC, and Section 2611.3B of the CEAM Standard Specifications. Stainless steel fasteners shall be prohibited.
- 3) 6" pipe shall be Class 52. 8" and larger pipe shall be Class 50.

POLYVINYL CHLORIDE (C900 PVC) PIPE AND FITTINGS - WATER

- 1) Polyvinyl chloride pressure pipe and fittings shall meet the requirements of Table 604.1 of the UPC, and Section 2611.2A3 of the CEAM Standard Specifications
- 2) Pipe joints shall meet the requirements of Section 605.4 of the UPC, and Section 2611.3B of the CEAM Standard Specifications.

GATE VALVES - WATER

- 1) Gate valves shall meet the requirements of Sections 2611.2C and 2611.3D of the CEAM Standard Specifications

HYDRANTS - WATER

- 1) Hydrants shall meet the requirements of Sections 2611.2B and 2611.3D of the CEAM Standard Specifications
- 2) Hydrants shall be Waterloo W867, or approved equal

BLOCKING AND ANCHORING - WATER

- 1) Water main blocking and anchoring shall meet the requirements of Section 2611.3A4 of the CEAM Standard Specifications
- 2) Provide thrust reaction blocking consisting of concrete with a minimum 28 day compressive strength of 2000 psi.
- 3) Place between undisturbed ground and the fitting to be anchored. Place thrust blocking so that the pipe and fitting joints are accessible for repair.
- 4) Mega-Lugs may be used in lieu of thrust block if allowed by local utility.

WATER SERVICE PIPE AND CURB STOPS

- 1) Copper tubing for water services shall meet the requirements of Table 604.1 of the UPC, and Section 2611.2D of the CEAM Standard Specifications
- 2) HDPE pressure pipe for water services shall meet the requirements of ASTM D2239, ASTM D2737, ASTM D3035, AWWA C901, CSA B137.1, and Section 2611.2D of the CEAM Standard Specifications
- 3) Curb stops for water services Section 2611.2D of the CEAM Standard Specifications

HIGH DENSITY POLYETHYLENE PIPE (HDPE) AND FITTINGS - STORM

- 1) HDPE pipe and fittings shall meet the requirements of ASTM F2306, and Section 2621.2A8 of the CEAM Standard Specifications
- 2) Pipe joints shall meet the requirements Section 2621.3A3 of the CEAM Standard Specifications
- 3) Minimum wall thickness shall be 0.035 inches for 12 and 15 inch diameter pipe, and shall be 0.05 inches for 18 and 24 inch diameter pipe.

POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS - STORM

- 1) PVC storm sewer pipe and fittings within 10-ft of a building and/or water pipe crossing, or when specified on the plans, shall consist of Schedule 40 PVC, and meet the requirements of ASTM D1785, ASTM D2665, and ASTM F794, and Section 2621.2A5 of the CEAM Standard Specifications

- 2) If further than 10-ft from a building and/or water pipe crossing, PVC storm sewer pipe and fittings may consist of SDR 26 or SDR 35 pipe, unless noted otherwise, and meet the requirements of ASTM D3034 and Section 2621.2A5 of the CEAM Standard Specifications

- 3) All pipe and fittings shall be SDR 35 for depths of up to 20 feet, and SDR 26 for depths exceeding 20'.
- 4) Pipe joints shall meet the requirements of Section 2621.3A3 of the CEAM Standard Specifications.

REINFORCED CONCRETE SEWER PIPE (RCP) AND FITTINGS - STORM

- 1) RCP pipe and fittings shall meet the requirements of ASTM C76, and Section 2621.2A3 of the CEAM Standard Specifications
 - 2) Pipe joints shall meet the requirements of Section 2621.3A3 of the CEAM Standard Specifications
 - 3) The ASTM strength class of pipe shall be Class III unless otherwise shown on the Plans.
 - 4) The pipe shall be drawn together by some approved method of jacking or winching. This pressure must be maintained until sufficient backfill is placed to keep the joint from opening.
- ##### END SECTIONS - STORM
- 1) End sections shall be provided at all pipe inlets and outlets.
 - 2) The end sections shall consist of material matching the material of the pipe, which it is being connected to. Materials and joints shall be as per the specifications described above for the applicable pipe material.
 - 3) The last 3 joints of RCP shall be tied, and the end section shall be provided with an approved trash guard.

MANHOLES AND CATCH BASINS - SANITARY AND STORM

- 1) Unless otherwise noted, manhole and catch basin structures shall consist of precast concrete, and meet the requirements of Section 719.6 of the UPC (sanitary only), and Sections 2621.2C and 2621.3D of the CEAM Standard Specifications
- 2) Catch basins shall be provided with the following castings:
 - a) Along curbline: 27" Structure: Neenah R-3075-L, 48" (or larger) Structure: Neenah R-3067-L
 - b) Isolated (in paved area): Neenah R-2553
 - c) Isolated (in vegetated area): Neenah R-2560-EA w/ type "C" grate
- 3) Manholes shall be provided with the following castings:
 - a) Sanitary: Neenah R-1733 w/ concealed pick hole
 - b) Storm: Neenah R-1733 lettered "STORM", center pick hole

INSTALLATION

- 1) Unless otherwise noted, installation of all water and sewer pipe, fittings, and appurtenances shall be as per the CEAM Standard Specifications.

TESTING REQUIREMENTS

- 1) Water and sewer pipe, fittings, and appurtenances shall be inspected and tested as per Sections 2611.3E-2611.3H and 2621.3F-2621.3H of the CEAM Standard Specifications.
- 2) In the event of discrepancies between the testing requirements of the MN Plumbing Code and the CEAM Standard Specifications, the most stringent will govern.

BITUMINOUS PAVEMENT NOTES

STANDARDS

- 1) Minnesota Standard Specifications for Highway Construction, most recent edition.

GRANULAR BASE AND SURFACE COURSES

- 1) Compacted thickness of finished base course: 6"
- 2) Process material for aggregate base shall meet the requirements of MNDOT Spec. 3138, Class 5.
- 3) The subgrade shall be tested and observed to the satisfaction of the Engineer prior to placement of aggregate base material. Install base material as required to accommodate new plan grades.
- 4) Wet base material to approximate optimum moisture content either prior to delivery to job site or as soon as practical after being placed on subgrade.
- 5) Place in layers not exceeding 4" thickness (loose).
- 6) Compact with pneumatic or vibrating steel drum rollers.
- 7) After base course has been graded and compacted, thoroughly wet and slush roll with roller until all aggregates are thoroughly embedded.
- 8) Allow base course to cure for a minimum of 72 hours prior to bituminous course application.

BITUMINOUS BASE AND SURFACE COURSE

- 1) Mix Designation Numbers for the bituminous mixtures on this project are per MNDOT Spec. 2360
- 2) Pavement smoothness requirements will be waived for this project.
- 3) Density for the bituminous mixture on this project will be the ordinary compaction method (MNDOT 2360.6C).
- 4) Bituminous Base course shall conform to MnDOT 2360, Type SPNWB3308 and shall be 1 1/2 inches thick after compaction. Bituminous Surface course shall conform to MnDOT 2360, Type SPWEA3408 and shall be 1 1/2 inches thick after compaction.
- 5) Place no asphaltic mixture when the atmospheric temperature is below 45 degrees and falling, nor should pavement be placed under wet conditions.

MIXING

- a) Paving mixture: Uniform mixture of coarse aggregate, fine aggregate, mineral filler and asphaltic material.
- b) Grading and mixing: Conform to applicable sections of the Minnesota Standard Specifications for Highway Construction, Section 2360.

CONSTRUCTION METHODS

- 1) Properly clean base course and deliver hot mix asphaltic concrete in clean light vehicles with covers if necessary.
- 2) Lay to a smooth surface without segregation of material and attain compaction as early as possible. Commence rolling while the material is hot. (minimum spread temperature 250 degrees F.) as soon as it will support the roller without undue displacement or headline cracking and continue until a minimum of 95% of maximum has been attained, no further compression can be attained and all roller marks are eliminated.
- 3) The completed surface: Smooth, free of pockets that will retain water and shall not vary more than 1/16" per foot nor more than 1/4" under a 16' straight edge. Entire surface must drain. No flat areas are permitted.
- 4) Perform all Work in accordance with the applicable requirements of the Minnesota Standard Specifications for Highway Construction.

PAINTED LINES

- 1) Special marking paint compound especially for striping bituminous paving in one coat.
- 2) Manufacturers: Pratt & Lambert, Inc.; Sherwin Williams Co. or DuPont Co.
- 3) Colors: Use white paint for concrete and asphalt.
- 4) All surfaces to be painted must be thoroughly clean and dry.
- 5) Lay out painted lines with chalk on pavement in accordance with Project Drawings.
- 6) Accurately apply paint to the chalk marks, using striping machines, 4" wide striper.
- 7) Apply paint in strict accordance with the manufacturer's directions.
- 8) Protect all paint from damage by traffic until dry.
- 9) Apply handicap logo at handicap stall.

FIELD QUALITY CONTROL

AGGREGATE BASE TESTING:

- a) The granular base course shall be test rolled and observed by the Contractor's independent soils technician as per MNDOT 2211.3C2 (Quality Compaction Method). Once the base course has been tested to the satisfaction of the Engineer, pavement may be placed.
 - b) One mechanical analysis (ASTM D-422) per 500 cubic yards of base or fraction thereof.
- ##### BITUMINOUS TESTING:
- a) Test Temperature of first truck.
 - b) Ordinary compaction (MNDOT 2360.6C)

CONCRETE PAVEMENT, CURB & GUTTER, AND SIDEWALK

STANDARDS

- 1) ACI 318, ACI 315, CRSI, ACI 301, latest adoptions.
- 2) Minnesota Standard Specifications for Construction, most recent edition

GRANULAR BASE COURSE MATERIAL

- 1) Compacted thickness of finished base: 6" - Concrete Pavement/Aprons
4" - Concrete Sidewalk
- 2) Base material shall consist of MNDOT 3149.2B2 Select Granular Borrow.

AGGREGATES

- 1) Coarse: MnDOT Spec. 3137.
- 2) Fine: MnDOT Spec. 3126.

WATER

- 1) Clean, fresh and potable, MnDOT Spec. 3906.

AIR ENTRAINING ADMIXTURES

- 1) ASTM C260.
- 2) Provide entrainment of 4 - 7 percent by volume.

PORTLAND CEMENT

- 1) ASTM C150, Type I plus an approved air entraining agent, or Type IA air-entraining Portland cement.

OTHER ADMIXTURES

- 1) MnDOT Spec. 3113.
- 2) Calcium Chloride or materials containing chlorides or nitrates shall not be allowed.

PROPORTIONING AND DESIGN OF MIXES

- 1) Concrete Classifications
 - a) Curb and gutter, slip-formed concrete: MNDOT Spec. 2461, Mix Design 3F32
 - b) Sidewalk, aprons, incidental concrete, manual curb & gutter: MNDOT Spec. 2461, Mix Design 3F52
 - c) Concrete pavements: MNDOT Spec. 2301, Mix Design 3A41
 - d) Repair concrete, fast strength concrete: MNDOT Spec. 2301, Mix Design 3A41HE
- 2) Concrete Specifications:
 - a) 3F32: 1/2 - 3" slump, 4500 psi, 5-8% air
 - b) 3F52: 2 - 5" slump, 4500 psi, 5-8% air
 - c) 3A41: 2 - 5" slump, 4500 psi, 5-8% air
 - d) Temperatures of all concrete during placement shall be 50-deg F to 90-deg F

CONCRETE PLACEMENT

- 1) Place concrete as soon as possible after mixing. Place before initial set has occurred, and in no event after it has contained its water content for more than one hour.
- 2) Avoid overworking concrete or allowing concrete to fall unrestricted for excessive vertical distances, and other situations which can cause segregation of the aggregates.
- 3) Concrete pavements shall be placed in accordance with applicable portions of MnDOT 2301.
- 4) Sidewalks shall be placed in accordance with MnDOT 2521.
- 5) Curb and gutter shall be placed in accordance with MnDOT 2521.

PROTECTION

- 1) Provide adequate protection against rain, sleet and snow before and during placement and finishing of concrete.
- 2) Protect concrete from premature drying. Provide temporary covering as required. Keep concrete continuously moist for 7 days.
- 3) Treat concrete with membrane curing compound in accordance with MnDOT 2531.3G.

COLD WEATHER CONCRETE

- 1) Do not place concrete when the atmospheric temperature is below 40 degrees F., or when the concrete is likely to be subjected to freezing temperatures within 24 hours after it has been deposited unless adequate temporary heating is provided.
- 2) Maintain concrete temperature of 40 to 90 degrees F. for 3 days. Protect from freezing for the following 5 days.
- 3) No frozen materials may be used in the concrete. Chemicals may not be used to prevent freezing unless approved by the Engineer.
- 4) Perform all cold weather concreting in accord with ACI 306.

HOT WEATHER CONCRETE

- 1) Do not place concrete when the atmospheric temperature is above 100 degrees F.
- 2) Maintain concrete temperature of 40 to 90 degrees F. for 3 days. Protect from temperatures over 90 degrees for the following 5 days.
- 3) Thoroughly wet dry porous surfaces before concreting.
- 4) Water reducing admixtures with retarding properties are required for all concrete placed when the temperature exceeds 80 degrees F.
- 5) Perform all hot weather concreting in accord with ACI 305.

FINISHING

- 1) Provide a broomed finish on exterior sidewalks and ramps unless noted otherwise.

QUALITY CONTROL

- 1) The Contractor shall hire an independent testing firm to provide the following tests:
 - a) The independent testing technician shall perform random field testing of the fresh concrete including slump, air content, and temperature. (ASTM C143, C173, C231 and C138). One series of the aforementioned tests shall be performed on the first load of concrete.
 - b) The independent testing technician shall cast a set of four compression test cylinders for the first load of concrete as well as 1 set for every 100 cubic yards, or fraction thereof, of concrete thereafter. Compression tests shall be performed on one test cylinder at 7 days and two test cylinders at 28 days. The fourth test cylinder shall be retained in the event of failing compression tests on the 28-day test cylinders.



