

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 9, 2024
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for December 12, 2023.

PLANNING COMMISSION REORGANIZATION

2. Chair.
Vice-Chair.
Joint Park Planning Board (will meet the second Tuesday of the month at 6:00pm if called). Two Members.
Meeting Rescheduling: February 27, 2024 – Party Caucuses.
August 13, 2024 – State Primary Election.
December 24, 2024 – Christmas Eve.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

3. Final Plat: D-23-004 Katie’s Glen
Location: Goodview Avenue between 255th & 258th Streets
Applicant: Dahlquist Land Holdings, LLC
Property ID Number: 21.10140.00

OLD BUSINESS:

COMMUNICATIONS:

4. Chisago County Collaborative Initiative (CCCI)

UPDATES:

All Safe Global's Conditional Use Permit Amendment and Site Plan Review were approved by the City Council.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
DECEMBER 12, 2023
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for December 12, 2023 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Michael Naumann, Katie West, Dan Iverson, and Mark Holl

ABSENT: None

Also Present: Fred Weck Zoning Administrator, City Planner Kim Lindquist, and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for November 14, 2023**

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 14, 2023, AS SUBMITTED.

*Voting Aye: Naumann, West, Holl, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None*

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS - NONE

OLD BUSINESS:

- 2. Conditional Use Permit C-23-002 & Site Plan Review: SP-23-003
Location: 26443 Fallbrook Avenue
Applicant: All Safe Global
Owner: Morgan Industries, Inc.
Property ID Numbers: 21.00054.00 and 21.00231.00**

Chair Lobermeier noted that the Commission had already seen this request, but his understanding is that the plans had been changed so the City Council had sent it back to the Commission. He asked about Commission requirements in this situation.

Zoning Administrator Weck explained that the Commission should review what has been submitted and make another recommendation to the City Council.

Chair Lobermeier asked for an explanation of it being tabled by staff and the Council seeing it on December 5, 2023.

Zoning Administrator Weck explained that it was mostly tabled to allow the applicant time to complete their drawings.

Chair Lobermeier stated that his understanding of why this was now back before the Commission was that when the Council saw it they were not the same plans that the Commission had considered, so they wanted it to come back before the Commission with the most recent plans.

City Planner Lindquist reminded the Commission that they are considering all 4 parcels as one parcel for this request. She stated that this request was for exterior storage expansion to the south and east, with fencing planned around the entire expansion area, with some cement fencing for safety purposes. She stated that there is to be no storage above the fence line and that the expansion is what is shown in the plans only. She stated that since the last Commission meeting, staff had requested some modifications so the Council understood clearly, for example, the bump outs and changes in the landscaping. She reviewed the new landscape plans, location for trees, filtration buffer, and fence height, and bump outs added to the fencing, she noted that since the initial meeting the applicant has indicated that they need a portion of the space for truck maneuvering and truck staging and had asked if they could have a semi-truck parked there. She stated that following discussion with the applicant, staff understands their maneuvering needs but does not want to see any staging or storage on Fallbrook. She stated that the compromise in front of the Commission for consideration tonight is that the entire triangular space be paved, but that there be a prohibition of any storage in this location. She noted that staff would also like to see some sort of curbing so there is an edge that is delineated for the trucks. She explained that another issue that was discussed was the fence height and whether the higher height would encourage more material to be stored on the site rather than have it removed. She stated that the applicant feels that about 80% of the exterior area is utilized and they plan to remove an additional 20%. She stated that she feels it is a sort of goodwill effort by the applicant because they know the City is interested in having the material moved out at a faster rate. She reviewed some of the additional landscaping plans, grading, and stormwater plans, and noted that the applicant has also proposed to add 5 additional parking stalls to the west side of the building which staff felt was reasonable. She explained that staff is recommending approval subject to the 16 conditions included in the staff report.

Commissioner Iverson asked about the bump outs and confirmed with City Planner Lindquist that the intent was for them to be along Forest Boulevard. He stated that the intent is for the applicant to reduce inventory and bring it below or at the fence line, and asked what the remedy would be if it crept back up again.

