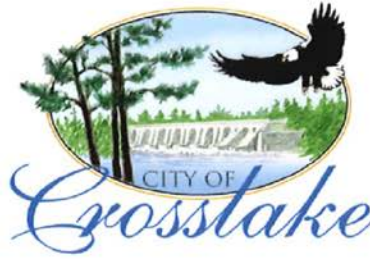


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

August 25, 2023
9:00 A.M.

Crosslake City Hall
13888 Daggett Bay Rd, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: Sundown Holdings Inc

Authorized Agent: na

Site Location: 34561 County Rd 3, Crosslake, MN 56442

Request:

- Subdivision of property

To:

- Subdivide parcel # 14290768 involving 30.6 acres into 12 tracts

Notification: Pursuant to Minnesota Statutes Chapter 462 and the City of Crosslake Zoning Ordinance, you are hereby notified of a public hearing before the City of Crosslake Planning Commission/Board of Adjustment. Property owners have been notified according to MN State Statute 462 and has been published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Copies of the application and all maps, diagrams or documents are available at Crosslake City Hall or by contacting the Crosslake Planning & Zoning staff at 218-692-2689. Please submit your comments in writing including your name and mailing address to Crosslake City Hall or (crosslakepz@crosslake.net).



STAFF REPORT

Property Owner/Applicant: Sundown Holdings Inc

Parcel Number(s): 14290768

Application Submitted: July 10, 2023

Action Deadline: September 7, 2023

City 60 Day Extension Letter sent / Deadline: NA / NA

Applicant Extension Received / Request: NA / NA

City Council Date: September 11, 2023

Authorized Agent: N/A

Request: To subdivide parcel # 14290768 involving 30.6 acres into 12 tracts

Current Zoning: Limited Commercial

Adjacent Land Use/Zoning:

North – Limited Commercial & Shoreland District

South – Limited Commercial

East – Limited Commercial

West – Shoreland District & Rural Residential 5

Parcel History:

- April 1987 – install septic
- September 1994 – 36x135 foot mini storage units
- 2005 – Zoning map amendment
- June 2007 – Metes & Bounds Subdivision
- September 2007 – Conditional use permit for a commercial planned unit development-assisted living center
- October 2013 – To move 24x30 foot cabin off of parcel
- May 2014 – Stormwater Pollution Prevention Plan (SWPPP)

City Ordinance:

Land subdivision must be accomplished in a manner that contributes to an attractive, orderly, stable and wholesome community environment with adequate public services and safe streets. All land subdivisions, including plats, shall fully comply with the regulations in this chapter and as may be addressed in other chapters of this Code. (Sec. 44.1)

City Community Plan:

Encourage sustainable development, that would maintain the communities character and respects the environment including natural topography, suitable soils and avoids such areas as wetland, flood plains erodible steep slopes and bluffs; strengthen the distinction between urban growth

and rural countryside and guide new development in ways that promote and enhance land use compatibility; support the infill and redevelopment of areas within the city in an effort to leverage existing infrastructure investment; identify areas and phases of development in a manner that addresses the cost of providing public services; identify and prioritize significant view-sheds and develop alternative approaches to preserve them while permitting reasonable use and development of privately owned lands (page 19)

Agencies Notified and Responses Received:

County Highway Dept: No comment received before packet cutoff date

DNR: No comment received before packet cutoff date

City Engineer: Comment(s) received

City Attorney: No comment received before packet cutoff date

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

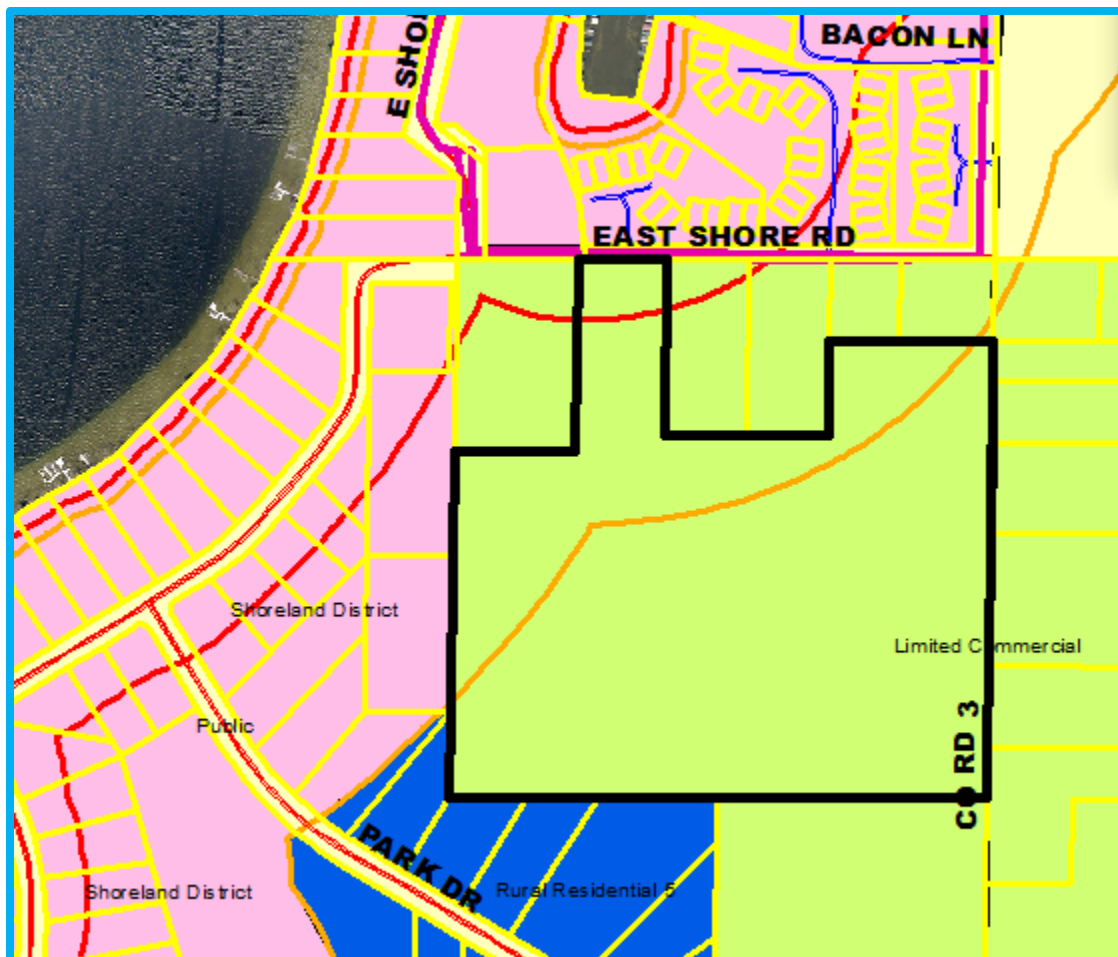
Crosslake Park, Recreation & Library: No comment received before packet cutoff date

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve/deny the subdivision of parcel # 14290768 involving 30.6 acres located at 34561 County Rd 3, City of Crosslake

As shown on the certificate of survey dated 6-22-2023



GRAND REVIEW

KNOW ALL PERSONS BY THESE PRESENTS: That Sundown Holdings Inc, the owner of the following described property, situated in the County of Crow Wing, State of Minnesota, to-wit:

situated in the County of Crow Wing, State of Minnesota, to-wit:

[illegible]

Have caused the same to be surveyed and platted as GRAND REVIEW and do hereby donate and dedicate to the public (or the public use forever the public ways and drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said SHUTOWN HOLDINGS, INC. has caused these presents to be signed by its proper officer this _____ day of _____, 20____

President

Dan Miller, Sundorn Holdings Inc.