SCHULTZ ENGINEERING & SITE DESIGN

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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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRIAN J. SCHULTZ, PE
LICENSE NO.: 43129
DATE: xx/xx/2024

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

SCHULTZ ENG. PROJECT NO.: 24041
ISSUE DATE: xx/xx/2024
DRAWN BY: BJS
REVIEWED BY: BJS
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CIVIL SHEET INDEX

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A+ CUSTOM HOMES 7-UNIT TOWNHOMES

565 MAIN STREET WEST
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STANDARD NOTES & SPECIFICATIONS

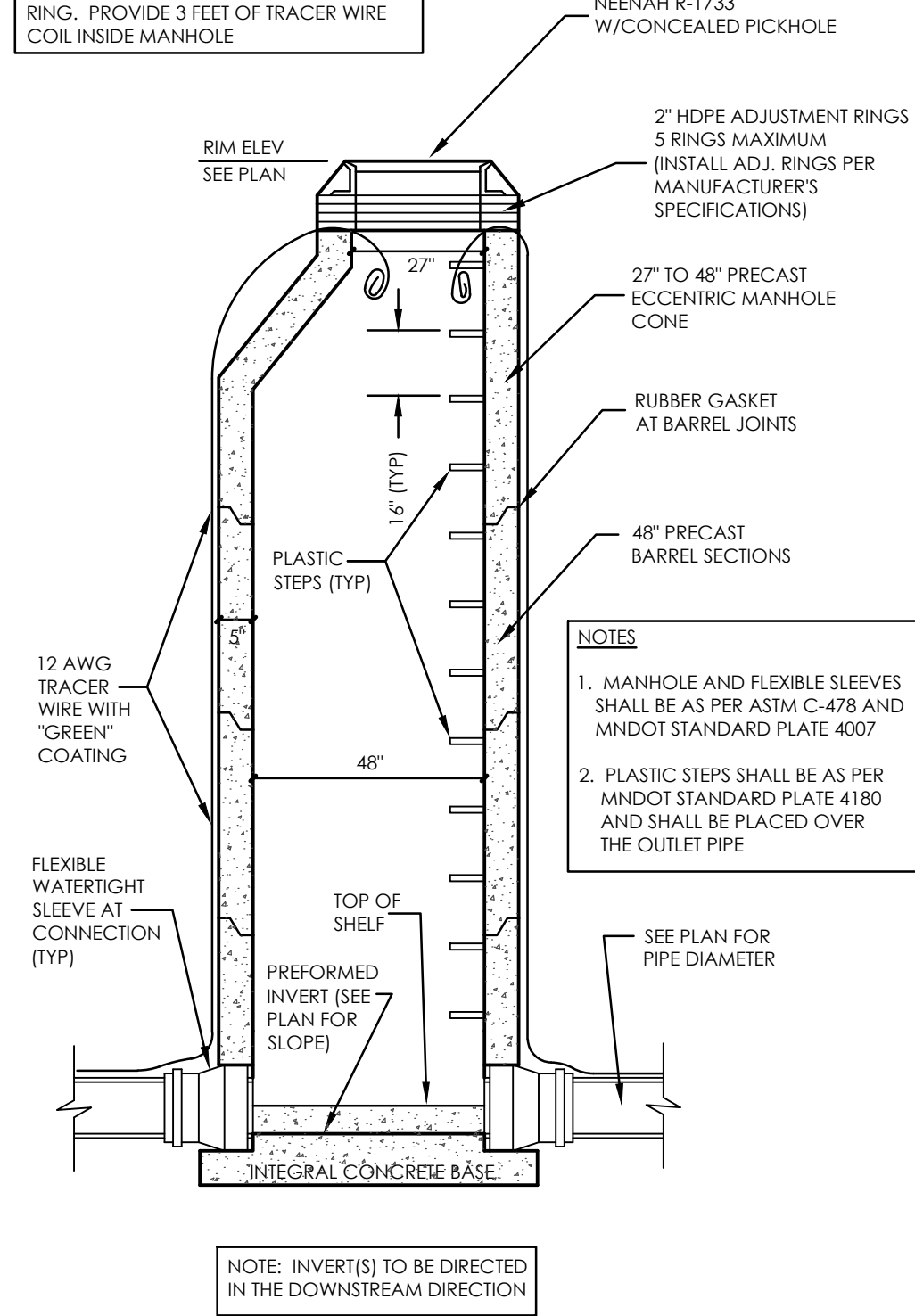
C1

CIVIL CHECK SET - 10/16/2024

PRELIMINARY - NOT FOR CONSTRUCTION

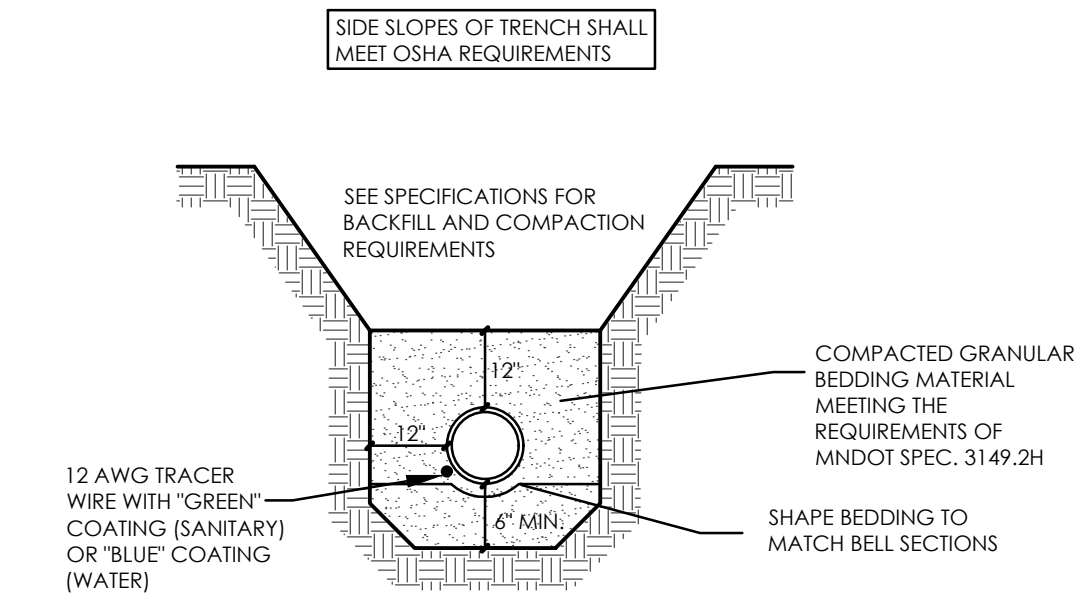
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NOTE: TRACER WIRE TO BE EXTENDED INTO MANHOLE BELOW FIRST ADJUSTMENT RING. PROVIDE 3 FEET OF TRACER WIRE COIL INSIDE MANHOLE

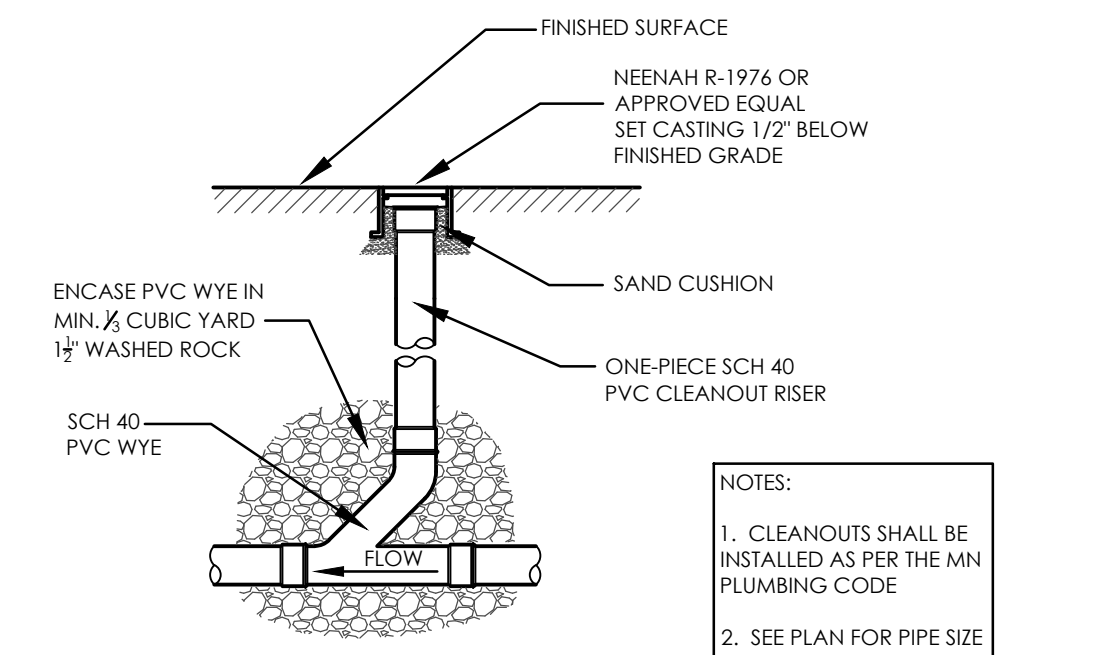


- NOTES**
1. MANHOLE AND FLEXIBLE SLEEVES SHALL BE AS PER ASTM C-478 AND MNDOT STANDARD PLATE 4007
 2. PLASTIC STEPS SHALL BE AS PER MNDOT STANDARD PLATE 4180 AND SHALL BE PLACED OVER THE OUTLET PIPE

3 SANITARY MANHOLE NTS



1 PIPE BEDDING DETAIL NTS

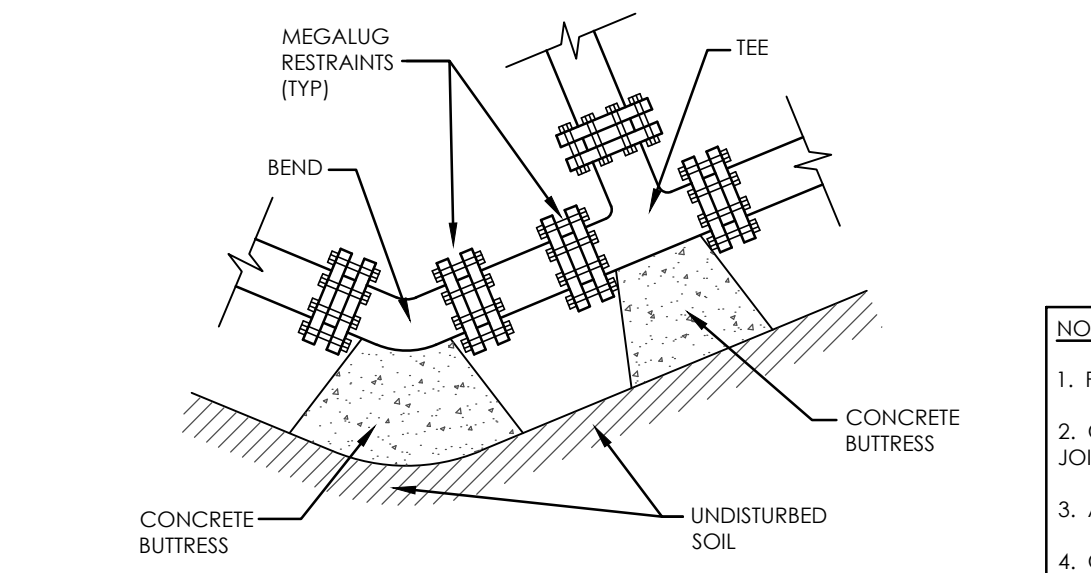


- NOTES**
1. CLEANOUTS SHALL BE INSTALLED AS PER THE MN PLUMBING CODE
 2. SEE PLAN FOR PIPE SIZE AND ELEVATION

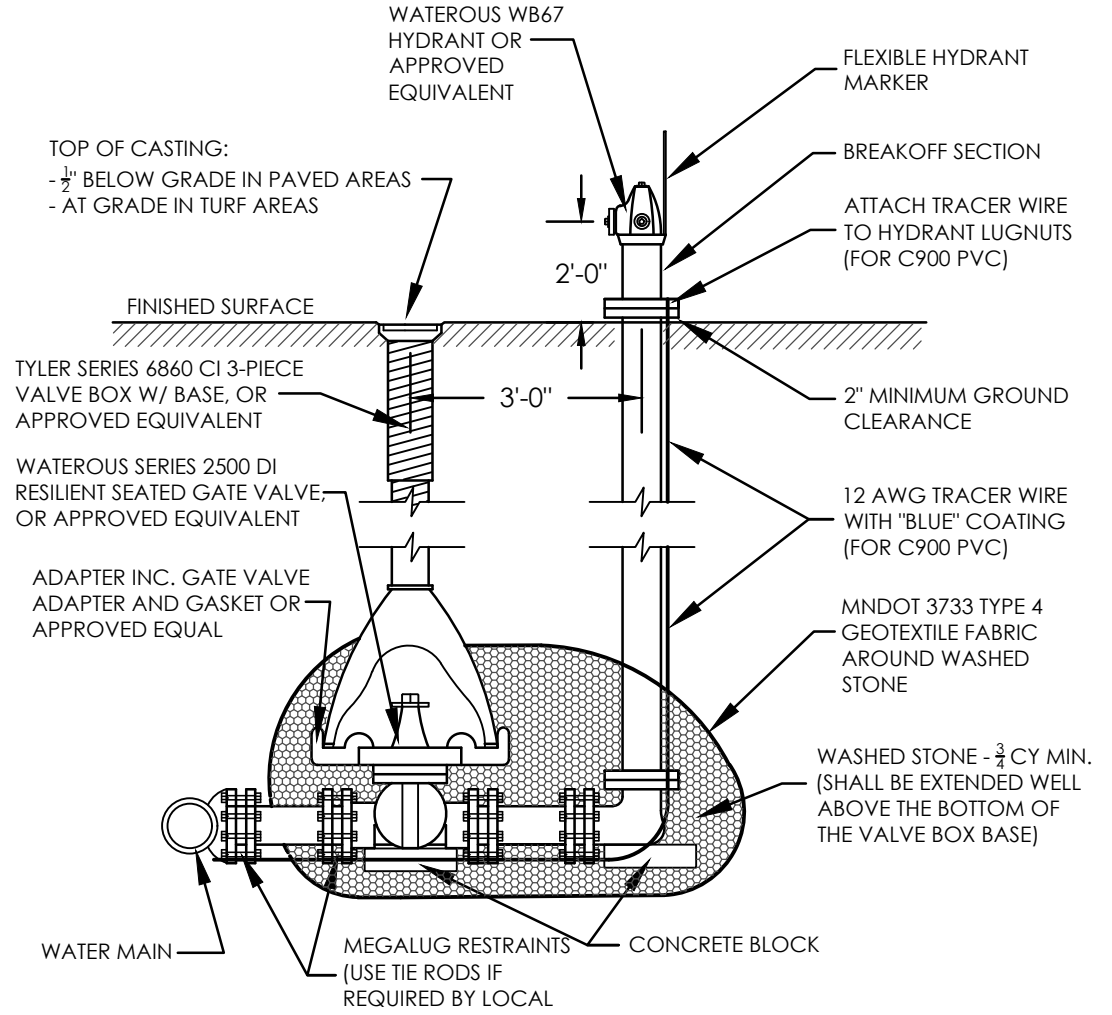
2 SANITARY CLEANOUT NTS

PIPE SIZE	TEE OR PLUG	90° BEND	45° BEND	22½° BEND
6"	2.9	3.1	1.6	0.8
8"	3.7	5.3	2.9	1.4
10"	5.7	8.1	4.4	2.2
12"	8.1	13.4	6.6	3.2
16"	15.1	21.4	11.6	5.9
20"	23.2	30.2	18.1	9.3
24"	33.6	48.5	26.1	13.3

- NOTES**
1. PLACE A PLASTIC COVERING OVER FITTINGS PRIOR TO POURING CONCRETE BUTTRESSES
 2. CONCRETE BUTTRESSES SHALL BE POURED AGAINST FIRM, UNDISTURBED SOILS, AND SHALL BE FORMED SO THAT JOINTS WILL BE KEPT FREE OF CONCRETE AND REMAIN ACCESSIBLE FOR REPAIRS
 3. ALL FITTINGS (EXCEPT CROSSES) SHALL BE PROVIDED WITH CONCRETE BUTTRESS THRUST BLOCKING
 4. CONCRETE MIX SHALL MEET THE REQUIREMENTS OF MNDOT CONCRETE MIX 3Y43
 5. USE TIE RODS IN LIEU OF MEGALUGS, IF REQUIRED BY LOCAL UTILITY.
 6. MEGALUG RESTRAINTS SHALL BE PROVIDED AT ALL JOINTS WITHIN 20 FT OF ALL FITTINGS (EXCEPT CROSSES)