Zoning Administrator Weck explained that the City can go back and look at their CUP and let them know that they need to make things right or the City will hold a public hearing regarding revocation of the CUP.

Commissioner West asked if there was a way for the City to limit the material storage up to a certain height, for example 6 or 7 feet.

Zoning Administrator Weck stated that the condition, as it is written now, is for it to be below the fence.

Commissioner West stated that the term 'bump outs' have been used, but she thinks a more accurate description would be 'bump ins' along the fencing.

Chair Lobermeier referenced a photo of what the applicant was proposing.

Commissioner Holl stated that he would support this application, as long as they reduce the inventory on site.

Chair Lobermeier stated that he likes the idea of a condition directed at reducing inventory. He asked

how long the CUP would run and if there would be an end date.

Zoning Administrator Weck stated that a CUP runs with the property.

Chair Lobermeier referenced the landscaping plans and noted that they appear to show a lot of pavement as 'existing' which he wasn't sure was accurate.

Frank Brodeen, Widseth Architects, outlined the existing aggregate surface and noted that it was mislabeled on some of the plans. He also reviewed the existing bituminous and concrete areas as well as their proposed plans.

Chair Lobermeier stated that it appears as though the impervious percentages will be increased with their proposal but noted that was not addressed within the staff report.

Zoning Administrator Weck stated that they need to be less than 75% and with their proposal would be at 51%.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF THE SITE PLAN SP-23-003 LOCATED AT 26443 FALLBROOK AVENUE FOR ALL SAFE GLOBAL (APPLICANT) FOR PROPERTY ID NUMBERS: 21.00054.00 AND 21.00231.00, SUBJECT TO THE 16 CONDITIONS AS OUTLINED IN THE STAFF REPORT.

Voting Aye: Naumann, West, Holl, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

MOTION BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT C-23-002 FOR SP-23-003 LOCATED AT 26443 FALLBROOK AVENUE FOR ALL SAFE GLOBAL (APPLICANT) FOR PROPERTY ID NUMBERS: 21.00054.00 AND 21.00231.00, SUBJECT TO THE 16 CONDITIONS AS OUTLINED IN THE STAFF REPORT.

Voting Aye: Naumann, West, Holl, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Chair Lobermeier noted that this would come before the Council at their December 19, 2023 meeting.

COMMUNICATIONS:

Zoning Administrator Weck reminded the Commission that there would be not a meeting on December 26, 2023.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE DECEMBER 12, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:25 PM.

Voting Aye: Naumann, West, Holl, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	1/9/2024
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Katie's Glen Final Plat
APPLICANT:	Dahlquist Land Holdings LLC
PROPERTY:	R.21.00140.00
FILE NO.:	D-23-004

OVERVIEW

Dahlquist Land Holdings LLC is a new applicant who is moving forward on the Katie's Glen final plat after a different applicant received preliminary plat approval and a conditional use permit for a PUD Master Development Plan from the City on January 32, 2023. Final plat approval means that the City will review the plat to ensure the proposed subdivision plat is in substantial compliance with the preliminary plat approval and that all conditions of the preliminary plat are met. Unlike preliminary plat approval, there is no public hearing requirement for final plat approval. As the Commission is aware there was a lot of neighborhood input regarding the preliminary plat and CUP request. Per the League of MN Cities information on Subdivisions, review of a subdivision application is a quasi-judicial determination. Further,

“In quasi-judicial circumstances, the city must follow the standards and requirements of the ordinance it has adopted. If an application meets the requirements of the ordinance, generally it must be granted. If an application is denied, the stated reasons for the denial must all relate to the applicant's failure to meet standards established in the ordinance. In sum, the city has a great deal of liberty to establish the rules, but once established, the city is as equally bound by the rules as the public.”

As the Commission may recall, the 18.25-acre parcel off Goodview Avenue is being subdivided to create 39 single-family residential housing units. An outlot which contains a wetland and stormwater ponding, as well as needed right of way are also included in the plat. The existing parcel is currently vacant and contains both a wetland and wooded area. Surrounding the parcel, are similarly zoned R3- Single Family Residential lots to the west, and R1- Rural Residential lots to the north, south, and east. Based upon the existing zoning map, the site is a pocket of urbanized residential in the midst of rural residential on the east side of Goodview Avenue.