STATE OF MINNESOTA

the foregoing instrument was acknowledged before me this _____ day of _____

NOTARY SIGNATURE _____

NOTAR _____

NOTARY PUBLIC, _____ COUNTY, MINNESOTA

MY COMMISSION EXPIRES

1 Paul Herkenhoff directly certifies that I have surveyed and plotted the property described on this plat in **GEORGE RENEY**
1 that Herkenhoff is a correct representation of the survey; that all features are correctly shown on the plat in feet and
1 hundreds of feet; that all monuments have been correctly placed in the ground as shown, or will be correctly placed
1 in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet
1 areas as defined in N.S. 503.01, Subd. 3, or public highways to be designated other than as shown.

Paul Heikenhoff, LICENSED LAND SURVEYOR
MINNESOTA LICENSE NUMBER 45875

STATE OF MINNESOTA

the foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Paul Herkenhoff

NOTARY SIGNATURE

NOTARY PUBLIC, _____ COUNTY, MINNESOTA

MY COMMISSION EXPIRES

Pursuant to Minnesota Statutes, Chapter 272.12, that there are no delinquent taxes on the land hereinbefore described on the plat and pursuant to Chapter 505.021, Subd 9, taxes are payable for the year _____ on the land hereinbefore described have been paid this _____ day of _____, 20_____.

Gary Griffin, Auditor/Treasurer
Crow Wing County, Minnesota

I hereby certify that this instrument was filed for record in the office of the County Recorder in and for Crow Wing County, Minnesota on this _____ day of _____, 20____ at _____ o'clock _____, m as Document No. _____.

CROW WING COUNTY RECORDER

This plat GRAND REVIEW was approved by the City Council for the City of Cross Lake, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor _____

City Administrator/Treasurer _____

Major

LEGEND

● DENOTES FOUND MONUMENT

○ DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 45875

Drainage and Utility Easements are shown thus:

No Scale,

Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines as shown on the plat.

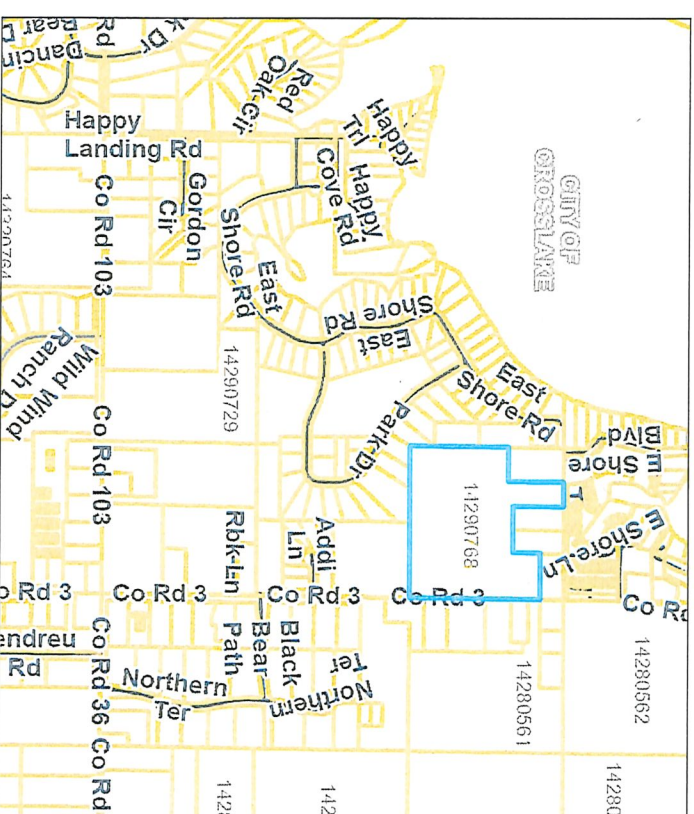
Lakeview
SURVEYING
INC.

24314 SMILEY ROAD, SUITE C
MISSISSAUGA, ONT. L4W 5G6
OFFICE (905) 881-0090

LVS

24314 SMILEY ROAD, SUITE C
NISSWA, MN 56468
OFFICE (218) 961-0090

IAS

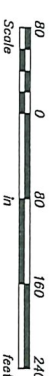


LEGAL DESCRIPTION PER BREEN AND PERSON TITLE OPINION

[illegible]

- ## GENERAL NOTES
1. No search for statements or reflections, recorded or unrecorded, was made by the Surveyor.
 2. Easements shown are based upon the Crow Wing County Recordable 3-9-19m.
 3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned.
 4. No utilities were found by Birds' Nestland Services.
 5. Total area of subject property: 10.62 Acres
 6. Subject Parcel Zoning is Limited Commercial
 7. Subject parcel paid is 14,200.08
 8. Elevation shown are based on Crow Wing County Lateral Data.

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 45872



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.

Paul Herkenhoff

Paul Herkenhoff
6-22-23 License No. 45875

• •

Checked: TTS
 Drawn: PDH
 Record Drawn by/dates:

SUNDOWN HOLDINGS, INC./DAN Miller
P.O. BOX 1080
Crosslake MN, 56442

City of Crosslake

Cum gratia

PRELIMINARY PLAT
OF GRAND REVIEW

Lakes Area Surveying

Crosslake Frontage Road

County Road 3


City of Crosslake, Crow Wing County, MN

July, 2023

PRELIMINARY PLANS

Sheet List Table	
Sheet Number	Sheet Title
-	Cover
C1	Site Plan
C2	Grading Plan - South
C3	Grading Plan - North
C4	Plan & Profile
C5	SWPPP Narrative
C6	Construction Details
C7	Construction Details

CIVIL & SURVEY PLANS PREPARED BY:



**Bogart, Pederson
& Associates, Inc.**
CIVIL ENGINEERING
LAND SURVEYING
ENVIRONMENTAL SERVICES

Traditional Values • Creative Solutions

REV NO.	DATE	DESCRIPTION

PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D.
DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS YOUR RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICE MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

CROW WING COUNTY, MINNESOTA



PROJECT LOCATION



VICINITY MAP

GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED. EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL, AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
7. FAILURE OF TURF DEVELOPMENT IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
8. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTAL FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR)

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINSTORM. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF CROSSLAKE AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MNDOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MNDOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
STANDARD SEED MIX 25-131: 220 LB/A.C.
INFILTRATION BASIN SEED MIX 33-261: 35 LB/A.C.
FERTILIZER 22-5-10: 350 LB/A.C.
MULCH TYPE 3: 2 TONS/A.C.
13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST.