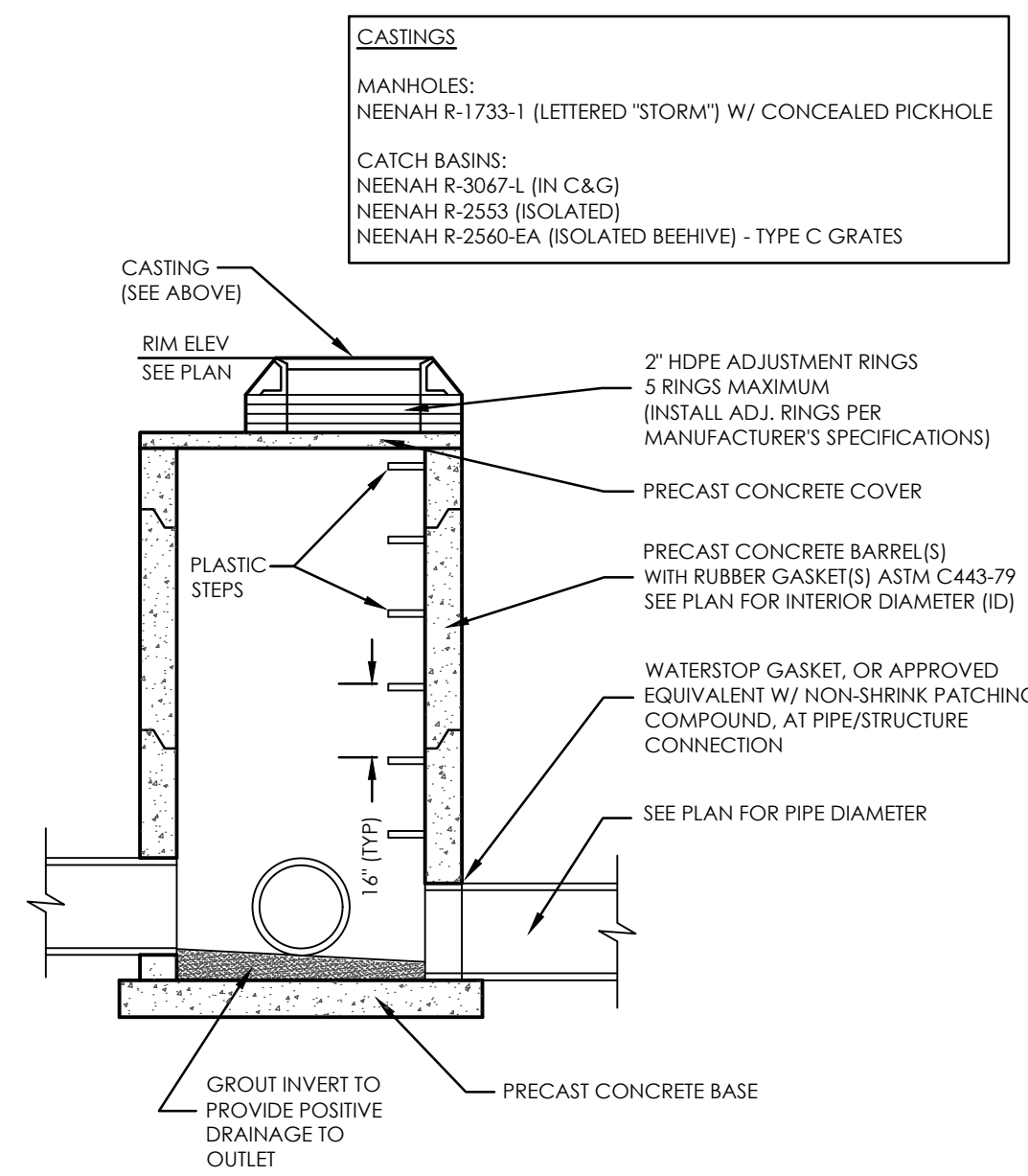


4 THRUST BLOCKING NTS



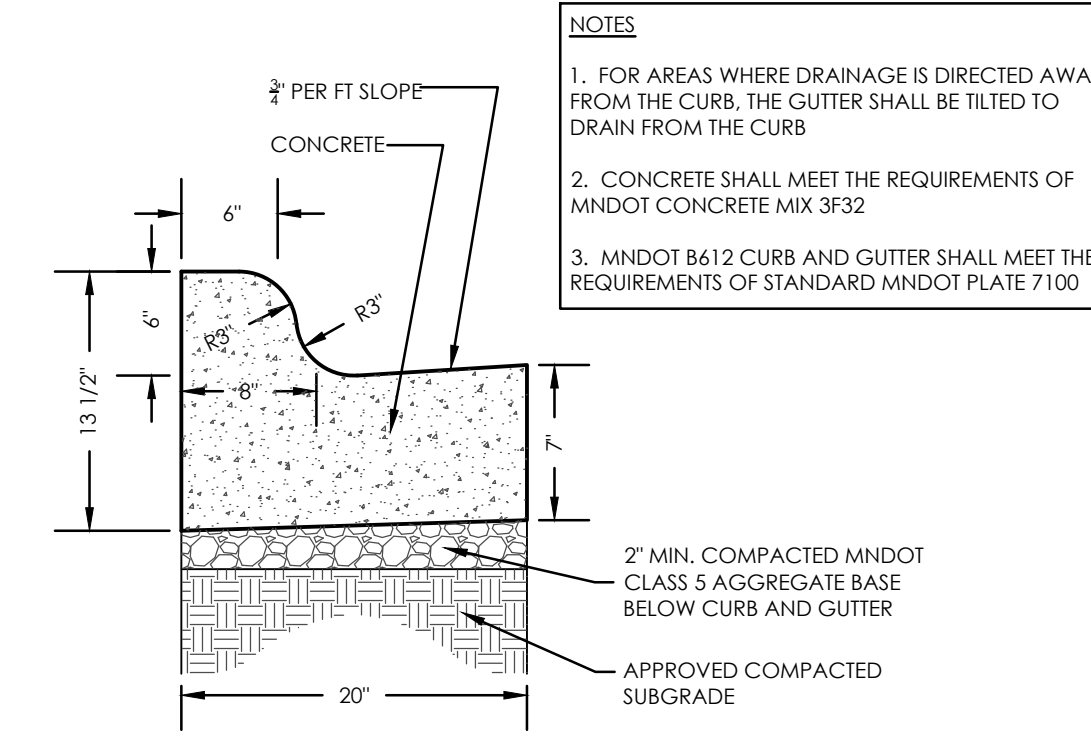
- NOTES**
1. MAINTAIN PLUMB VALVE BOX WITH SETTING ROD
 2. GATE VALVES LOCATED IN CONCRETE AREAS SHALL HAVE A METAL SEPARATOR BETWEEN THE VALVE BOX AND CONCRETE
 3. PIPE SHALL HAVE 8-FT MIN. COVER
 4. HYDRANTS SHALL BE SHIPPED PLUGGED AND TAGGED. PLUGS AND TAGS MAY BE REMOVED AT THE PROJECT SITE.

5 FIRE HYDRANT W/ GATE VALVE NTS

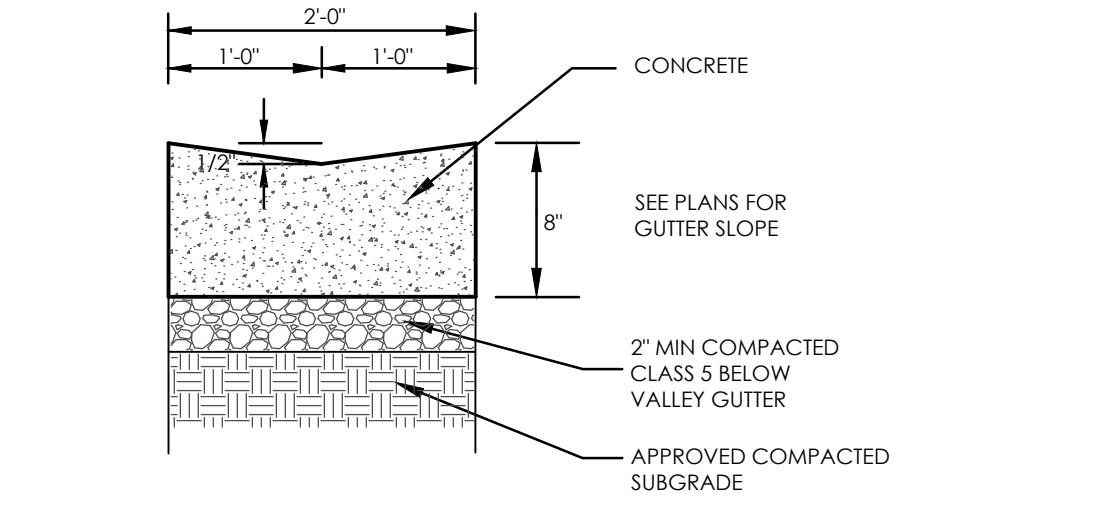


- NOTES**
1. SEE PLAN FOR INTERIOR DIAMETERS (ID) OF PRECAST CONCRETE BARREL SECTIONS
 2. SEE PLAN FOR PIPE CUT-OUT SECTIONS
 3. CONSTRUCT GROUDED FLOW LINES WITHIN STRUCTURE TO DIRECT FLOW TO OUTLET WITH NON-SHRINK GROUT
 4. FILL ANNULAR SPACE BETWEEN PIPE AND BARREL WITH NON-SHRINK GROUT.
 5. PRECAST CONCRETE COVERS, BARREL SECTIONS, AND BASES SHALL MEET THE REQUIREMENTS OF STANDARD MNDOT PLATES 4011 AND 4020
 6. PLASTIC STEPS SHALL BE AS PER MNDOT STANDARD PLATE 4180 AND SHALL BE PLACED OVER THE OUTLET PIPE

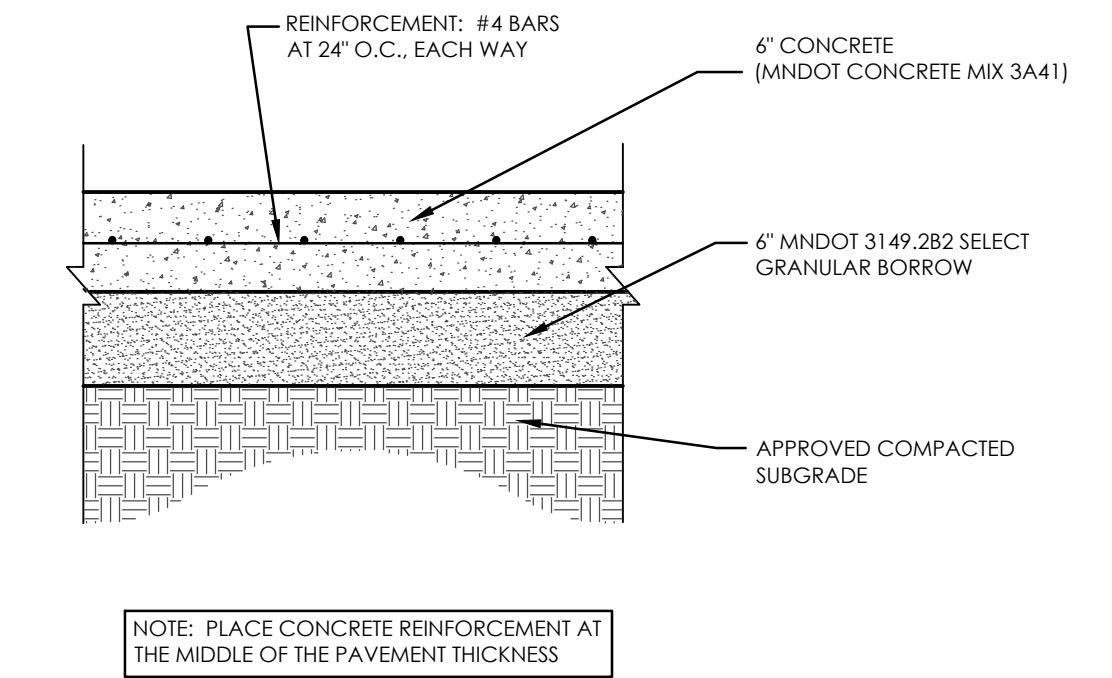
9 STORM MANHOLE OR CATCH BASIN NTS



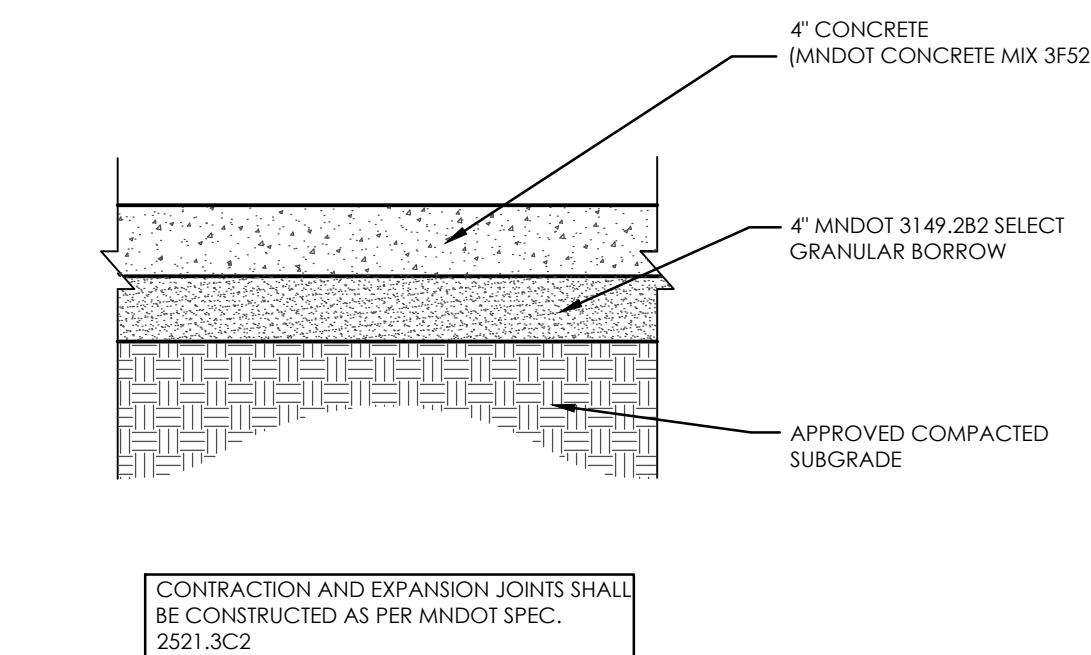
6 CURB & GUTTER (MNDOT B612) NTS



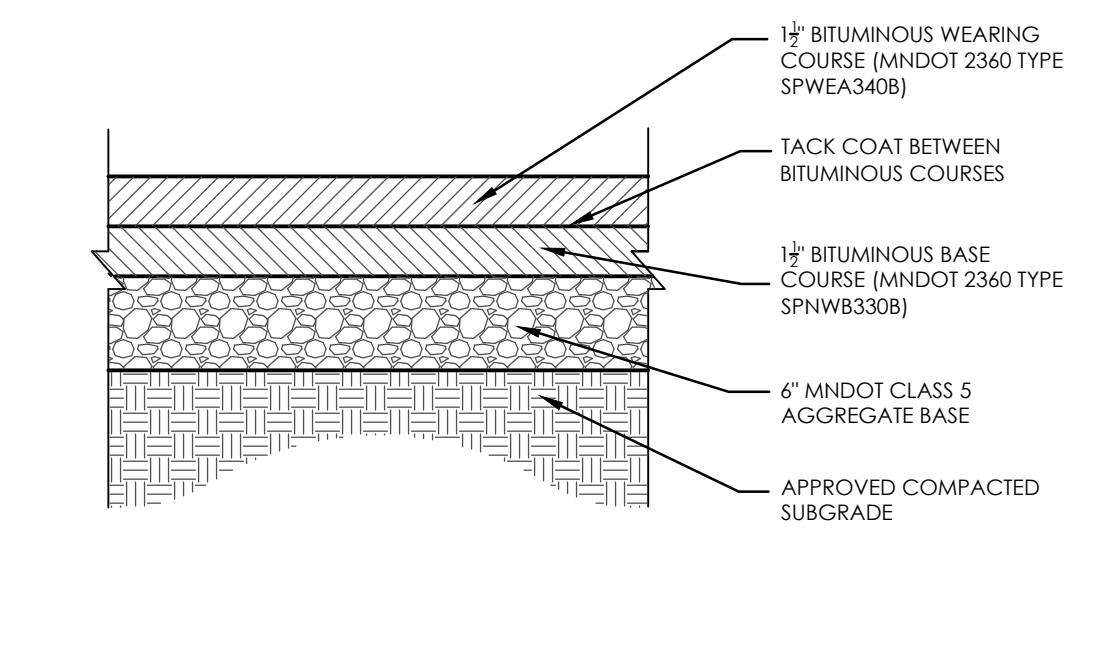
7 VALLEY GUTTER NTS



8 CONCRETE APRON/PAVEMENT SECTION NTS



10 CONCRETE SIDEWALK SECTION NTS



11 BITUMINOUS PAVEMENT SECTION NTS

SCHULTZ ENGINEERING & SITE DESIGN
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 FX: (866) 633-1830
 schultzeng@live.com
 www.schultzengdesign.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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRIAN J. SCHULTZ, PE
 LICENSE NO.: 43129
 DATE: xx/xx/2024