When the City reviewed the preliminary plat there was a lot of public comment regarding the proposal and concerns expressed about the size of the lots, tree removal and bringing utilities onto the site. There was concern expressed that the development was inconsistent with the other lots along the east side of Goodview, and there was also concern that the City would require adjoining properties to hook up to city utilities. This is the only property

east of Goodview in this area designated for urbanized development as reflected in the initial R-3 zoning designation with the exception of the properties at 25577 Goodview.

STAFF RECOMMENDATION

Staff has reviewed the final plat and found it to be in substantial compliance with the approved preliminary plat. The requirements of Article III, Division 3 “The Final Plat” as contained in the City of Wyoming Subdivision Ordinance have been complied with. Accordingly, staff recommends approval of the Final Plat Katies Glen subject to the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. Compliance with all Engineering Comments provided on the marked-up Plat drawings dated 11/21/2023.
3. An NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed. A SWPPP will be required consistent with NPDES permit requirements.
4. MPCA Sanitary Sewer and Minnesota Department of Health Watermain Extension Permits are required.
5. The applicant meet the park dedication requirements by providing \$70,200 in lieu of land dedication.
6. A sign plan be submitted illustrating the planned signage for the proposed roadway.
7. All appropriate permitting be obtained from the CLFLWD, including both a stormwater and erosion control permit.
8. All by-laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney and filed with the record plat. These covenants must be adhered to and cannot be changed without the approval of the City Council.
9. The developer shall submit a surety in the form of a cash deposit or letter of credit guaranteeing to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is completed and approved by the city. The City Engineer must approve the surety amount and the City Attorney must approve the terms if a letter of credit is used.
10. The applicant shall stake the erosion control/tree preservation line and meet with the City representative on site to determine if additional trees can be saved on the site. The site visit and final delineation of tree preservation line shall be made prior to any tree clearing occurring on the site.
11. The developer enter into a Development Agreement, the terms and provision of which must be approved by the City Attorney, between the property owner, the developer, and the city, and must be executed prior to construction beginning on the improvements in the development.

STAFF REVIEW

Staff has reviewed the revised plans and found them to be in substantial compliance with the preliminary plat. New utility and grading plans have been submitted and there are minimal changes requested on the plan set. The one item of note is there may be some

flexibility in the building pad, allowing to pull back some of the grading contours on the site. Has discussed final grading and tree preservation with the applicant and recommends a new condition of approval. The condition requires the applicant to stake the erosion control/tree preservation line and have staff and the applicants representative walk the site and make line adjustments where additional tree preservation can occur. It is hoped this could allow some additional preservation in the east and southeast.

Next Steps

The City Council will review the Planning Commission's Final Plat recommendation at the next regularly scheduled meeting.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

SUBDIVISION APPLICATION: FINAL PLAT

Applicant(s): Name(s) Kyle Ogren
Address 3890 Pheasant Ridge Drive #200
City Blaine State MN Zip 55449
Phone Number 763-489-7946 Email K.ogren@carlsonmncmn.com

Owner(s) - if other than Applicant(s):
Name(s) Dahlquist Land Holdings LLC
Address 21133 Basalt St NW
City Northen State MN Zip 55330
Phone Number 612-619-2999 Email dahlquist45@gmail.com

Signature of owner(s) [Signature] Date 11-30-2023

Legal description of property: N 330 FT OF S 910 FT OF SW 1/4 OF NW 1/4, N 330 FT OF S 660 FT OF SW 1/4 OF NW 1/4, EXCEPT THAT PT OF W 324.24 FT OF N 330 FT OF S 660 FT OF SW 1/4 OF NW 1/4 OF
Property Identification Number: R.21.00240.00