LEGEND:

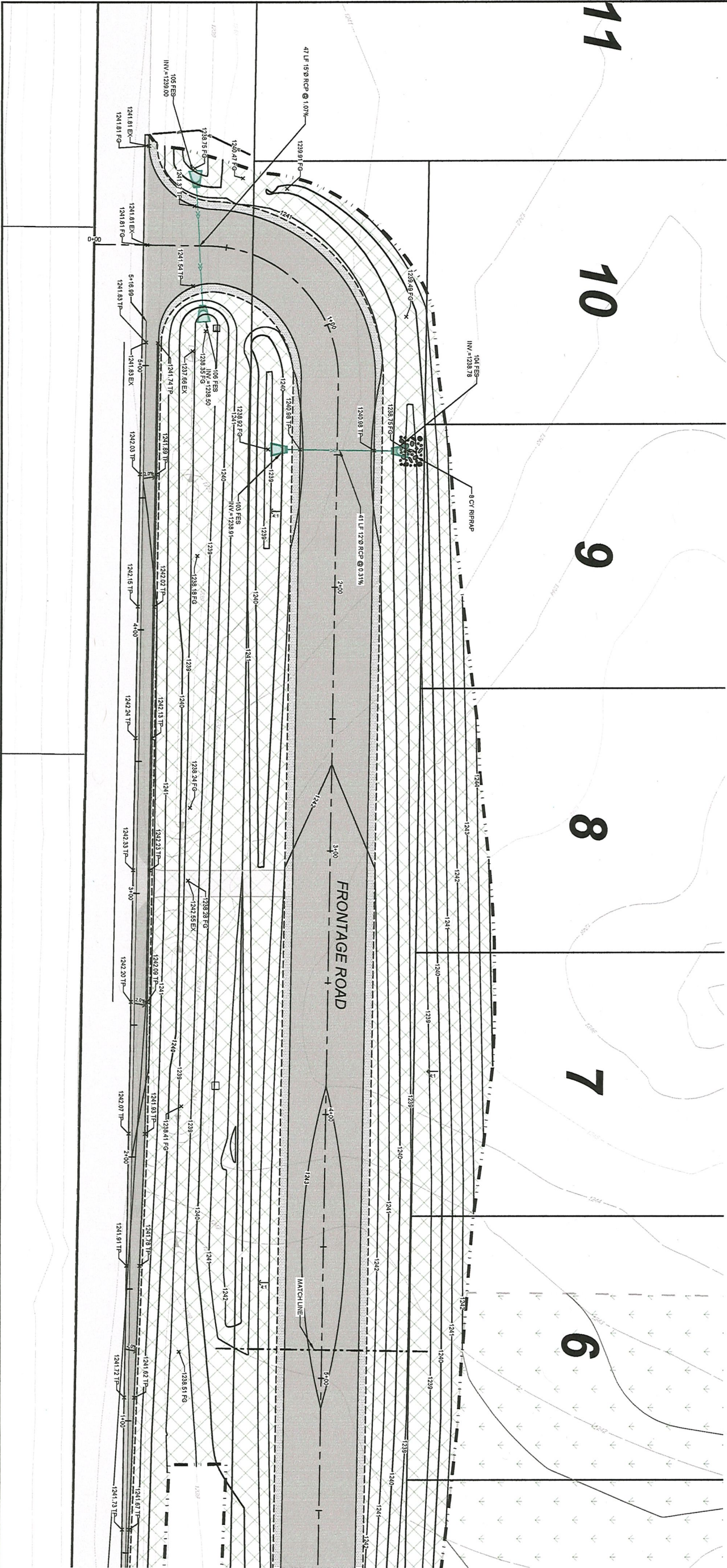
- X #60.50 FG NEW FINISHED GRADE ELEVATION
- X #60.50 TP NEW TOP OF PAVEMENT ELEVATION
- X #60.50 TG NEW TOP OF GRAVEL ELEVATION
- X #60.50 SW NEW SWALE/DITCH BOTTOM ELEVATION
- X #60.50 EX EXISTING SPOT ELEVATION
- 1235 PROPOSED MAJOR CONTOUR
- 1234 PROPOSED MINOR CONTOUR
- 1236 PROPOSED ALTERNATE BID MAJOR CONTOUR
- 1234 PROPOSED ALTERNATE BID MINOR CONTOUR
- 1235 EXISTING MAJOR CONTOUR
- 1234 EXISTING MINOR CONTOUR
- 1235 EXISTING MAJOR CONTOUR
- 1234 EXISTING MINOR CONTOUR
- 1235 PROPOSED SLOPE

0
20'
SCALE: 1" = 20'