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

SCHULTZ ENG. PROJECT NO.: 24041
 ISSUE DATE: xx/xx/2024
 DRAWN BY: BJS
 REVIEWED BY: BJS
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CIVIL SHEET INDEX

CS1 - SITE PLAN
C1 - STANDARD NOTES & SPECIFICATIONS
C2 - STANDARD DETAILS
C3 - GRADING PLAN
C4 - SWPPP - STANDARD NOTES
C5 - SWPPP - PLAN VIEW
C6 - UTILITY & PAVING PLAN

**A+ CUSTOM HOMES
 7-UNIT TOWNHOMES**

565 MAIN STREET WEST
 RICHMOND, MN

STANDARD DETAILS

C2

PRELIMINARY - NOT FOR CONSTRUCTION CIVIL CHECK SET - 10/16/2024 24041Details.dwg



SCHULTZ ENGINEERING & SITE DESIGN

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CIVIL SHEET INDEX

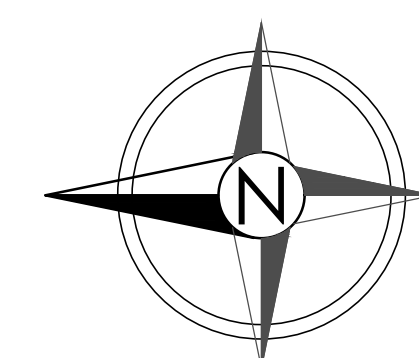
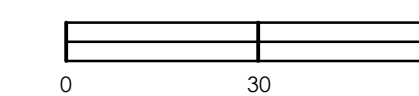
- CS1 - SITE PLAN
- C1 - STANDARD NOTES & SPECIFICATIONS
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- C3 - GRADING PLAN
- C4 - SWPPP - STANDARD NOTES
- C5 - SWPPP - PLAN VIEW
- C6 - UTILITY & PAVING PLAN

A+ CUSTOM HOMES 7-UNIT TOWNHOMES

565 MAIN STREET WEST
RICHMOND, MN

GRADING PLAN

SCALE: 1" = 30'



C3

CIVIL CHECK SET - 10/16/2024

PRELIMINARY - NOT FOR CONSTRUCTION

24041Grading.dwg

GRADING NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - LOCATIONS, DEPTHS, SIZES, AND MATERIAL TYPES OF EXISTING SANITARY, WATER, AND STORM SEWER UTILITIES, INCLUDING EXISTING STUBS
 - RIM AND INVERT ELEVATIONS OF EXISTING SANITARY AND STORM SEWER UTILITIES, INCLUDING EXISTING STUBS
 - LOCATIONS AND DEPTHS OF EXISTING NON-SEWER AND NON-WATER UTILITIES (IE: GAS, ELECTRIC, COMMUNICATIONS, ETC.)
 - EXISTING ABOVE-GROUND INFRASTRUCTURE AND SITE FEATURES
- NOTIFY ENGINEER IMMEDIATELY IF ANY INCONSISTENCIES ARE DISCOVERED BETWEEN ACTUAL SITE CONDITIONS AND WHAT IS SHOWN ON THE PLANS, WHICH ARE SIGNIFICANT ENOUGH TO ALTER THE INTENT OF THE DRAWINGS.
- EXISTING TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM A TOPOGRAPHICAL SURVEY COMPLETED BY O'MALLEY & KRON LAND SURVEYORS, COLD SPRING, MN, (320) 685-5905.
- BENCHMARK: NAIL IN EXISTING POWER POLE LOCATED AT NORTH END OF SITE (SEE PLAN) - ELEV = 1122.95 (88 DATUM).
- CONTRACTOR SHALL CONTACT GOPHER ONE CALL AT (800) 252-1166 FOR A UTILITY LOCATE PRIOR TO THE START OF CONSTRUCTION AND VERIFY LOCATIONS OF EXISTING UTILITIES BEFORE BEGINNING WORK.
- SEE SHEET C2 FOR STANDARD DETAILS.
- ALL LENGTHS OF STORM SEWER OR CULVERT PIPE SPECIFIED ON THIS PLAN INCLUDE THE LENGTHS OF ANY ASSOCIATED FLARED END SECTIONS.
- TRASH GUARDS SHALL BE INSTALLED ON ALL STORM SEWER END SECTIONS.
- FINISHED FLOOR ELEVATION (FFE) DESIGNATIONS:
 - "MFE" DENOTES FFE OF MAIN LEVEL FLOOR
 - "GFE" DENOTES FFE OF GARAGE FLOOR
 - "LFE" DENOTES FFE OF LOWER LEVEL FLOOR
- MFE, GFE, AND LFE ELEVATIONS RELATIVE TO EACH OTHER ARE BASED ON PROPOSED BUILDING PLANS PROVIDED BY THE OWNER'S LUMBER YARD.
- STORM SEWER STRUCTURE DESIGNATIONS:
 - "CB" DENOTES PRECAST CONCRETE CATCH BASIN
 - "NP" DENOTES NYLOPLAST CATCH BASIN
 - "STMH" DENOTES PRECAST CONCRETE STORM SEWER MANHOLE
 - "STCO" DENOTES STORM SEWER CLEANOUT
 - "TX" DENOTES INTERIOR DIAMETER OF STRUCTURE
- FINISHED ELEVATIONS OF LANDSCAPED AREAS IMMEDIATELY ADJACENT TO BUILDINGS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR OR TOP-OF-BLOCK ELEVATION, UNLESS NOTED OTHERWISE ON THE PLAN.
- CONTRACTOR SHALL PERFORM ALL NECESSARY CALCULATIONS TO VERIFY EARTHWORK QUANTITIES. CONTRACTOR'S BID RELATED TO EARTHWORK, CUTTING, FILLING, GRADING, ETC. SHALL BE BASED ON EARTHWORK CALCULATIONS COMPLETED BY THE CONTRACTOR.
- SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

14. SPOT ELEVATION DESIGNATIONS:
- "EX" DENOTES EXISTING SPOT ELEVATION
 - "HP" DENOTES HIGH POINT
 - "FL" DENOTES FLOWLINE
 - "BC" DENOTES BACK OF CURB
 - "EC" DENOTES EDGE OF CONCRETE
 - "EP" DENOTES EDGE OF PAVEMENT

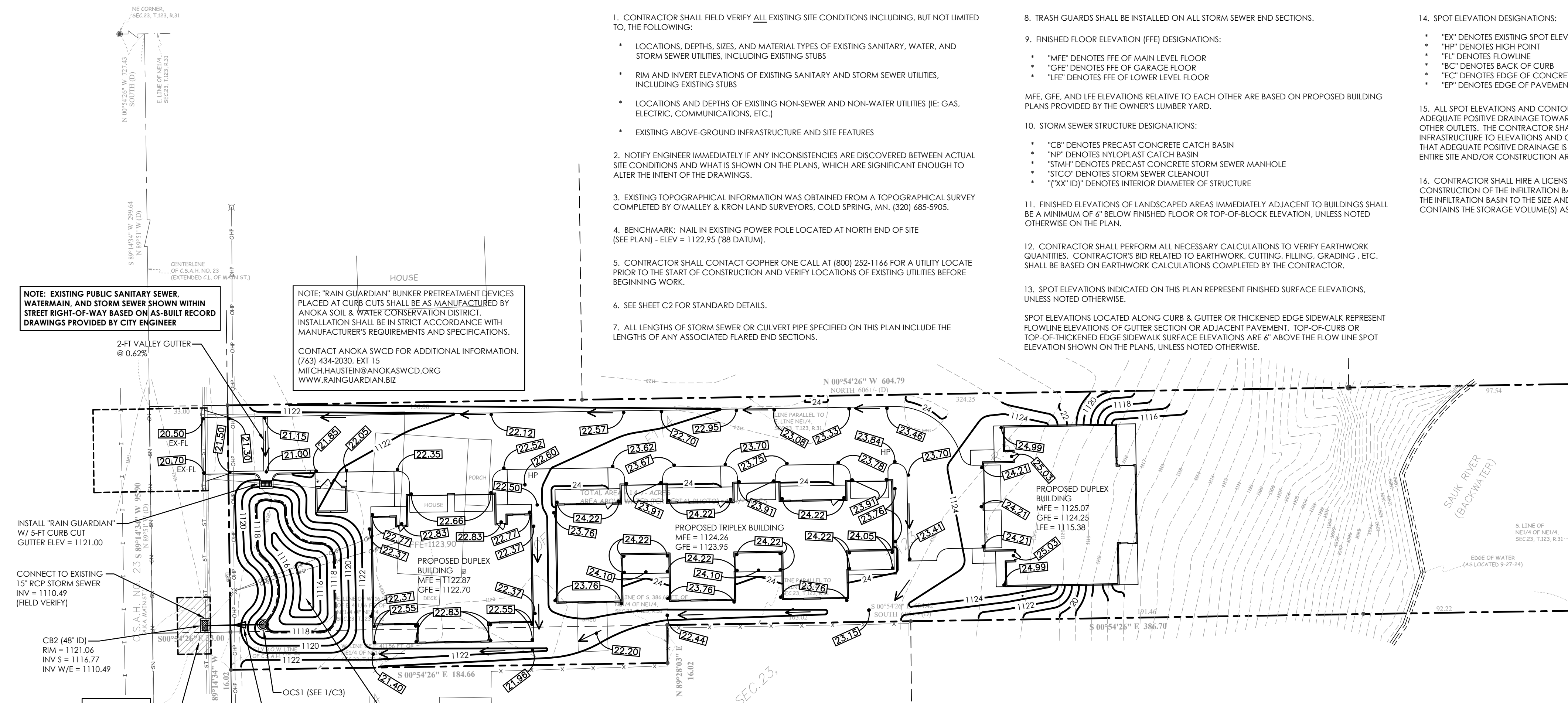
15. ALL SPOT ELEVATIONS AND CONTOURS INDICATED ON THIS PLAN ARE INTENDED TO PROVIDE ADEQUATE POSITIVE DRAINAGE TOWARDS CATCH BASINS, CURB CUTS, PONDS, BASINS AND/OR OTHER OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT SPECIFIED SURFACE INFRASTRUCTURE TO ELEVATIONS AND GRADES INDICATED ON THIS PLAN, AS WELL AS ENSURE THAT ADEQUATE POSITIVE DRAINAGE IS CONSTRUCTED AND MAINTAINED THROUGHOUT THE ENTIRE SITE AND/OR CONSTRUCTION AREA.

16. CONTRACTOR SHALL HIRE A LICENSED SURVEYOR TO PROVIDE STAKING FOR THE CONSTRUCTION OF THE INFILTRATION BASIN. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE INFILTRATION BASIN TO THE SIZE AND ELEVATIONS INDICATED ON THE PLAN, SUCH THAT IT CONTAINS THE STORAGE VOLUME(S) ASSUMED IN ITS DESIGN.

IF REQUIRED BY THE MN DEPT. OF LABOR AND INDUSTRY (MNDL), OWNER AND/OR CONTRACTOR SHALL SUBMIT FOR STATE PLUMBING REVIEW, AND OBTAIN AN APPROVED PLUMBING REVIEW REPORT FROM MNDL, PRIOR TO THE INSTALLATION OF ANY STORM SEWER UTILITIES.

CONSTRUCTION OF STORM SEWER UTILITIES SHALL NOT COMMENCE UNTIL AFTER THE APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED, AND ANY AND ALL PERTINENT COMMENTS HAVE BEEN ADDRESSED ON THE PLANS AND IN THE PROJECT SPECIFICATIONS. CONTRACTOR IS ADVISED TO ORDER STORM SEWER UTILITY MATERIALS AFTER APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED FROM MNDL.

NOTE: CADD FILES FOR ESTIMATING EARTHWORK QUANTITIES ARE AVAILABLE TO CONTRACTORS FOR PREPARING BIDS. IN ORDER TO RECEIVE THE CADD FILES, THE CONTRACTOR WILL NEED TO SIGN A HOLD-HARMLESS AGREEMENT PROVIDED BY SCHULTZ ENGINEERING & SITE DESIGN, AND AGREE TO PAY A \$50 PROCESSING FEE. THE CADD FILES WILL BE RELEASED UPON RECEIPT OF THE CHECK.



NOTE: EXISTING PUBLIC SANITARY SEWER, WATERMAIN, AND STORM SEWER SHOWN WITHIN STREET RIGHT-OF-WAY BASED ON AS-BUILT RECORD DRAWINGS PROVIDED BY CITY ENGINEER

NOTE: "RAIN GUARDIAN" BUNKER PRETREATMENT DEVICES PLACED AT CURB CUTS SHALL BE AS MANUFACTURED BY ANOKA SOIL & WATER CONSERVATION DISTRICT. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. CONTACT ANOKA SWCD FOR ADDITIONAL INFORMATION. (763) 434-2030, EXT 15 MITCH.HAUSTEIN@ANOKASWCD.ORG WWW.RAINGUARDIAN.BIZ

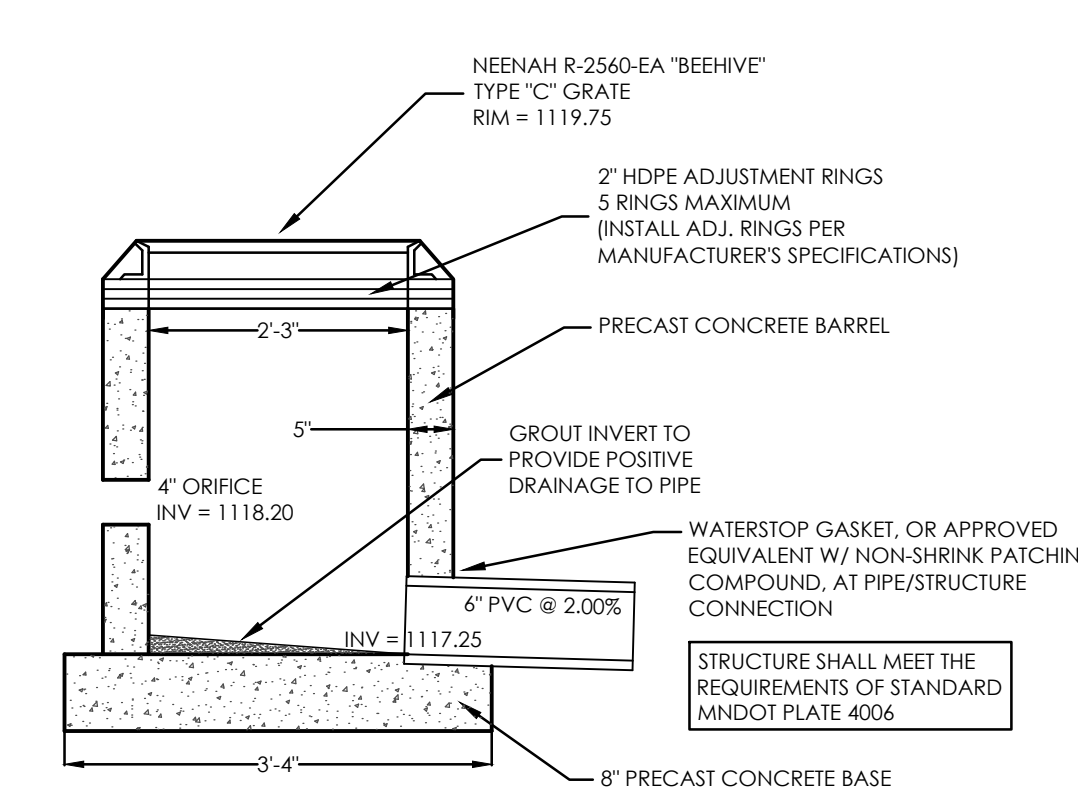
INSTALL "RAIN GUARDIAN" W/ 5-FT CURB CUT GUTTER ELEV = 1121.00