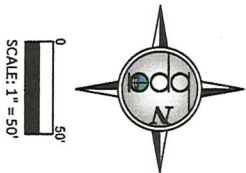
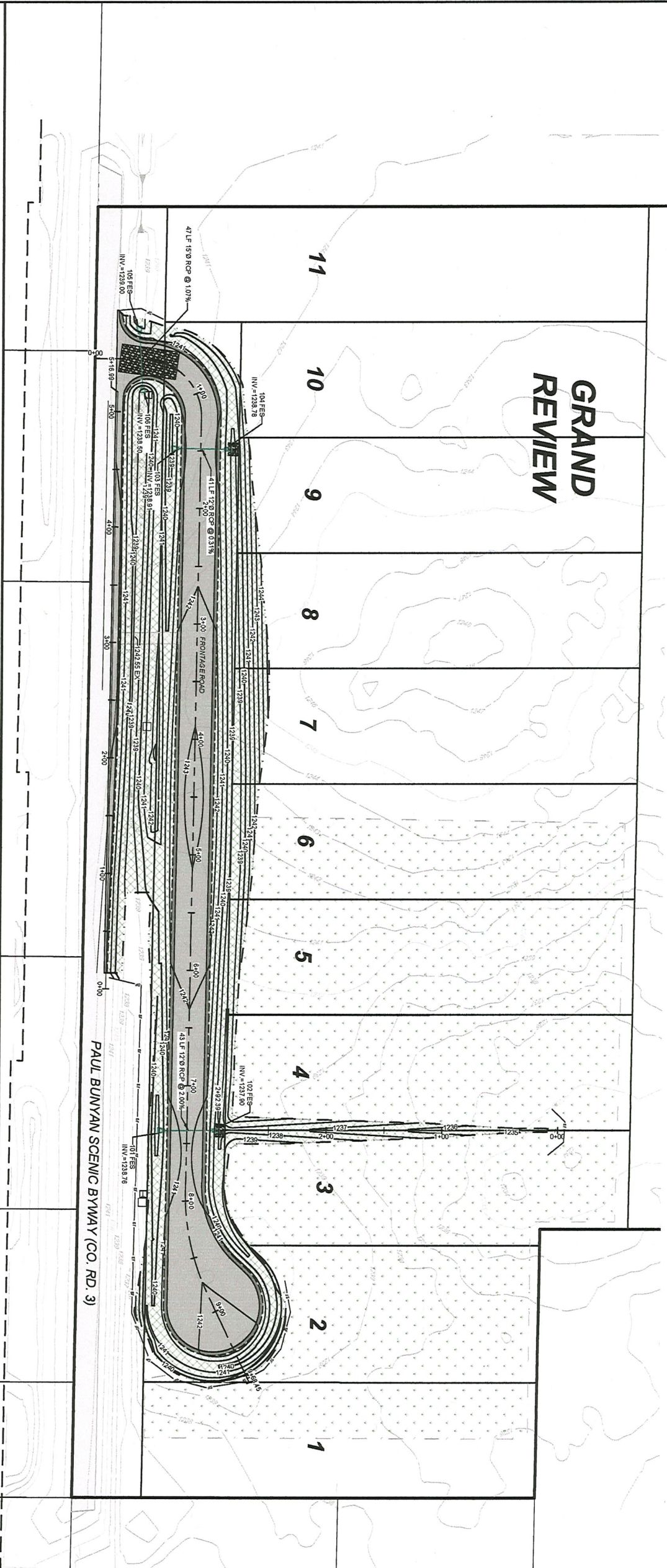
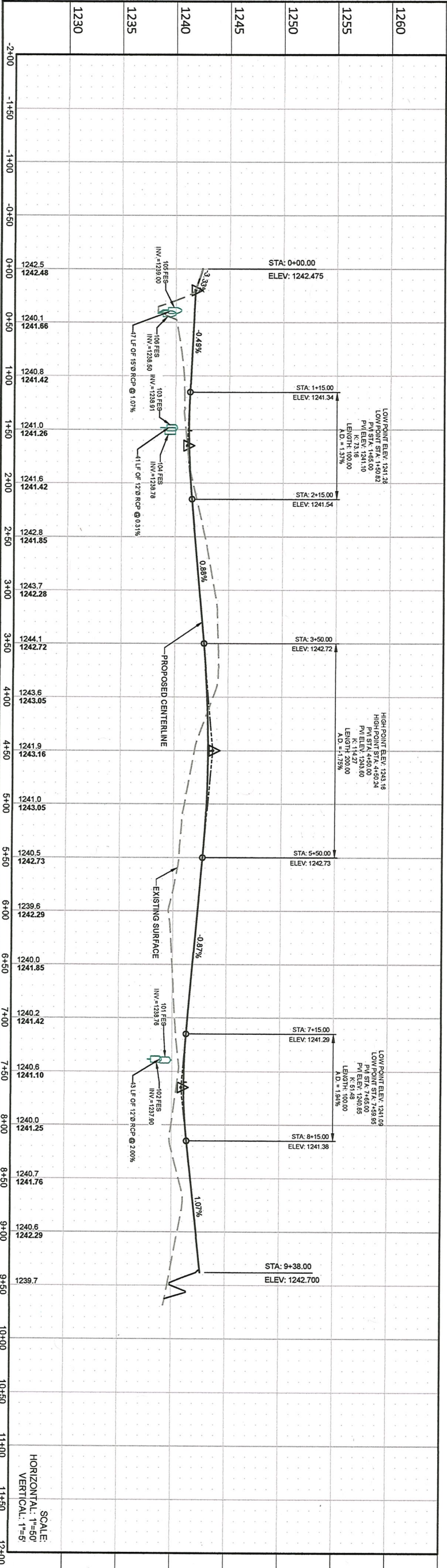


ESTIMATED EROSION CONTROL DEVICES

- SILT FENCE, TYPE MS: 640 LF
- SEDIMENT CONTROL LOG, WOOD CHIP: 1 EACH
- ROCK CONSTRUCTION EXT: 6370 S.Y.
- ROLLED EROSION PREVENTION, CAT. 20(N): 16 C.Y.
- RIP RAP (CLASS 3)



SHEET NO. C2	Frontage Road for Lakes Area Surveying, LLC City of Crosslake, Crow Wing County, MN GRADING PLAN - SOUTH	BOGART, PEDERSON & ASSOCIATES, INC. <small>LAND SURVEYING CIVIL ENGINEERING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844</small>	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Signed: <u>Michael J. Mordal-Huebisch</u> Michael J. Mordal-Huebisch Date: <u>07/07/2023</u> Lic. No. <u>61148</u>	DATE: <u>07/07/2023</u>	REV NO.	DATE	DESCRIPTION
				DESIGN BY: <u>MVV</u>			
				DRAWN BY: <u>MVV</u>			
				CHECKED BY: <u>MJM</u>			
				DWG FILE: <u>GRADING</u>			
				FILE NO.: <u>23-0245.00</u>			



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: Michael J. Mordal-Huebisch
Date: 07/07/2023 Lic. No. 61148

DATE: 07/07/2023
DESIGN BY: MWW
DRAWN BY: MWW
CHECKED BY: MJM
DWG FILE: GRADING
FILE NO.: 23-0245.00

REV NO.	DATE	DESCRIPTION



BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Frontage Road for
Lakes Area Surveying, LLC
City of Crosslake, Crow Wing County, MN

PLAN & PROFILE

SHEET NO. **C4**

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN 1000001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

PROJECT NAME: CROSSLAKE FRONTAGE ROAD
LOCATION: CROD 3, CROSSLAKE, MN 55442, CROW WING COUNTY
LAT/LONG: 46.54589-94.17636

DESCRIPTION OF CONSTRUCTION ACTIVITY:

PERFORMANCE CONSISTS OF PAVING, GRADING, UTILITY INSTALLATION, AND TIER ESTABLISHMENT.

PROJECT CONTACTS

LAKE AREA SURVEYING AND THE CONTRACTORS ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE NEARLY ALL INFORMATION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.

SWPPP PREPARATION:

SWPPP PREPARED BY: MICHAEL MORDAL-HUEBSCH
TRAINING: BOGART, PEDERSON & ASSOCIATES
ADDRESS: 13076 FIRST STREET
BECKER, MN 55308
TELEPHONE: 763-262-8622
E-MAIL: CDMN@BOGART-PEDERSON.COM
OWNER CONTACT: LAKE AREA SURVEYING
ADDRESS: 24314 SMILEY RD, SUITE C, MISSWA, MN 56468
TELEPHONE: (218) 461-0090
E-MAIL: INFO@LAKEAREASURVEYING.COM

CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):

BUSINESS NAME: _____
OWNER NAME: _____
MAILING ADDRESS: _____
TELEPHONE: _____
E-MAIL: _____
CONTACT NAME: _____
MAILING ADDRESS: _____
CITY: _____
TELEPHONE: _____
E-MAIL: _____

ESTIMATED DATES OF CONSTRUCTION:

START DATE: 07/07/2023 (TO BE FILLED IN BY CONTRACTOR)
COMPLETION DATE: 07/07/2023 (TO BE FILLED IN BY CONTRACTOR)

PERMANENT STORMWATER DESIGN CALCULATIONS:

NO STORM WATER TREATMENT IS PROPOSED DUE TO THE LIMITED IMPERVIOUS SURFACE ADDED.
SOIL GROUP: A/B

DESCRIPTION OF EROSION CONTROL ACTIVITY:

EROSION CONTROL CONSISTS OF SILT FENCE PERIMETER CONTROL, TIER ESTABLISHMENT THROUGH SEEDING AND EROSION CONTROL BLANKET, AND ROCK CONSTRUCTION ENTRANCE PLACEMENT.

CUMULATIVE IMPERVIOUS SURFACES:

AREA OF DISTURBANCE: 2.60 ACRES
PRE-CONSTRUCTION IMPERVIOUS AREA: 0.02 ACRES
POST-CONSTRUCTION IMPERVIOUS AREA: 0.88 ACRES
NEW IMPERVIOUS AREA: 0.86 ACRES

RECEIVING WATERS:

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO AN EXISTING ON-SITE DEPRESSION.

PLANS AND SPECIFICATIONS

- THE PLAN SHEETS OF THIS PLAN SET INDICATE THE FOLLOWING ITEMS:
 - THE PROJECT LOCATION AND CONSTRUCTION LIMITS.
 - LOCATIONS OF AREAS NOT TO BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.).
 - STEEP SLOPE LOCATIONS.
 - LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
 - THE PLAN SHEETS INDICATE EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
 - IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

TEMPORARY SEDIMENT CONTROL PRACTICES

DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS.

TOPSOIL IS TO BE WINDROWED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SOLE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS. AS THE GRADING OPERATIONS PROCEED.

TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THROUGH THE WETLANDS AREAS TO BE SAVED TO BE USED TO RESEED AND REVEGETATE DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.

INSTALLATION OF HANDOUT CATEGORY 3 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT THE WETLANDS AREA.

ALL TEMPORARY SOIL STOCKPILES WILL REQUIRE AN EFFECTIVE MEANS OF SEDIMENT CONTROL, SUCH AS AN EROSION CONTROL, BLANKET COVERING OR SILT FENCE INSTALLATION ALONG THE TOE OF SLOPE.

ALL COMPLETED SWALES SLOPES AND BOTTOMS NOT DRAINING TOWARDS WETLAND AREAS ARE TO BE STABILIZED WITHIN 7 DAYS.

TEMPORARY STABILIZATION WILL BE REQUIRED IN AREAS WHERE GRADING OPERATIONS ARE SUSPENDED OR CEASED FOR A PERIOD OF 7 DAYS OR GREATER.

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON COUNTY ROAD 3.

STREET SWEEPING OF THE PAVED SURFACES WILL BE REQUIRED AS DIRECTED BY THE ENGINEER.

TIERING OF EROSION CONTROL

SILT FENCE AND SEDIMENT LOGS WILL BE INSTALLED PRIOR TO CONSTRUCTION.

RIPRAP AND FILTER BLANKET WILL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.

THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS IMMEDIATELY FOLLOWING CONSTRUCTION. WHENEVER CONSTRUCTION WILL NOT OCCUR FOR A PERIOD GREATER THAN OR EQUAL TO 7 DAYS.

STABILIZATION WORK MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER THE CONSTRUCTION WORK IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

AREAS THAT ARE WITHIN 200 FT OF A PUBLIC WATER MUST BE STABILIZED WITHIN 24 HOURS OF COMPLETING CONSTRUCTION DURING PERIODS OF "WORK" IN WATER RESTRICTIONS FOR TIME PERIODS DECLARED BY THE DNR.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IS ESTABLISHED.

ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTION IS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

STREET SWEEPING TO BE PROVIDED AS DIRECTED BY THE ENGINEER OR OWNER. THE CITY REQUIRES STREET SWEEPING TO OCCUR WITHIN 8 HOURS OF NOTICE FROM THE CITY.

APPLYING MULCH, HYDRO-MULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT NECESSARY FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND NOT HAS BEEN SUBMITTED TO THE MPCA.

INSPECTION AND MAINTENANCE ACTIVITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES, SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE DAILY ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND NOT HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS TO PROVIDE A TRAINED INDIVIDUAL, RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMP'S ON THE PROJECT. THAT INDIVIDUAL IS TO BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE AND LISTED IN THE MINUTES THEREOF.

THE APPOINTED INDIVIDUAL IS TO PERFORM A ROUTINE INSPECTION OF THE ENTIRE SITE AT LEAST ONCE EVERY SEVEN DAYS DURING CONSTRUCTION OPERATIONS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

A INSPECTION FORM WILL BE PROVIDED BY THE CONTRACTOR. ANY DEFICIENCIES IN THE EROSION AND SEDIMENT CONTROL BMP'S ARE TO BE NOTED ON THE INSPECTION FORM AND CORRECTED BY THE END OF THE NEXT BUSINESS DAY.

PERMETER CONTROL DEVICES ARE TO BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER EFFECTIVE OR WHEN THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.

TRAINING DOCUMENTATION:

SWPPP IMPLEMENTATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)

NAME OF INDIVIDUAL

OVERSEEING & INSPECTING
DATE OF TRAINING: _____
NAME OF INSTRUCTOR: _____
ENTRY PROVIDING TRAINING: _____
CONTENT OF TRAINING: _____
TOTAL HOURS OF TRAINING: _____

BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)

OVERSEEING & INSPECTING
DATE OF TRAINING: _____
NAME OF INSTRUCTOR: _____
ENTRY PROVIDING TRAINING: _____
CONTENT OF TRAINING: _____
TOTAL HOURS OF TRAINING: _____

POLLUTION PREVENTION

FERTILIZERS ARE TO BE APPLIED ONLY IN THE AMOUNTS AS SPECIFIED AND WORKED INTO THE SOIL TO MINIMIZE EXPOSURE TO STORMWATER RUNOFF.

ON-SITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY UNADVERTENT SPILLAGE OF FUEL, OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA. 24 HOURS CONSTRUCTION SHALL BE STOPPED UNTIL THE SPILL IS CLEANED UP AND THE AREA IS SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ON-SITE AND EMPTIED ON A BI-WEEKLY BASIS. CONCRETE BATCH TRUCKS WILL NOT BE ALLOWED TO DISCHARGE RUMPA AND CURTAIN WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

FINAL STABILIZATION

FINAL STABILIZATION OCCURS WHEN 70 PERCENT OF THE PERVIOUS AREAS IS COVERED WITH UNIFORM, PERMANENT VEGETATION.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ARE TO BE REMOVED AND THE NPDES NOTICE OF TERMINATION IS TO BE PREPARED AND SUBMITTED TO THE MPCA.