CONNECT TO EXISTING 15" RCP STORM SEWER INV = 1110.49 (FIELD VERIFY)

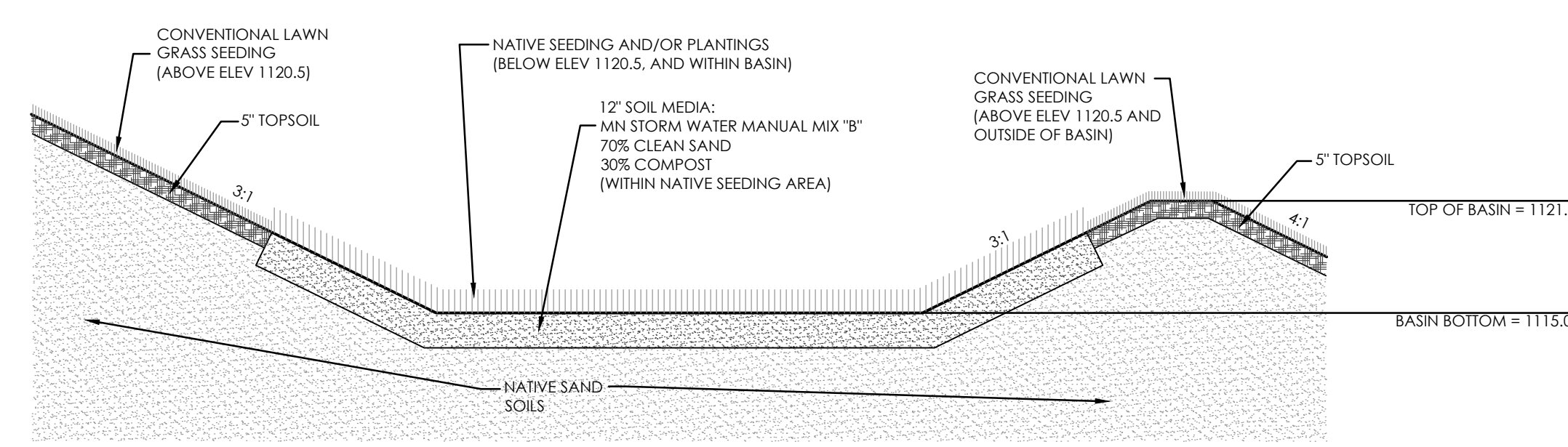
CB2 (48" ID) RIM = 1121.06 INV S = 1116.77 INV W/E = 1110.49

NOTE: REMOVE EXISTING PAVEMENT AND CURB & GUTTER AS NECESSARY FOR NEW STORM SEWER CONNECTION
REPLACE PAVEMENT AND CURB & GUTTER AS PER CITY REQUIREMENTS (SEE CS1)

INFILTRATION BASIN (IB1)
(SEE 2/C3)
BOTTOM OF BASIN = 1115.0
BASIN OUTLET = 1118.2
TOP OF BASIN = 1121.1
WATER QUALITY HWL = 1118.2
100-YEAR HWL = 1120.53



STRUCTURE SHALL MEET THE REQUIREMENTS OF STANDARD MNDOT PLATE 4006



- NOTES:
- BASIN SHALL BE EXCAVATED THROUGH ANY EXISTING CLAY/SILT SOILS UNSUITABLE FOR INFILTRATION, SUCH THAT NATIVE SANDS ARE EXPOSED. THIS SHALL BE FIELD VERIFIED, AND CERTIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER/TECHNICIAN, OR SOIL SCIENTIST.
 - SOIL MEDIA SHALL CONSIST OF MINNESOTA STORM WATER MANUAL MIX "B": 70% CLEAN, WASHED SAND, AND 30% MNDOT 3890 GRADE 2 COMPOST, BY VOLUME.
 - THE BASIN BOTTOM AND SIDEWALLS SHALL BE SEEDED WITH NATIVE SEED MIX AND/OR PROVIDED WITH NATIVE PLANTINGS TO AN ELEVATION OF 1120.5.

1 BASIN OUTLET CONTROL STRUCTURE (OCS1) NTS

2 INFILTRATION BASIN #1 EXPANSION PROFILE (IB1) NTS

PROJECT INFORMATION

Project Description

This project will consist of the construction of a 7-Unit Townhome Development with building footprints totaling approx. 12,850-SF. Associated driveway and sidewalk will also be included. Storm water management for this project will consist of an infiltration basin.

Disturbed Area & Impervious Surface Tabulation

Table with 2 columns: Category, Value. Rows include Anticipated Disturbed Area (1.0 acres), Existing Impervious Area (0.11 acres), Proposed Impervious Area (0.57 acres), Net Impervious Area Increase (0.46 acres).

Permanent Site Drainage

Site drainage will be routed to an infiltration basin via surface drainage. The infiltration basin has been designed to treat drainage from 1" of runoff off impervious surfaces as per Sauk River Watershed District (SRWD) requirements.

INFILTRATION BASIN CALCULATIONS table with columns for Proposed impervious surfacing, Required water quality volume, Infiltration Basin, and Design infiltration rate.

Receiving Surface Waters

The following surface waters could receive storm water runoff from this project, and are within 1 mile of the project site:

Table with 6 columns: Surface Water, Type of Surface Water, Impaired Water?, Special Water?, USEPA Approved TMDL for Impaired Water?, Comments. Rows include Sauk River, Becker Lake, Cedar Island Lake.

SEDIMENT AND OTHER POLLUTANTS

This SWPPP has been designed mainly to provide erosion and sediment control of naturally occurring soils at this site (ie: sands, loams, and clays).

There are no known solid wastes or hazardous materials buried below grade at this site. If such wastes or hazard materials are discovered during construction, the SWPPP Coordinator should be responsible for notifying the Engineer.

EROSION PREVENTION AND SEDIMENT CONTROL RESPONSIBILITIES

SWPPP Design Engineer and Qualifications

Table with 2 columns: Design Engineer, Brian J. Schultz, PE; Training Course, Design of SWPPP Recert., etc.

* Design of SWPPP is a recertification course offered by the University of Minnesota. The Engineer's certification for Design of SWPPP is current, and will expire May 31, 2026.

SWPPP Coordinator and Qualifications

The Contractor shall provide an individual who shall serve as the SWPPP Coordinator for this project. The SWPPP coordinator shall oversee the implementation of this SWPPP, as well as the necessary inspections (described below) of erosion prevention and sediment control BMPs.

If shall be the Contractor's responsibility to complete the table below, which will identify the SWPPP Coordinator and that person's qualifications. This person shall acknowledge that he/she has been assigned to serve as SWPPP Coordinator and will be overseeing the items listed in this section.

* Typically, the identity of the SWPPP Coordinator is unknown until the project is awarded. The SWPPP Coordinator may be identified at the project's Preconstruction Conference.

Table with 2 columns: SWPPP Coordinator, Company Name, Office Phone #, Cell Phone #, Training Course, Training Entity, Instructor, Dates of Training Course, Total Training Hours. Includes a signature line and date field.

The SWPPP Coordinator may assign other personnel to supervise or perform the duties listed above. However, in completing the duties listed above, at least one person shall be trained in erosion prevention and sediment control as related to that particular part of the SWPPP.

If the SWPPP Coordinator chooses to delegate some of the duties and responsibilities listed above to other personnel, a list of the personnel, as well as their qualifications, shall be kept with and shall become part of this SWPPP.

Once the project has been completed and accepted by the Owner, and Final Stabilization has been established and "Notice of Termination" submitted to the MPCA, the Owner assumes responsibility for the long term maintenance of the storm water management system.

The SWPPP Coordinator shall be responsible for ensuring that the Contractor properly disposes of the temporary erosion and sediments control measures within 30 days after site stabilization is achieved or after the temporary measures are no longer needed.

Record Retention

The SWPPP and associated records shall be stored and maintained by an employee or representative of the Owner for 3 years after the submission of the Notice of Termination (NOT) Responsibility for overseeing the records will be transferred to another employee or representative should the current personnel become uninvolved with the project or Owner.

- 1). The final SWPPP
2). Any other stormwater related permits required for the project
3). Records of all inspection and maintenance conducted during construction
4). All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance
5). All required calculations for design of the temporary and permanent Stormwater Management Systems.

BMP INSPECTIONS

Inspection Frequency

The SWPPP Coordinator shall inspect, or designate someone else who is qualified to inspect (see above), the construction site erosion prevention and sediment control BMPs per the following time frames:

- 1). Once every 7 days
2). Within 24 hours of a rain event (1/2" or greater over 24 hours)

Inspections shall be conducted per the time frames listed above with the following exceptions:

- 1). Where parts of the construction site have permanent cover, but work remains on other parts of the site, inspections of areas with permanent cover may be reduced to once per month
2). Where construction sites have permanent cover on all exposed soil areas and no construction activity is occurring anywhere on the site, the site must be inspected for a period of 12 months (inspections may be suspended during frozen ground conditions). Following the 12th month of permanent cover with no construction activity, inspections may be terminated until construction activity is once again initiated or sooner if notified in writing by the MPCA.
3). Where work has been suspended due to frozen ground conditions, the required inspections and maintenance schedule must begin within 24 hours after runoff occurs at the site or prior to resuming construction, whichever occurs first.

Inspection Records

The SWPPP Coordinator shall maintain inspection records during construction. These must be recorded in writing within 24 hours of the inspection and/or maintenance activity. The inspection records shall include the following:

- 1). Date and time of inspections
2). Name of person(s) conducting inspection
3). Findings of inspections, including recommendations for corrective actions
4). Corrective actions taken (including dates, times, and party completing maintenance activities)
5). Date and amount of any rainfall events greater than 1/2" in 24 hours
a). The Contractor shall install and maintain a rain gauge at the construction site in order to verify rainfall amounts.
6). If any discharge is observed to be occurring during the inspection, a record of all points of the property from which there is a discharge must be made, and the discharge shall be described (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other obvious indicators of pollutants) and photographed.
7). Documentation of any changes to the SWPPP made during construction
a). If the SWPPP coordinator observes that a BMP fails on a regular basis and believes that it is ineffective, it shall be his/her responsibility to notify the Engineer of such deficiencies. The Engineer may then amend the SWPPP (see "Amending the SWPPP")

Note: Copies of all inspection records shall be submitted to the Engineer.

AMENDING THE SWPPP

During the construction of this project it may become necessary to amend this SWPPP. Should the responsibility of installing, inspecting and maintaining the erosion and sediment control devices and techniques described in this SWPPP be transferred from the current Contractor to another Contractor, or from the current Contractor to the Owner, this SWPPP shall be updated accordingly.

Should it be determined, during construction, by the SWPPP Coordinator, Engineer, or Regulatory Officials that deficiencies in this SWPPP exist, or if significant changes are made to the design/scope of this project that impact erosion prevention and sediment control, the Engineer shall be notified immediately. The Engineer will then review potential deficiencies and/or significant changes to project design/scope, and make necessary changes to the SWPPP.

After changes are made to the SWPPP, the Engineer will issue the necessary documentation, reflecting the changes, to the owner and to the SWPPP Coordinator. The SWPPP Coordinator shall be responsible to make sure that this documentation is added to the on-site SWPPP copy and that the changes described in the documentation is implemented on-site.

EROSION PREVENTION AND SEDIMENT CONTROL BMPs

Standards and References

Materials and construction methods of all BMPs included in this SWPPP shall be as per the Minnesota Department of Transportation (MNDOT) Standard Specifications for Construction, latest edition. The Contractor and SWPPP Coordinator shall obtain a current copy of MNDOT's Standard Specifications for Construction and familiarize themselves with the specification sections applicable to this SWPPP, as there are several BMPs that specifically reference these sections.

The Contractor and SWPPP Coordinator shall be expected to be familiar with the applicable MNDOT specification sections during construction. No additional compensation will be paid to the Contractor for additional work due to unfamiliarity with these specification sections.

Undisturbed Areas

If shown on the plan, the Contractor shall delineate areas that are not to be disturbed on the site. This may be done with flags, stakes, signs, silt fence, etc., and shall be completed prior to the start of any grading operations.

The Contractor shall minimize compaction and preserve topsoil as much as possible at the site. In permanent ("green") areas that are not essential to the construction of the project, the Contractor shall avoid construction traffic and maintain the existing condition of these areas.

Temporary and Permanent Stabilization

All exposed soil areas (including stockpiles) shall be provided with temporary or permanent cover within 7 days of construction activity temporarily or permanently ceasing in that portion of the site. Temporary or permanent drainage ditches or swales, which drain off-site or to a surface water, and are within 200 lineal feet of the property line or surface water shall be provided with temporary or permanent cover within 24 hours of construction.

Temporary Cover:

If the Contractor chooses to halt grading operations in a portion of the site (or the whole site) for a period exceeding 7 days, and grading operations (rough or finish grading) in the affected areas has not yet been completed, temporary cover shall be placed. Affected areas consisting of drainage ditches or swales connected to, and within, 200 lineal feet of a property line or surface water shall be provided with temporary cover within 24 hours of connection.

- 1). Disanchored Mulch
a). Disanchored mulch may be used in an area of the site (or the whole site) if the Contractor is halting grading operations for a period that is relatively short, but exceeds 7 days.
b). The mulch shall be Type 3 per MNDOT Spec. 3882
c). An adequate quantity of mulch shall be evenly distributed to achieve 90% coverage of the exposed soils.
d). Mulch shall be placed as per MNDOT 2575.3C.
e). All mulch shall be disc anchored as per MNDOT 2575.3D. Prior to the placement and disanchoring of the mulch, the soils shall be loosened and the area smooth-rough graded per MNDOT 2574.
2). Temporary Seeding with Mulch
a). Temporary seeding with mulch may be used in areas of the site (or the whole site) if the Contractor is halting grading operations for a period that is relatively long. Although mulch still needs to be applied as described above, once the temporary seeding/turf is established, the mulch will no longer need to be maintained. The temporary seeding/turf will require very little maintenance.
b). Prior to the sowing of temporary seed, the soils shall be loosened and the area smooth-rough graded per MNDOT 2574.
c). Contractor shall utilize Seed Mixes 21-111, 21-112, or 21-113 per MNDOT Spec. 3876 for temporary seeding.
d). Temporary seeding shall be sown per MNDOT Spec. 2575.3B.
e). Once temporary seeding has been sown, mulch shall be placed over the area as described above.

Permanent Cover:

Upon completion of finish grading and/or placement of topsoil, initiation of the placement of permanent cover shall begin immediately over all exposed areas. This includes areas designated for impervious surfacing (ie: buildings, pavements/gravel bases, sidewalks, etc.).

Areas designated for permanent turf establishment shall be provided with one or more of the following BMPs (see plan):

- 1). Permanent Seeding with Mulch
a). Unless otherwise noted on the plans, all areas designated for turf establishment shall be provided with permanent seeding.
b). In addition to the plan included as part of this SWPPP, the Contractor shall verify if a Landscaping Plan has been included in the plans by the Architect. If a Landscape Architect has specified higher quality permanent cover (ie: sod, hydroseeding, etc.), the Contractor shall provide this permanent cover in lieu of the permanent seeding specified in this SWPPP.
c). Prior to the sowing of permanent seed, the soils shall be loosened and the area smooth-rough graded per MNDOT 2574.
d). Contractor shall utilize Seed Mix 25-131 per MNDOT Spec. 3876 for permanent seeding.
e). Permanent seeding shall be sown per MNDOT Spec. 2575.3B.
f). Once permanent seeding has been sown, mulch shall be placed over the area as described above (under Temporary Cover), unless noted otherwise.
2). Erosion Control Blanket
a). Erosion control blanket shall be placed in areas as shown on the plan included in this SWPPP. These areas shall still be provided with permanent seeding, as described above, beneath the erosion control blanket.
b). Erosion control blanket shall meet the requirements indicated in MNDOT Spec. 3885. See plan for category(s) of erosion control blanket.
c). Erosion control blanket shall be installed as per MNDOT Spec. 2575.3G2.
d). Erosion control blanket specified in drainage ditches and swales connected to, and within 200 lineal feet, of a property line or surface water shall be installed within 24 hours of the completion of finish grading (including permanent seeding).
3). Riprap
a). Riprap shall be placed in areas as shown on the plan included in this SWPPP.
b). All riprap shall be underlain with Type 4 geotextile fabric. The fabric shall meet the requirements of MNDOT Spec. 3733 and shall be installed as per MNDOT Spec. 2511.3B2.
c). Riprap materials shall meet the requirements of MNDOT Spec. 3601, and shall be Class 3, unless noted otherwise on the plans.
d). Riprap shall be considered "Random Riprap" and shall be placed as per MNDOT Spec. 2511.
e). Although it is permitted for the riprap to be placed with machinery, it will be necessary for the Contractor to hand place some of the riprap in order to provide a dense, well-keyed layer of stones with the least practical quantity of void space.
f). The minimum thickness of the riprap shall be 18 inches, unless otherwise noted on the plans.
g). Riprap designated at the end of pipe outlets shall be placed within 24 hours of installation of the pipe outlet end section.
h). Riprap specified in drainage ditches and swales connected to, and within 200 lineal feet, of a property line or surface water shall be installed within 24 hours of the completion of finish grading.