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION: TITLE LOCATION
EROSION CONTROL DETAILS CONSTRUCTION DETAILS C4-C7
EROSION CONTROL LOCATIONS EROSION CONTROL LOCATIONS C1

24 HOUR MPCA EMERGENCY NOTIFICATION:
TELEPHONE NUMBERS: 651-446-4541
800-422-0739

ESTIMATED QUANTITIES:

THE FOLLOWING QUANTITIES ARE AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMP'S AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT NO. MN 1000001. ANY ADDITIONAL, AND/OR REPLACEMENT BMP'S QUANTITIES WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	1
TEMPORARY SEDIMENT FILTER	EA	1
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY SEDIMENT CONTROL DEVICE	EA	1
TEMPORARY SEDIMENT LOGS	LF	640
EROSION CONTROL BLANKET (3N)	SY	6,970

TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGE WAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.

1.02 REFERENCE STANDARDS

A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM, MINNESOTA PERMIT NO. MN 100001.

1.03 PERFORMANCE REQUIREMENTS

A. COMPLY WITH ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY FOR EROSION AND SEDIMENT CONTROL.

B. DO NOT BEGIN CLEANING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE UNTIL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN OBTAINED, FORWARDED, AND DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.

C. TIMING: PUT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.

D. EROSION OF SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.

E. SEDIMENTATION OF WATERWAYS OR OTHER RECEIVING WATERWAYS: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.

F. SEDIMENTATION OCCURS: INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO THE CONTRACTOR.

G. MAINTENANCE: MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.

PART 2 PRODUCTS

1. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MOLD, AND INSECTS, NON-Biodegradable, IN LONGEST LENGTH POSSIBLE. FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:

1. AVERAGE OPENING SIZE: 30 U.S. SIZE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.

2. ULTIMATE TENSILE STRENGTH: 100 LB-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.

3. ULTIMATE TENSILE STRENGTH: 100 LB-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.

4. TENSILE STRENGTH: 100 LB-F, MINIMUM, IN CROSS-MACHINE DIRECTION, 124 LB-F, MINIMUM, IN MACHINE DIRECTION, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.

5. TEAR STRENGTH: 55 LB-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.

6. COLOR: MANUFACTURERS STANDARD, WITH EMBLEMED AND PATTERNED LINES PREPARED.

7. SILT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 1 FEET LONG.

A. STEEL, U-OR T-SECTION, WITH MINIMUM WAYS OF 1.31 LB PER LINEAR FOOT.

B. SPOUTWOOD, 2 BY 4 INCHES IN CROSS SECTION.

C. HARDWOOD, 2 BY 4 INCHES IN CROSS SECTION.

D. REQUIREMENTS OF WOOD SPECIES:

1. SHALL BE ONE OF THE FOLLOWING.

2. SHALL BE SILT/SOIL PERMEABLE CONTROL, BY FILTREX, INC., OR EQUAL.

C. TEMPORARY SEDIMENT FILTER.

1. SHALL BE ONE OF THE FOLLOWING.

A. DROP-IN SEDIMENT FILTER UNIT THAT INSERTS INTO THE INLET.

B. APPROXIMATE CONING OR FLOW PROTECTION FOR EXISTING INLETS WITH CONE OPENINGS.

D. TEMPORARY SLOPE EROSION PROTECTION.

1. ROCK SHALL BE CLEAN, 1 TO 1 1/2 INCHES ROCK.

E. TEMPORARY SLOPE EROSION PROTECTION.

1. SHALL BE ONE OF THE FOLLOWING.

A. EROSION CONTROL BLANKET.

1. SHALL CONSIST OF A LAYER OF INTERLOCKING STRAW OR WOOD FIBERS SANDWICHED BETWEEN AN ATTACHED TOP AND BOTTOM LAYER OF NET BACKING.

2. BROADCAST TO OCCUR WITH A NORMAL CONING OR FLOW PROTECTION FOR EXISTING INLETS WITH CONE OPENINGS.

3. STAKES USED TO ANCHOR THE BLANKETS SHALL BE W/SHAPED, 11 GAUGE OR HEAVIER STEEL, WIRE HAVING A SPAN WIDTH OF 1 INCH AND A LENGTH OF 8 INCHES OR MORE FROM TOP TO BOTTOM.

4. THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:

(a) GEOSYNTHETICS, INC. - LAYLOCK 32.

(b) NORTH AMERICAN GREEN - 5159.

(c) OR EQUAL.

B. BROADCAST FIBER MATRIX.

1. SHALL BE COMPOSED OF 10% WOOD OR 100% AGROFIBER, A MINIMUM OF 25% OF THE FIBERS SHALL BE REMOVED TO 10 INCHES IN LENGTH.

2. REMOVED TO OCCUR WITH A NORMAL CONING OR FLOW PROTECTION FOR EXISTING INLETS WITH CONE OPENINGS.

3. WATER SOLUBLE, NON-TOXIC DYE, TO ADJ IN UNIFORM APPLICATION OVER THE SITE.

4. AGRICULTURAL BASED FIBER MATRIX, THE BROADCAST SHALL NOT EXCEED 100 LBS PER 1000 SQ YD OF REVEGETATION.

3.03 INSTALLATION

A. TEMPORARY ROCK CONSTRUCTION ENTRANCE.

1. THE ROCK AREA SHALL BE A MINIMUM OF 6 INCHES DEEP, EXTEND THE FULL WIDTH OF THE EROSION AREA AND SHALL BE AT LEAST 8 FT LONG, HOWEVER, LONGER ENTRANCES MAY BE USED TO PREVENT MIGRATION OF AND FROM THE UNDERLYING SOIL INTO THE ROCK.

B. TEMPORARY SILT FENCES.

1. STORE AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4751.

2. USE NOMINAL 30 INCH HIGH BARBERS, MINIMUM 60 INCH LONG POSTS SPACED AT 8 FEET MAXIMUM.

3. FINISH BOTTOM OF FABRIC IN A TRENCH ON THE UPSIDE SIDE OF FENCE, WITH 6 INCHES OF FABRIC LAD FLAT ON BOTTOM OF TRENCH FACING UPLOPE BACKFILL, TRENCH AND COMPACT.

4. MINIMUM POST EMBEDMENT.

A. STEEL POST = 24 INCHES, MINIMUM.

5. DO NOT SPREAD FABRIC UNTIL AFTER THE POSTS ARE IN PLACE.

6. FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING:

a. FIBER NAILS PER POST WITH 3/4 INCH DIAMETER FLAT OR BUTTEND HEAD, 1 INCH LONG, AND 14 PINE STAPLES PER POST.

b. FIVE STAPLES PER POST.

7. FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORD, OR INTEGRAL ROCKERS.

C. TEMPORARY SEDIMENT LOGS.

1. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER OBSTACLE.

2. SEDIMENT LOGS SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING 2 IN BY 2 IN BY 3 FT WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E. WHEN PERIMETER CONTROL IS USED ON PAVED HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE PERIMETER CONTROL TO PREVENT SEDIMENTATION DURING RAIN EVENTS.