Sediment Control

The following sediment control BMPs shall be implemented as part of this project:

- 1). Silt Fence
a). Silt fence shall be installed at the locations shown on the plan included in this SWPPP.
b). Silt fence shall be machine sliced and materials shall meet the requirements of MNDOT Spec. 3886.
c). Silt fence shall be installed as per MNDOT Spec. 2573.3B2.
d). Silt fence shall be installed prior to any upgradient grading operations, and shall remain in place and maintained adequately until upgradient areas achieve Final Stabilization (see below)
e). Silt fence shall be repaired or replaced if damaged during, or after, rain events, or if accumulated sediment on the upstream side of the fence reaches 1/3 of the height of the fence. Repair or replacement of silt fence shall be completed within 24 hours of discovery.
f). Portions of silt fence may be removed to accommodate short-term activities, such as vehicle passage. Short-term activities shall be completed as quickly as possible, and new silt fence installed immediately after completion of the short-term activity. If rainfall is imminent or forecasted in the near future, new silt shall be installed regardless of if the short term activity has been completed or not. The Contractor is advised to schedule short term activities during dry weather as much as practicable. No additional compensation will be paid due to additional silt fence associated with short-term activities.
g). Temporary soil stockpiles shall be placed on the site in areas upgradient from silt fence. Where the Contractor chooses to place temporary soil stockpiles outside designated silt fenced areas, the stockpiles shall be surrounded by additional silt fence. Under no circumstances shall temporary soil stockpiles be placed over surface waters, curbs and gutter, catch basins, culvert inlets or outlets, or ditches.
2). Catch Basin Protection
a). WIMCO Road Drain protection devices, as manufactured by WIMCO, shall be used for catch basin protection on this project. WIMCO can be contacted at (952)-233-3055, and their web page is www.roadrain.com.
b). "Road Drain Top Slab" devices shall be installed at all catch basin locations immediately after placement of the catch basin structures. "Road Drain Top Slab" devices shall remain in place and be adequately maintained until permanent surfacing is constructed (ie: curb and gutter, pavements, and/or gravel surfacing). In areas designated for turf establishment, "Road Drain Top Slab" devices shall remain in place until Final Stabilization of all upgradient areas is established.
c). Upon construction of the permanent surfacing, the "Road Drain Top Slab" devices shall be replaced with the WIMCO product specified on the plans. The WIMCO devices shall remain in place until Final Stabilization of all upgradient areas has been established.
d). The contractor shall install and maintain the catch basin protection devices as per the manufacturer's instructions and specifications.
3). Culvert Inlet Protection
a). Culvert inlet protection shall be provided at all culvert inlet locations immediately after construction of the culvert. See plan included in this SWPPP for culvert inlet locations.
b). Culvert inlet protection shall consist of the SedJacket, as manufactured by SedCatch Environmental Products. SedCatch Environmental Products can be contacted at (937)-435-5075, and their web page is https://sedcatch.com/collections/sedjacket.
c). The culvert inlet protection shall remain in place and adequately maintained until Final Stabilization of all upgradient areas has been established.
d). Culvert inlet protection shall be repaired or replaced if damaged during, or after, rain events, or if accumulated sediment reaches 1/2 of the height of the SedJacket device fabric. Repair or replacement of culvert inlet protection shall be completed within 24 hours of discovery.

4). Temporary Rock Construction Entrance

- a). Temporary rock construction entrances shall be installed at the locations shown on the plan included in this SWPPP. See detail for temporary rock entrance design.
b). If the Contractor chooses to access the site from locations other than where temporary rock entrances are specified on the plans, additional temporary rock entrances shall be placed at these locations, as well.
c). Temporary rock entrance shall be constructed prior to the start of grading operations, and shall remain in place and be adequately maintained until Final Stabilization has been established.
d). Temporary rock entrances shall be maintained in such a manner that the entrances prevent sediment tracking onto adjacent streets. If a temporary rock entrance is found to be ineffective, it shall be replaced or improved within 24 hours of discovery.
e). The Contractor has the option to place Type 4 geotextile fabric beneath the temporary rock entrance. The fabric may extend the life of the entrance as it will reduce rock "sinking" into the underlying soils. If the Contractor chooses to use fabric, it should meet the requirements of MNDOT Spec. 3733 and shall be installed as per MNDOT Spec. 2511.3B2.
f). If sediment tracking from the site is discovered on adjacent streets, the sediment shall be removed with a street sweeper or other approved method within 24 hours of discovery. This shall be done throughout construction of the project. This sediment may be returned and graded over exposed areas of the site, or disposed of off site per MPCA requirements.
The City may order street sweeping to be performed at the Contractor's or Owner's expense if City staff find that construction activities are resulting in sediment or debris being tracked onto City streets.
5). Filter Logs
a). Filter logs shall be installed at the locations shown on the plan included in this SWPPP.
b). Filter logs shall consist of Type Wood Fiber bionolls and meet the requirements of MNDOT Spec. 3897.
c). Filter logs shall be installed as per MNDOT Spec. 2573.3F.
d). Filter logs shall be installed immediately after placement of erosion control blanket.
e). Filter logs shall remain in place for the life of the project, and shall be allowed to degrade naturally.

Dewatering

If dewatering of sandy subsoils is required for this project, the pump discharge shall be treated prior to discharge off-site or into a surface water. Treatment of discharge shall be achieved with the use of a "Dandy Dewatering Bag" (or approved equivalent), as manufactured by Dandy Products, Inc. Dandy Products, Inc. can be contacted at (877) 307-0141, and their web page is www.dandyproducts.com. The "Dandy Dewatering Bag" shall be installed, utilized, and maintained per the manufacturer's instructions and specifications.

Once dewatering water has been treated, it may be discharged off-site or to a surface water. The discharge shall be visually checked to ensure that it is relatively clean and not visibly different from any receiving waters. If discharge is noticeably "dirty", the Engineer shall be contacted as additional treatment methods may be necessary.

Adequate erosion control shall be provided at the point of discharge if it is located in an area with exposed soils or established turf. This erosion control may consist of temporarily placed rip rap, or other approved energy dissipation measures. The type of erosion control measure shall be at the Contractor's discretion, depending on the location of the dewatering discharge and the unique site characteristics. The erosion control measures shall be effective and shall be maintained adequately such that no erosion occurs at the point of discharge.

Pollution Prevention Management

Soil waste accumulated during construction, including collected sediment, construction materials, floating debris, construction debris, paper, plastics, and other solid wastes shall be disposed of in accordance with MPCA disposal requirements:

- 1). Building products that have the potential to leach pollutants shall be maintained under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with storm water.
2). Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials shall be maintained under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
3). Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) shall be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas shall be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials shall be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
4). Solid waste shall be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
5). Portable toilets shall be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.

The Contractor shall take steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. The Contractor shall conduct fueling in a contained area unless infeasible. The Contractor shall ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. The Contractor shall report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.

If the Contractor washes the exterior of vehicles or equipment on the project site, washing shall be limited to a defined area of the site. Runoff from the washing area shall be contained in a sediment basin or other similarly effective controls and waste from the washing activity shall be properly disposed of. The Contractor shall properly use and store soaps, detergents, or solvents. No engine degreasing shall be allowed on site.

The Contractor shall provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes shall not contact the ground, and the containment shall be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes shall be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

FINAL STABILIZATION

Final Stabilization shall be considered established once the following requirements have been achieved:

- 1). All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth density over the entire perennal surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
2). The permanent storm water management system is constructed, and is operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
3). All temporary synthetic and structural erosion prevention and sediment control BMPs have been removed from the project site. BMPs designed to decompose on site may be left in place.

ADDITIONAL COMMENTS

The Contractor is solely responsible for the cleanup of any wetlands, rivers, streams, lakes, reservoirs, other waters of the State (as defined by the MPCA's General Storm Water Permit), ground or roadway surfaces or other property damaged by construction activity related to this project.

Besides the NPDES permit (MPCA General Storm Water Permit), the Contractor and/or Owner shall also be responsible to obtain all other necessary local government permits related to storm water management, and erosion and sediment control, if applicable (ie: Watershed District, City, MNDOT, etc.).

This SWPPP is intended to provide a plan for addressing the erosion prevention and storm water management issues associated with this project. It is to be used in conjunction with the project plans, specifications, and the MPCA General Storm Water Permit. In addition to the SWPPP, the Owner, Contractor, and SWPPP Coordinator shall familiarize themselves with the actual requirements indicated in the MPCA General Storm Water Permit itself and are responsible for compliance with the permit's terms, requirements, and conditions. The Engineer can provide a copy of the permit upon request.

CIVIL CHECK SET - 10/16/2024
PRELIMINARY - NOT FOR CONSTRUCTION



SCHULTZ ENGINEERING & SITE DESIGN

18 SOUTH RIVERSIDE AVENUE, SUITE 230
SARTELL, MINNESOTA 56377
PH: (320) 339-0669
FX: (866) 633-1830
schultzeng@live.com
www.schultzengdesign.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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRIAN J. SCHULTZ, PE
LICENSE NO.: 43129
DATE: xx/xx/2024

REVISIONS

Table with 3 columns: NO., DATE, DESCRIPTION. Rows 1-4.

SCHULTZ ENG. PROJECT NO.: 24041

ISSUE DATE: xx/xx/2024

DRAWN BY: BJS

REVIEWED BY: BJS

© SCHULTZ ENGINEERING & SITE DESIGN, PLLC 2024

CIVIL SHEET INDEX

- CS1 - SITE PLAN
C2 - STANDARD NOTES & SPECIFICATIONS
C3 - STANDARD DETAILS
C4 - GRADING PLAN
C5 - SWPPP - STANDARD NOTES
C6 - SWPPP - PLAN VIEW
C6 - UTILITY & PAVING PLAN

A+ CUSTOM HOMES 7-UNIT TOWNHOMES

565 MAIN STREET WEST
RICHMOND, MN

SWPPP - STANDARD NOTES

C4

24041SWPPP-Notes.dwg



SCHULTZ ENGINEERING & SITE DESIGN

18 SOUTH RIVERSIDE AVENUE, SUITE 230
 SARTELL, MINNESOTA 56377
 PH: (320) 339-0669
 FX: (866) 633-1830
 schultzenge@live.com
 www.schultzenge.com

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

BRIAN J. SCHULTZ, PE
 LICENSE NO.: 43129
 DATE: xx/xx/2024

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

SCHULTZ ENG. PROJECT NO.: 24041
 ISSUE DATE: xx/xx/2024
 DRAWN BY: BJS
 REVIEWED BY: BJS
 © SCHULTZ ENGINEERING & SITE DESIGN, PLLC 2024

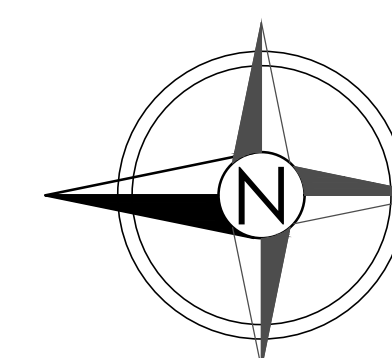
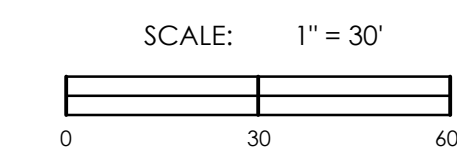
CIVIL SHEET INDEX

- C51 - SITE PLAN
- C1 - STANDARD NOTES & SPECIFICATIONS
- C2 - STANDARD DETAILS
- C3 - GRADING PLAN
- C4 - SWPPP - STANDARD NOTES
- C5 - SWPPP - PLAN VIEW
- C6 - UTILITY & PAVING PLAN