D. TEMPORARY SEDIMENT LOGS.

A. PLACE AS RECOMMENDED BY THE MANUFACTURER.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.

1. INSTALL AS PER MANUFACTURERS RECOMMENDATIONS.

F. TEMPORARY SLOPE EROSION PROTECTION.

1. PLACE AT ANY AND ALL FINISH SLOPES THAT ARE STEEPER THAN 10% IV.

2. SEED AND FERTILIZE PER SPECIFICATION 32.82.19 PRIOR TO INSTALLING TEMPORARY SLOPE EROSION PROTECTION.

3. EROSION PROTECTION.

A. INSTALL THE BATHS PER THE MANUFACTURER'S INSTRUCTIONS WITH THE FOLLOWING MINIMUM GUIDELINES.

1) THE BATH SHALL BE APPLIED WITH HYDRAULIC SPRAY EQUIPMENT BY A MANUFACTURER'S CERTIFIED APPLICATION.

2) ALLOW THE BATH MULCH TO DRY FOR AT LEAST 24 HOURS IN ADVANCE OF PROTECTED RAINFALL TO DESERT THE FIRST APPLICATION.

3) THE BATH MULCH SHALL BE APPLIED IN TWO STAGES (ONE-HALF RATE) WITH ANGLE TIE TO PREVENT THE FIRST APPLICATION.

4) THE BATH MULCH SHALL BE APPLIED AT A RATE OF 3000 LBS PER ACRE, MINIMUM AND 100% COVERAGE.

5) THE INSTALLATION RATE OF THE BATH MULCH SHALL BE 3000 LBS PER ACRE, MINIMUM AND 100% COVERAGE.

A. EROSION CONTROL BLANKET.

1. INSTALL AS PER MANUFACTURERS RECOMMENDATIONS.

A. INSPECT PREVENTIVE MEASURES WEEKLY, WITHIN 24 HOURS AFTER THE END OF ANY STORM THAT RESULTS IN 0.5 INCHES OR MORE RAINFALL AT THE PROJECT SITE, AND DAILY DURING PROLONGED RAINFALL.

B. REPAIR DEFICIENCIES IMMEDIATELY.

C. TEMPORARY SILT FENCES.

1. PROMPTLY REPLACE FABRIC THAT DEGRADATES UNLESS NEEDED FOR FENCE HAS PASSED.

2. REMOVE SILT OBSTACLES THAT EXCEED ONE-THIRD OF THE HEIGHT OF THE FENCE.

3. REPAIR FENCES THAT ARE UNDERTOWN BY RUNOFF OR OTHERWISE DAMAGED, WHETHER BY RUNOFF OR OTHER CAUSES.

D. TEMPORARY CONSTRUCTION ENT.

1. ROCKS BECOME A HAZARD ON REMOVAL, AND REPLACEMENT OF PAD SHALL BE PROVIDED AS NECESSARY.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.

1. REPLACE THE UNIT WHEN 1/2 FULL OF SEDIMENT OR WHEN SEDIMENT HAS REMOVED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE.

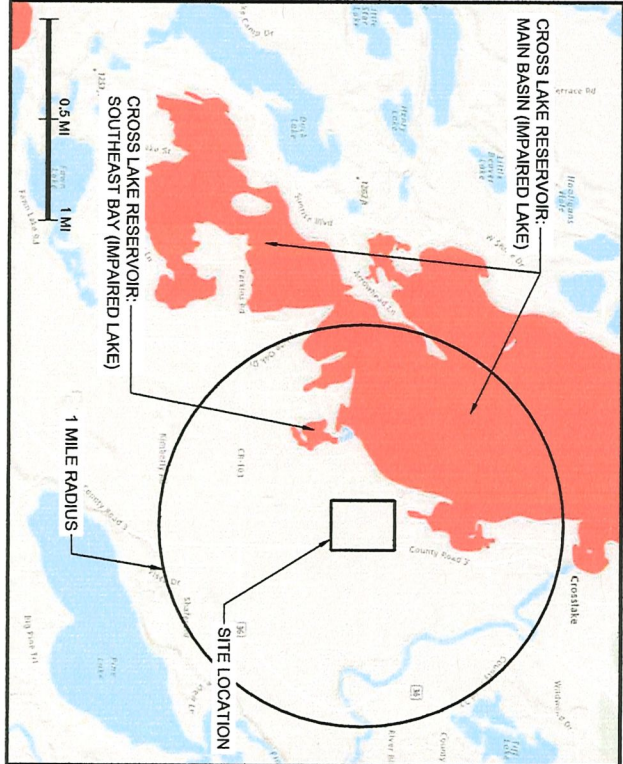
F. PLACE SEDIMENT IN APPROPRIATE LOCATIONS ON SITE, DO NOT REMOVE FROM SITE.

3.05 CLEAN UP

A. REMOVE TEMPORARY MEASURES AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.

B. WHERE REMOVAL OF TEMPORARY MEASURES WOULD CAUSE EXPOSED SOIL, SHAPE SURFACE TO AN ACCEPTABLE GRADE AND FINISH TO MATCH ADJACENT GROUND SURFACES.

IMPAIRED WATERS MAP



Frontage Road for
Lakes Area Surveying, LLC
City of Crosslake, Crow Wing County, MN

SWPPP NARRATIVE



BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8622 FAX: 763-262-8644

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

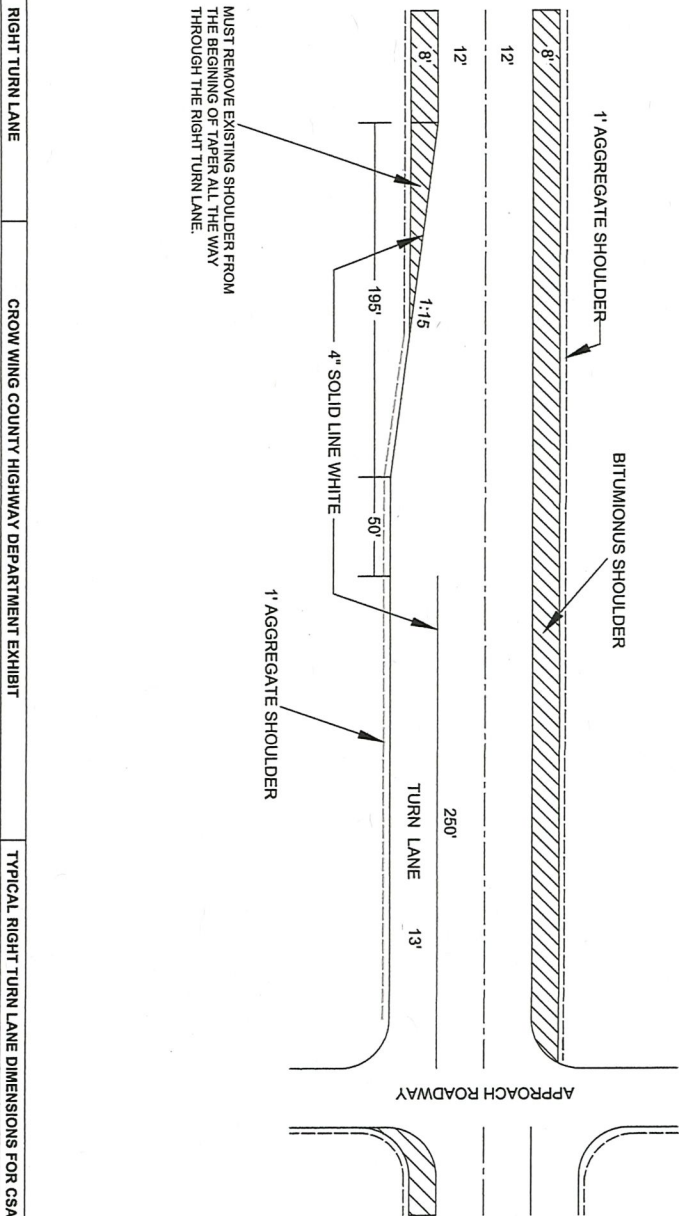
Signed: Michael Mordal-Huebsch
Date: 07/07/2023 Lic. No. 61148

DATE: 07/07/2023
DESIGN BY: MVV
DRAWN BY: MVV
CHECKED BY: MUM
DWG FILE: SWPPP
FILE NO.: 23-0245.00

REV NO.	DATE	DESCRIPTION

SHEET NO.

C5



RIGHT TURN LANE CROW WING COUNTY HIGHWAY DEPARTMENT EXHIBIT TYPICAL RIGHT TURN LANE DIMENSIONS FOR CSAH 3 XX

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: *Michael Mordal-Huebisch*
Michael J. Mordal-Huebisch
Date: 07/07/2023 Lic. No. 61148

DATE: 07/07/2023
DESIGN BY: MVW
DRAWN BY: MVW
CHECKED BY: MJM
DWG FILE: DETAILS
FILE NO.: 23-0245.00

REV NO.	DATE	DESCRIPTION



BOGART, PEDERSON & ASSOCIATES, INC.

LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES

13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Frontage Road for
Lakes Area Surveying, LLC
City of Crosslake, Crow Wing County, MN

CONSTRUCTION DETAILS

SHEET NO.

From: [Phil Martin](#)
To: [Cheryl](#)
Subject: RE: DRT June 13 & 14, 2023
Date: Thursday, June 1, 2023 12:31:28 PM

Hi Cheryl

Reviewing the Miller application, City sanitary sewer exists on East Shore Rd but not along CSAH 3. I assume the developer intends to install a collection system and connect to the City system on East Shore Rd for housing. If so, the system would need to be designed and constructed to City standards if the intent was for the City to take over ownership, operation, and maintenance. I don't know if living quarters are planned for development along CSAH 3.

Similarly, the street into the development would need to be designed and constructed to City standards if the intent was for the City to take on ownership of the road.

Stormwater needs to be handled per MPCA requirements. Topographic survey and identification wetlands will be needed.

Reviewing Conger, no City sewer is available along CSAH 3. Stormwater management would need to be understood. Site topo and wetland identified. If intent was for City to take over street, design and construction standards would have to be met.

Thanks

Phil Martin
218-821-7265

From: Cheryl <cstuckmayer@crosslake.net>
Sent: Thursday, June 1, 2023 11:52 AM
To: TJ <tgraumann@crosslake.net>; Phil Martin <Phillip.Martin@bolton-menk.com>; Brad Person <brad@breenandperson.com>
Subject: DRT June 13 & 14, 2023

Good Thursday morning to all,

Please review the attachment(s). As always, any comments you would like to contribute to our meeting, please put in writing or present in person. The times of each application is indicated at the top of the application.

Sorry I will need to send the applications in 2 emails.

Any commissioner that would like to attend contact me. The date and time is listed at the top of each application.



Subdivisions Application
Planning and Zoning Department
13888 Daggett Bay Rd, Crosslake, MN 56442
218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 77753

Permit Number: 2301475

Property Owner(s): Sundown Holdings Inc

Mailing Address: P.O Box 1080 Crosslake

Site Address: 34561 Country Rd 3

Phone Number: Crosslake MN 56442
218-820-4828

E-Mail Address: 1369 Miller 26mail.com

Parcel Number(s): 14290768

Legal Description: On Survey

Sec 29 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 1100 Length: 1200 Acres: 31

Lake/River Name: None

Do you own land adjacent to this parcel(s)? ☐ Yes ☒ No

If yes, list Parcel Number(s) NA

Authorized Agent: Owner NA

Agent Address: NA

Agent Phone Number: NA

Signature of Property Owner(s) [Signature]

Date 7-7-23

Signature of Authorized Agent(s) _____

Date _____

Subdivision Type

(Check applicable request)

- ☐ Metes and Bounds-**Record**
within 90 days of approval
☐ Residential Preliminary Plat
☐ Residential Final Plat
☒ Commercial Preliminary Plat
☐ Commercial Final Plat

Development

- 11 Number of proposed lots
1 Number of proposed outlots

Access

- ☒ Public Road
☐ Easement
Easement recorded: ☒ Yes ☐ No

Septic

- Compliance _____
SSTS Design Site Suitability
Site Suitability _____

- ☒ All applications must be accompanied by signed Certificate of Survey
☐ Residential Fee: Preliminary \$500 + \$100 per lot; Final \$500 + \$25 per lot Payable to "City of Crosslake"
☒ Commercial Fee: Preliminary \$750 + \$150 per lot; Final \$750 + \$50 per lot Payable to "City of Crosslake"
☐ Metes & Bounds: \$100 + \$75 per lot Payable to "City of Crosslake" 11 Lots @ 150 = 1650 + 750 = 2,400
☐ **Above Fees will require additional** Park Dedication Fees of \$1,500 per unit/lot or 10% of buildable land as measured pre-plat for park purposes or a combination of both Payable to "City of Crosslake"
☒ No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of application is determined at a public meeting by the City Council after a recommendation from the Planning Commission/Board of Adjustment per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by [Signature] Date 7/10/23 Land Use District LC Lake Class NA Park, Rec, Lib 16,500



City of Crosslake Planning Commission/Board of Adjustment

Findings of Fact

Supporting/Denying a Preliminary Plat

Findings should be made in either recommending for or against a plat, and should reference Chapter 44 of the City Subdivision Ordinance. The following questions are to be considered, but are not limited to:

1. Does the proposed plat conform to the City's Comprehensive Plan?
Yes No

2. Is the proposed plat consistent with the existing City Subdivision Ordinance? Specify the applicable sections of the ordinance.
Yes No

3. Are there any other standards, rules or requirements that this plat must meet?
Yes No Specify other required standards.

4. Is the proposed plat compatible with the present land uses in the area of the proposal?
Yes No Zoning District

5. Does the plat conform to all applicable performance standards in Article 2 of the Subdivision Ordinance?

Yes No

6. How are the potential environmental impacts being resolved? (Does the plat meet the following City Standards?)

Stormwater

Erosion /Sediment Control

Wetlands

Floodplain

Shoreland

Septic Systems

7. Have the potential public health, safety or traffic generation impacts been addressed?

Yes No

8. Other issues pertinent to this matter.