A+ CUSTOM HOMES 7-UNIT TOWNHOMES

565 MAIN STREET WEST
 RICHMOND, MN

SWPPP - PLAN VIEW

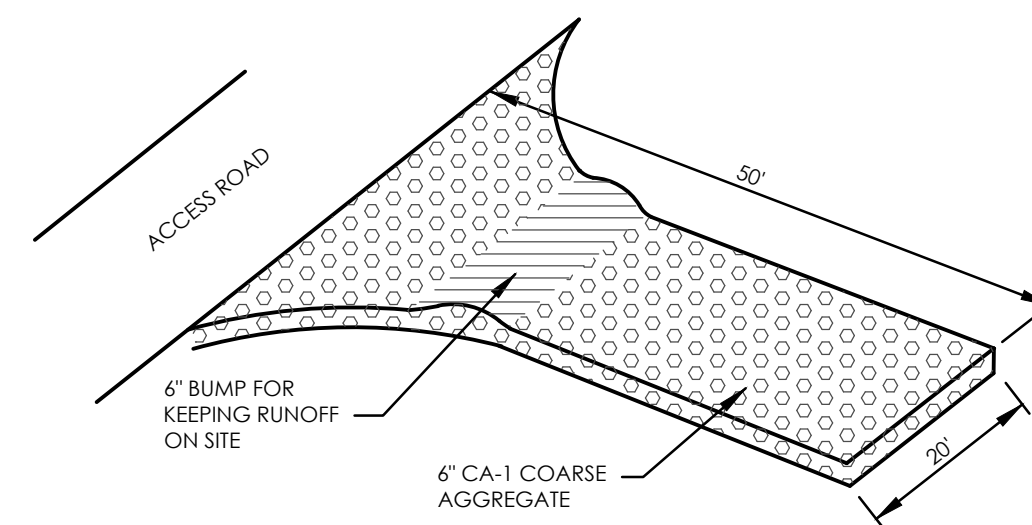


C5

CIVIL CHECK SET - 10/16/2024

PRELIMINARY - NOT FOR CONSTRUCTION

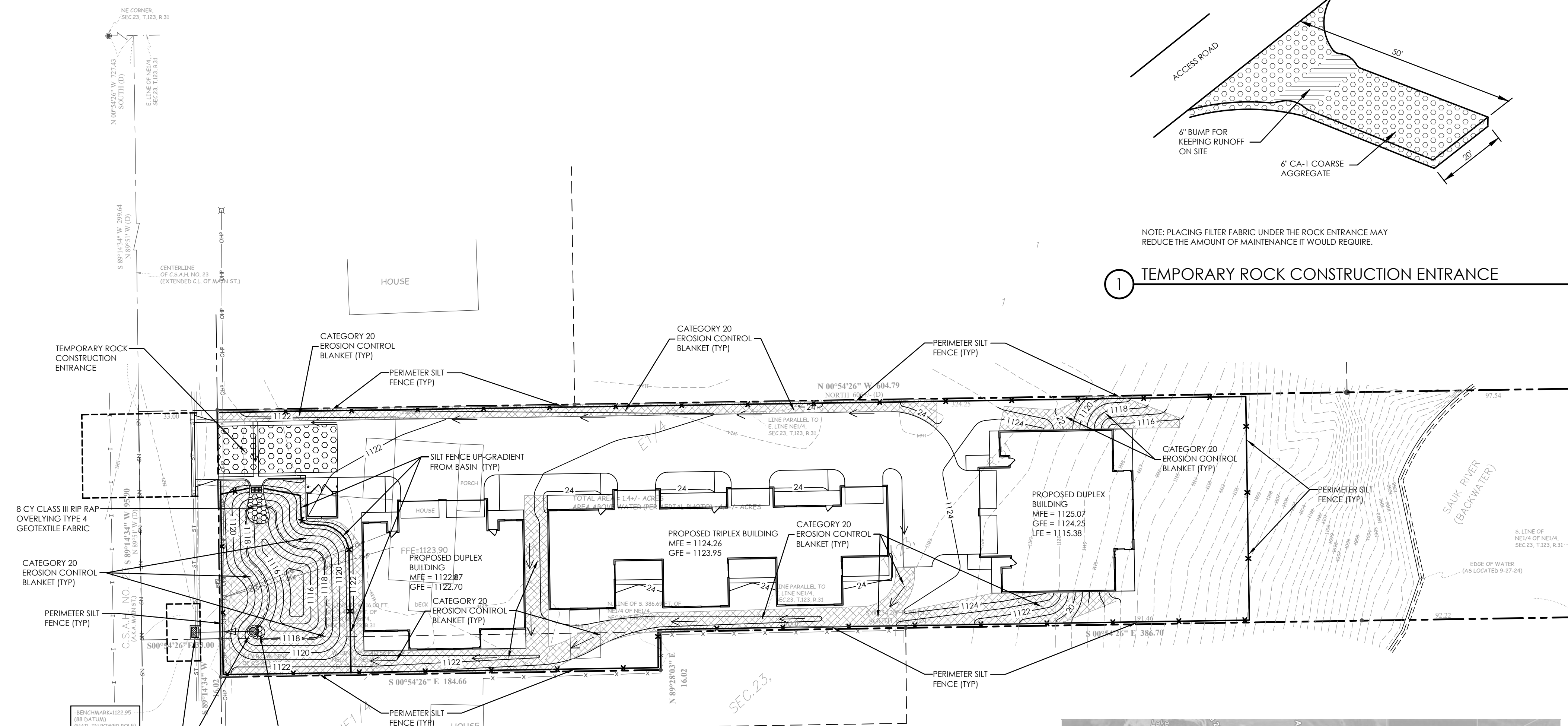
24041SWPPP-Plan.dwg



1. THE ROCK ENTRANCE SHALL BE CONSTRUCTED PRIOR TO THE START OF GRADING OPERATIONS.
2. THE ENTRANCE SHALL BE GRADED SUCH THAT POSITIVE DRAINAGE DURING CONSTRUCTION IS PROVIDED.
3. THE ENTRANCE SHALL BE MAINTAINED IN SUCH A CONDITION SUCH THAT IT PREVENTS MUD TRACKING OFF SITE. ADDITIONAL ROCK OR REPLACEMENT OF THE ENTRANCE MAY BE REQUIRED PERIODICALLY IF MUD STARTS TO TRACK OFF SITE.
4. THE ROCK ENTRANCE MAY BE REMOVED JUST PRIOR TO THE PLACEMENT OF AGGREGATE BASE.

NOTE: PLACING FILTER FABRIC UNDER THE ROCK ENTRANCE MAY REDUCE THE AMOUNT OF MAINTENANCE IT WOULD REQUIRE.

1 TEMPORARY ROCK CONSTRUCTION ENTRANCE

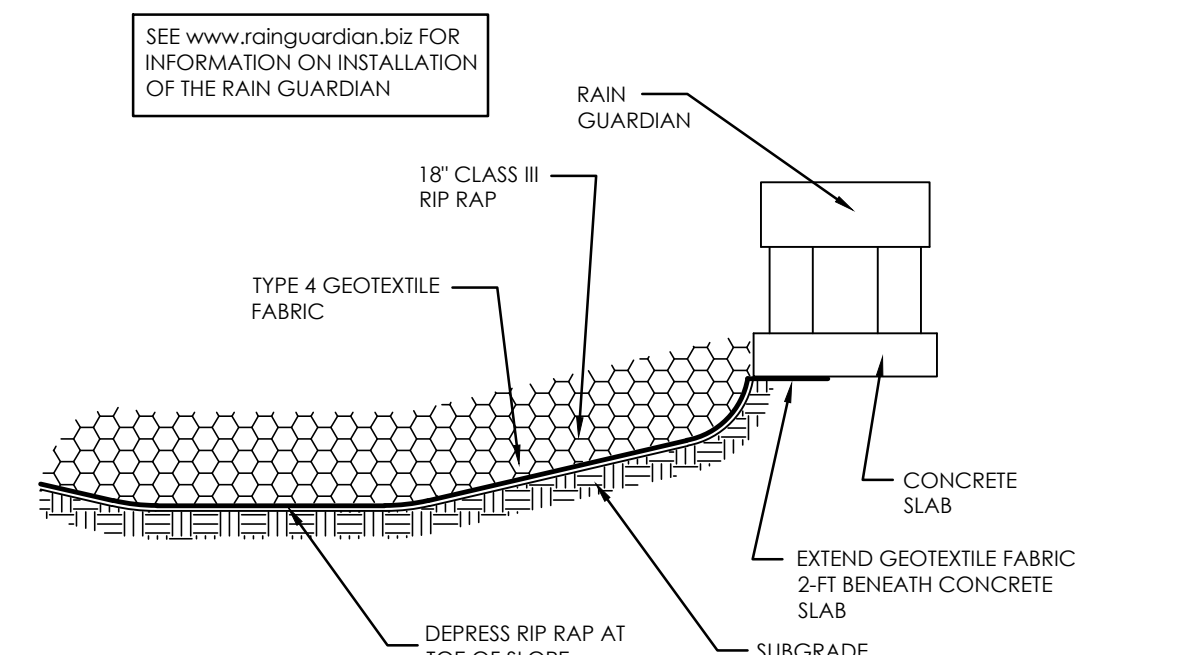


VICINITY MAP

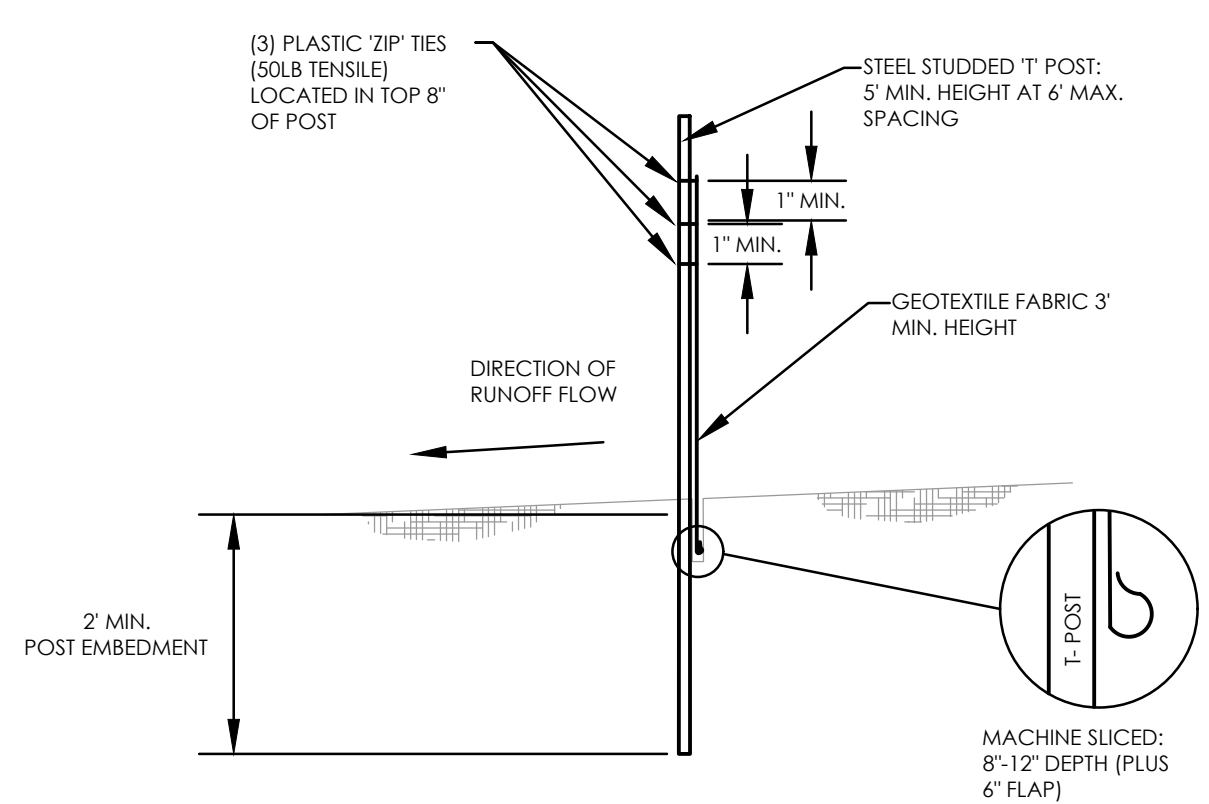
ESTIMATED QUANTITIES

ITEM	QUANTITY
Temporary Seeding & Mulch	1.0 Acres
Permanent Seeding & Mulch	0.37 Acres
Native Seeding	0.06 Acres
Temporary Rock Constr. Entrance	1 EA
Silt Fence/Sediment Control Log	1,200 LF
Class III Rip Rap (w/ geotextile fabric)	9 CY
Category 20 Erosion Control Blanket	1,300 SY
Catch Basin Protection	2 EA

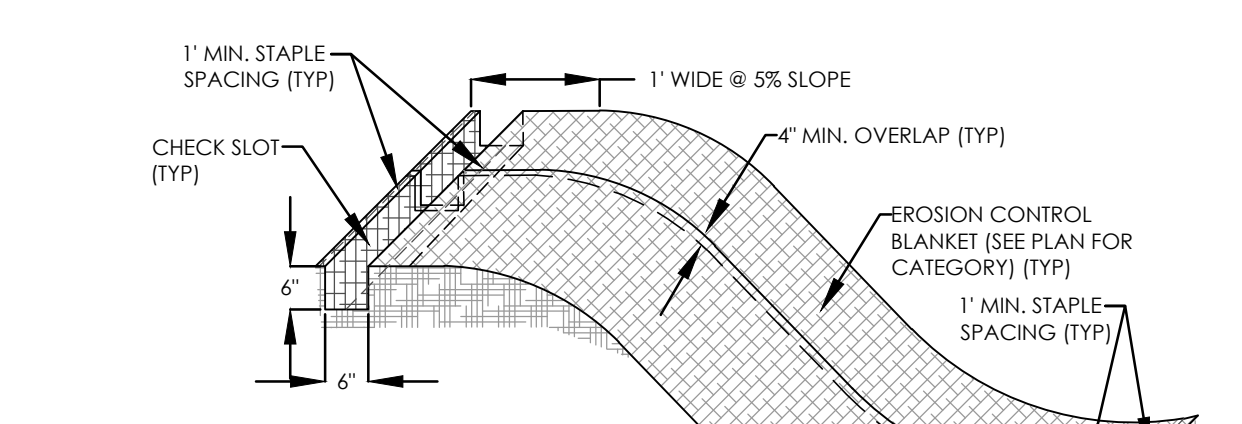
* Note: Estimated quantities shown above indicate one application of the associated BMP. Additional quantity of BMP over what is indicated above may be required for maintenance of each BMP. Good housekeeping by the Contractor will likely result in less quantity required.



2 RIP RAP AT RAIN GUARDIAN

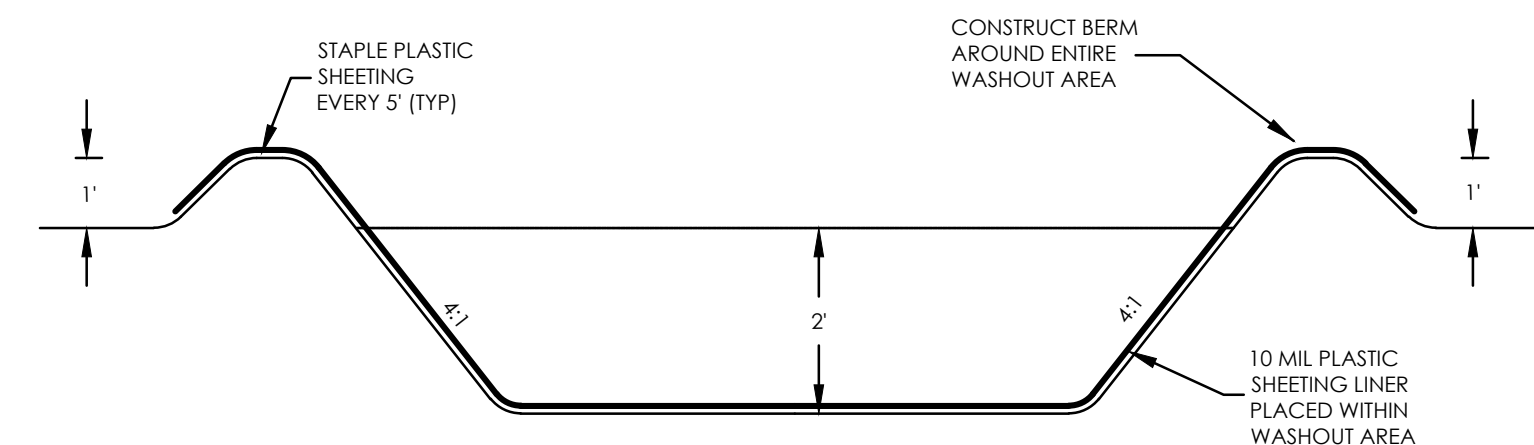


3 SILT FENCE - MACHINE SLICED



- A CHECK SLOT SHALL BE CONSTRUCTED AT THE TOP OF STEEP SLOPES (4:1 OR STEEPER) WHERE EROSION CONTROL BLANKET IS PLACED AS PER THE FOLLOWING:
1. DIG 6" X 6" TRENCH
 2. LAY BLANKET END INTO TRENCH
 3. STAPLE BLANKET IN BOTTOM OF TRENCH EVERY 1 FT
 4. BACKFILL TRENCH WITH SOIL AND COMPACT
 5. IF SLOPE LENGTH IS GREATER THAN 100 FT DIG A CHECK SLOT 1/3 FROM THE BOTTOM OF THE SLOPE AND STAPLE THE BLANKET IN AS IN THE TOP TRENCH.
 6. PROVIDE STAPLES IN STRICT CONFORMANCE W. BLANKET MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS.

4 EROSION CONTROL BLANKET



5 CONCRETE WASHOUT

1. BOTTOM OF CONCRETE WASHOUT AREA SHALL BE 10'X10'
2. CONTRACTOR SHALL REMOVE WASH LIQUID FROM CONCRETE WASHOUT AREA AND DISPOSE OF PER MPCA REQUIREMENTS WHEN WASHOUT AREA BECOMES HALF FULL.
3. CONTRACTOR SHALL SELECT THE MOST OPTIMAL LOCATION FOR THE CONCRETE WASHOUT

Minor Subdivision Checklist

(For a complete list of required guidelines, refer to 505 of the City Code)

**APPLICATIONS WILL BE PROCESSED ONLY IF ALL
REQUIRED ITEMS ARE SUBMITTED.**

Petitioner Check-in		City Check-in
	<p>Two (2) 11"x17" and an electronic set containing the following:</p> <ol style="list-style-type: none"> 1. Scale, one (1) inch equals fifty (50) feet or less, and north arrow. 2. Existing zoning district, existing site improvements, and existing boundaries with lot dimensions and area. 3. All encroachments. 4. Easements of record. 5. Legal description of property. 6. Ponds, lakes, springs, rivers, wetlands, or other waterways bordering on or running through the subject property. 7. The boundary(ies) and legal description(s) of the lots as they are proposed to be subdivided, along with proposed zoning. 8. The boundary and legal description of any proposed easements on the property. A drainage and utility easement at least five (5) feet in width for interior lots, ten (10) feet in width for corner lots, must be provided along all street-side property lines. A drainage and utility easement may also be required over wetland, ponds, lakes, and drainage channels and tributaries. Dedication of roadway easements consistent with City, County and regional plans may also be required. 	
	<p>A written narrative explaining what is to be done and the purpose for the minor subdivision.</p>	
	<p>Two (2) copies of Protective covenants and restrictions (if applicable)</p>	
	<p>Cash fee: \$400.00 plus \$25.00 per lot</p>	
	<p>Completed application form</p>	

ALL PLANNING & ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.

APPLICATION FOR SUBDIVISION APPROVAL
CITY OF RICHMOND

45 Hall Ave SW
P.O. Box 400
Richmond, MN 56368
PHONE: 320-597-2075
FAX: 320-597-2975

Fee \$	_____
Paid	_____
Receipt #	_____
Date	_____

APPLICANT

NAME: At Custom Homes Inc. - Rodney Gertken WORK PHONE: 320.980.4471
HOME PHONE: _____ ADDRESS: 21903 Lois Ln
CITY: Cold Spring STATE: MN ZIP: 56320
EMAIL: rodgertken@gmail.com CELL: 320.980.4471 - Rod
320.492.1388 - Lois

OWNER

NAME: At Custom Homes Inc. WORK PHONE: _____
HOME PHONE: _____ ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
EMAIL: _____ CELL: _____

PLEASE ATTACH ANY ADDITIONAL NAMES, ADDRESSES AND TELEPHONE NUMBERS OF ANY OTHER PERSONS, FIRM AND CORPORATION HOLDING INTERESTS IN SAID LAND.

I/We, the undersigned, hereby make the following application to the Planning Commission and City Council of the City of Richmond, Stearns County, Minnesota. (Applicants have the responsibility of checking all applicable ordinances pertaining to their application and complying with all ordinance requirements):

A. Application is hereby made for: (Applicant must check any/all appropriate items)

- Administrative Subdivision Review
- Concept Plan Review
- Preliminary Plat Review
- Final Plat Review
- Planned Unit Development (PUD)

B. Parcel Identification Number(s) of Property: 74.40700.0208

Legal Description of Property: (Please Attach Metes & Bounds Description)

Sec. 23 TWP 123 Range 031
1.39 A W 95.9' of E 395.54' of S 606' of NE4NE4 ALSO W16' of E 411.9'
S of Row less 26 1/2'

C. Required information:

1. Name of Plat: _____
2. Location: 565 MAIN ST W
3. Gross Area: 1.39 ACRES
4. Number of Lots: _____
5. Current Zoning Classification(s): PR
6. Desired Zoning Classification(s): PUD
7. Current Zoning Classification(s) of Adjacent Parcels: _____
8. Name of Pending Street Name(s) Included in Development (if applicable):

9. Name & Address of Land Surveyor/Engineer: Schultz Engineering & Site Design

D. Does the proposed subdivision require rezoning?

Yes, Explain would like P.U.D
 No

E. Is the proposed subdivision consistent with design standards and other requirements of the City of Richmond Subdivision Ordinance, Zoning Ordinance and Comprehensive Planning documents?

Yes, skip to F.
 No, if 'No' applicant must complete items below in italicized print.

The request(s) which I/we desire for our property require a variance from the following section(s) of the Richmond City Code:

Section _____ Section _____ Section _____

Proposed variance(s):

What special conditions and circumstances exist which are particular to the land, structure or building(s) involved which do not apply to the land, structures or building(s) in the same zoning classification (attach additional pages as needed)?

Do any of the special conditions and circumstances result from your own actions (if the answer is yes, you may not qualify for a variance)?

What facts and considerations demonstrate that the literal interpretation of the zoning or subdivision code or other City code/plan would deprive you of rights commonly enjoyed by other properties in the same district under the terms of the zoning code (attach additional pages as needed)?

State your reasons for believing that a variance will not confer on you any special privilege that is denied by the code to other lands, structures or buildings in the same district:

State your reasons for believing that the action(s) you propose to take is/are in keeping with the spirit and intent of the code?

State your reasons for believing that a strict enforcement of the provisions of the code cause a practical difficulty. Practical difficulty means that the property in question cannot be put to a reasonable use if used under the conditions allowed by the code. Economic considerations alone shall not constitute an undue hardship under the terms of this code as referenced in state statutes:

J. Attach completed copy of applicable submittal checklist(s) with application.

I/We understand that any work to be done will require reimbursement to the city for any engineering, consulting, mapping or studies that may have to be done in conjunction with this subdivision. This includes any fees in conjunction with preliminary or final plats. In addition a check for the appropriate fee(s) must be submitted along with the application. By signing this application below, I/We are hereby acknowledging this potential cost.

PROPOSED MEETING DATES (IF REQUIRED):

Park Commission _____

Planning Commission _____

City Council _____

Proposed Public Hearing Date: _____

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 21 days prior to a planning commission meeting to ensure review by the Planning Commission on that date.

Applicant(s) Signature(s): *[Signature]* *At Custom Homes by* Date: 2-13-25

Owner(s) Signature(s): _____ Date: _____



City of Richmond

VARIANCE APPLICATION

Family 1 2 3

City Code Section 107-45

City Code Section 107-45 states: "The City may impose conditions in the granting of variances to ensure compliance and to protect adjacent properties. "

In order for the application to be approved each of the following must be met:

1. The proposal is consistent with the Comprehensive Plan;
2. The proposal is in harmony with the purposes and intent of the zoning ordinances;
3. The proposal puts the subject property to use in a reasonable manner;
4. There are practical difficulties (undue hardship) in complying with the ordinance.
5. There are unique circumstances to the property which were not created by the landowner; and
6. The variance, if granted, will not alter the essential character of the locality.

State Statute 462.357, subd. 6(2) states: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. 'Practical difficulties,' ... means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. ... The Planning Commission may impose conditions in the granting of variances. A condition must be directly related to and bear a rough proportionality to the impact created by the variance.

REVIEW PROCESS

Application Deadline: completed application, fees and necessary documents must be received by the close of business on the last Tuesday of the month. The variance process takes about 6 weeks from deadline.

****incomplete applications **will not** be reviewed.

Review time: City hall staff will review the completed application

City Planner will draft findings of fact

Notification: Must Publish Notice at least 10 days before Public Hearing

Must mail notices to property owners within 350 feet of said property

Public Hearing: 4th Thursday of the month Planning Commission will hear all public hearings.

City Council Meeting: City Council will hear Planning Commission recommendations at the City Council meeting following the Public Hearing

SUBMISSION REQUIREMENTS

- Application Attached (complete)
- Scaled Site Plan, Landscape Plan, Grading and drainage plan
- Building Plans (survey plan with exterior building drawings acceptable if building contingent upon variance.
- Legal Description – word format
- Residential Fees include, but not limited to:
 - o \$150.00 - application
 - o \$46.00 – recording fees

Fees should made payable to the City of Richmond upon submittal of completed application

****** Variance applications must be received by the close of business on the last Tuesday of each month; applications received after this date cannot be heard at the Planning Commission meeting of the following month. ******



PROPERTY INFORMATION

PROPERTY ADDRESS (for this application)

565 MAIN ST W RICHMOND

PROPERTY IDENTIFICATION NUMBER (for this application) and Zoning

PID: 74.40700.0208 City Zoning:

LEGAL DESCRIPTION: attach if necessary, this must be the real legal not the county tax description

See attached

APPLICANT/OWNER INFORMATION

APPLICANT

NAME: At Custom Homes - Rod Gertken			
Address: 21903 Lois Ln	City: Cold Spring	State: MN	Zip: 56320
Telephone: 320.9804471	Fax: N/A		
Email: rodgertken@gmail.com			

PROPERTY OWNER

Same as Applicant

NAME:			
Address:	City:	State:	Zip:
Telephone	Fax:		
Email			



VARIANCE REQUEST

CITY CODE/ORDINANCE SECTION: that is in question

SEC: Sec 107-140(a)	(1) Lot width minimum for Duplex & Triplex
SEC	(2) P.U.D Density for the portion of lot that is within Shoreland overlay district

1. STATEMENT OF INTENT: State exactly what is intended to be done on or with the property which does not conform to City Code requirements:

(1) Lot width is 95' - we will meet the front, side, and rear yard set back requirements (Sec 107-140)a.

(2) we plan on constructing a duplex & portion of the triplex will be in the 300' Shoreland overlay district

2. Do SPECIAL CONDITIONS/CIRCUMSTANCES exist which are particular to the subject site or building?

this is a 1.39 acre lot on the river. the density would be compliant if it wasn't on the Shoreland overlay district

3. Do SPECIAL CONDITIONS/CIRCUMSTANCES result from your own actions?

4. Please explain why this request qualifies as a 'PRACTICAL DIFFICULTY/UNIQUE HARDSHIP:

5. State reason the variance, if granted, WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY:

6. State your reasons for believing that the action(s) you propose to take IS/ARE IN KEEPING WITH THE SPIRIT AND INTENT OF THE RICHMOND ZONING CODE:

We believe by ~~developing~~ developing this lot into a PUD we will preserve the unique open space, incorporate unique, creative, efficient design in layout of buildings that are compatible with the neighborhood. We will be under 25% impervious surface.

7. Explain HOW ECONOMIC CONSIDERATIONS (either to make more money or lessen expense) ARE NOT AN INFLUENCE IN SEEKING APPROVAL OF THE requested variance.

8. Will the granting of the variance:

Result in a condition which impairs an adequate supply of light and air to adjacent properties?

YES _____ NO

Diminish the established property values in the surrounding area?

YES _____ NO

Impairs the public health, safety, and welfare of the citizens of the City?

YES _____ NO

9. Could the GOAL BE ACCOMPLISHED WITH A SMALLER VARIANCE? YES _____ NO _____

EXPLAIN:

The applicant hereby acknowledges the Planning Commission and City Council may not permit as a variance any use that is not permitted under the ordinance for property in the zone where the affected person's land is located. The board may permit this as a variance.

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

APPLICANT SIGNATURE:  DATE: 2-19-25

OWNER SIGNATURE: _____ DATE: _____


CITY USE ONLY

Rcvd Appl by:	Date Rcvd:	
Fee:	Check #:	Date Paid:
Public Hearing Date:		
Other:	Escrow:	Date Paid:

3. **Costs of Enforcement.** It shall be a term of any Conditional Use Permit issued by the City, whether or not specifically stated, that the property owner(s) shall pay all staff and reasonable attorney's fees associated with enforcement of the terms of the Conditional Use Permit.

INTERIM/CONDITIONAL USE PERMIT PROCESS: (STEPS)

1. Provide a complete application by the 2ND Monday of the month to be on the following month's Planning Commission Agenda.
2. **DATE:** _____ Planning Commission –May schedule a site visit; hold the public hearing at their meeting and make a recommendation to the Council at the next City Council meeting.
3. **DATE:** _____ Council - (Meets 1ST Wednesday of month) Makes the final decision–if Council grants the Interim/Conditional Use Permit.
4. **DATE:** _____ Notice of Granting Interim/Conditional Use Permit Proceedings will be mailed to Stearns County Recorder and a copy will be mailed to applicant.

 _____ 02/13/2025
(Applicant Signature) **Date**
(I hereby certify that I have read the above information and I agree with the terms.)

CITY OF RICHMOND
APPLICATION FOR INTERIM/CONDITIONAL USE PERMIT Fee \$200.00 per
RECORDING FEE: \$ 46.00 (PER DOCUMENT)
Need separate checks: 1 for Interim/Conditional use Permit & 1 for Recording
Fee(s)
Need a Copy of Deed

PLEASE NOTE: ANY COSTS (i.e. LEGAL, ENGINEERING, ADMINISTRATIVE, STEARNS COUNTY FEE, ETC) INCURRED OVER AND ABOVE THE APPLICATION FEE ARE THE RESPONSIBILITY OF THE PETITIONER

PROPERTY LOCATION/ADDRESS:
565 Main St W

LEGAL DESCRIPTION: see deed or attached PARCEL #:
ZONING: _____

EXPLANATION OF REQUEST:
Zone to PUD

If replacing an existing structure, what will be done with the old structure?

Has a variance request been made previously on this property? _____ If yes, when?

1. Provide Individual property owner names/addresses within 350 feet or nearest 10 property owners, whichever is greatest.
2. Applicant provides an aerial photo (The photo would depict vegetative cover on property and how it links with adjacent property).
3. Applicant provides the distance to the nearest existing driveway.

PROPERTY OWNER:

Name (Print):

A+
Custom Homes Inc.

First Name
Middle Initial
Last Name

Address: 21903 Lois Ln Cold Spring Phone: _____

320 9804471

Signature

(required):  Date: 02/13/25

*Signature of property owner shall serve as acknowledgement and authorization of this request.

APPLICANT:

Name (Print): SAA Phone: _____

Address: _____

Signature (required): _____ Date: _____

(I hereby certify that I have read the above information and I agree with the terms)

STAFF USE ONLY:

R# _____ Interim Use Permit Check#: _____ Date _____ 101.41000.34103

\$200.00

Reimb. For Invoice Check # _____ Date _____ 101.41000-34102 \$46.00

Permit # _____

**CITY OF RICHMOND
APPLICATION FOR INTERIM/CONDITIONAL USE PERMIT**

Please use this for to explain how your request for a interim/conditional use permit meets the zoning requirements.

1. Not a burden on public facilities.

We worked with an engineer to meet requirements.

2. Compatible with existing and planned adjacent uses.

this is in a residential area.

3. No adverse affect on adjacent properties.

~~to~~ Property is large enough for those units

4. Related to the needs of the City.

will help meet the housing needs.

5. Consistent with the Comprehensive Plan.

6. Not a traffic Hazard.

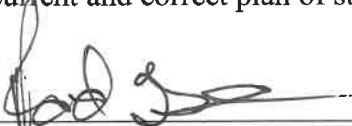
All traffic will share a driveway.

7. Adequate parking and loading.

each unit will have a 2 Stall attached garage.

The undersigned hereby certifies that they are the owner of the property located at:

And hereby agrees to locate the proposed _____ as shown by the diagram above if a variance is granted, and further certifies that the block plan shown by the diagram above is a current and correct plan of structures that exist on said property.



Signature of Applicant

Date

(I hereby certify that I have read the above information and I agree with the terms.)

PUBLIC NOTICE

Official notice is hereby given that a public hearing of the Richmond Planning Commission is scheduled to receive comments from the public for a subdivision application and multiple land use requests, for a Preliminary Plat Subdivision, Variance, Comprehensive Plan Amendment, and Conditional Use Permit (CUP) for a Shoreland Residential Planned Unit Development (PUD) located at 565 Main St. The proposed project includes three buildings: two duplexes and a triplex for a total of seven units on a R-1 shoreland lot.

The public hearing will be held on Thursday, March 27, 2025 commencing at 6:30 PM and will be held at the Richmond City Hall Council Chambers, 45 Hall Avenue SW, Richmond, MN 56368. Written or emailed comments submitted by noon on March 24, 2025 will be published in the packet. Written comments received after the comment period are printed and made available to the Planning Commission during their meeting.

You may review meeting materials about the proposed project in advance of the meeting by visiting the city website at <https://www.ci.richmond.mn.us/> or paper copies at City Hall. Materials will be posted one week prior to the Planning Commission public hearing. Please contact the City Administrator at 320-597-2075 or skalthoff@ci.richmond.mn.us with any questions or comments.

PUBLISHED ON _____

Stacy Kalthoff, City Administrator

2025 Building Permit Report	Jan-March
BUILDING PERMITS ISSUED	7
New Homes	1
New Business	
Additions/Remodel	
Accessory Building	1
Plumbing	2
Mechanical	1
Siding/Shingles	1
Other (windows, door, furnace, fence, deck, sign, etc.)	1