Present use of property: Vacant Land

Proposed use of property: PUD Single Family Development

Present zoning of property: R-3

Surveyor: Name Thomas Balluff Phone 763-489-7916

Engineer: Name Brian Krystofiak Phone 763-443-5463

Real Estate Agent: Name TBD Phone _____

This application and the following attachments must be submitted to be considered a complete application: Post Dev: 0.93 Ac

Total size of property: 18.25 Ac. Total acreage in wetlands or floodplain: Post Dev. 2.15 Ac

Number of proposed lots: 31 Current zoning and use of property: R-3

- 4 full size copies of the final plat drawings
 - Improvements complete & accepted
 - Performance guarantee for the improvements
 - Soil perc tests and borings
 - Park Dedication Submitted
 - Other
 - The application fee and escrow must be paid at the time of application
- OR
- 2 reduced copies (no larger than 11 x 17)
 - Developers Agreement
 - Certificate of Title & Opinion
 - Receipt proving that the taxes have been paid
 - Legal & Engineering Fees Paid

Applicant(s) Signature: [Signature] Date 11/29/23

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received.

OFFICE USE ONLY

Application # D23-004 Date Application Received 12/1/23
 Date Complete Application Received 12/1/23 120 Days 4/29/24 By: [Signature]
 Fee: \$200.00 + Escrow \$1,000.00 Date Paid 12/1/23 Check # 231401
Revised 11/15/22

KATIES GLEN

KNOW ALL PERSONS BY THESE PRESENTS: That Dahlquist Land Holdings, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Chisago, State of Minnesota, to wit:

The North 330.00 feet of the South 990.00 feet of the Southwest Quarter of the Northwest Quarter of Section 28, Township 33 North, Range 21 West, Chisago County, Minnesota.

AND

The North 330.00 feet of the South 660.00 feet of the Southwest Quarter of the Northwest Quarter of Section 28, Township 33 North, Range 21 West, Chisago County, Minnesota;

EXCEPT that part of the West 384.14 feet of the North 330.00 feet of the South 660.00 feet of the Southwest Quarter of the Northwest Quarter of said Section 28, which lies southerly of a line described as follows: Commencing at the Southwest corner of the North 330.00 feet of the South 660.00 feet of the Southwest Quarter of said Northwest Quarter; thence on an assumed bearing of 00 degrees 16 minutes 17 seconds West, along the West line of the North 330.00 feet of said South 660.00 feet, 200.53 feet to the point of beginning; thence North 89 degrees 43 minutes 43 seconds East, 280.00 feet; thence Easterly along a tangential curve concave to the South having a radius of 505.00 feet and a central angle of 12 degrees 31 minutes 25 seconds, 103.82 feet to the East line of the West 384.14 feet of the North 330.00 feet of said South 660.00 feet.

Has caused the same to be surveyed and platted as KATIES GLEN and does hereby dedicate to the public for public use the public ways, and also dedicates the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Dahlquist Land Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper partner this ____ day of _____, 20____.

Dahlquist Land Holdings, LLC

Jeff Dahlquist as President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Jeff Dahlquist as president of Dahlquist Land Holdings, LLC, a Minnesota limited liability company, on behalf of said company.

(Signed)
(Printed)
Notary Public, _____
My commission expires _____

I, Thomas R. Balluff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

(Signed)
(Printed)
Notary Public, _____
My commission expires _____

CITY OF WYOMING, MINNESOTA

Approved by the City Council of the City of Wyoming, Minnesota this ____ day of _____, 20____, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

CITY COUNCIL, CITY OF WYOMING, MINNESOTA

By: _____, Mayor

By: _____, Clerk

CITY ATTORNEY, CITY OF WYOMING, MINNESOTA

This plat was approved as to form and execution this ____ day of _____, 20____.

By: _____
City of Wyoming Attorney

COUNTY SURVEYOR

Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes, this ____ day of _____, 20____.

By: _____
Paul M. Gibson, Chisago County Surveyor

COUNTY AUDITOR

No delinquent taxes and transfer entered this ____ day of _____, 20____.

By: _____
Chisago County Auditor

COUNTY TREASURER

I hereby certify that the taxes for the year ____ on the property described herein are paid this ____ day of _____, 20____.

By: _____
Chisago County Treasurer

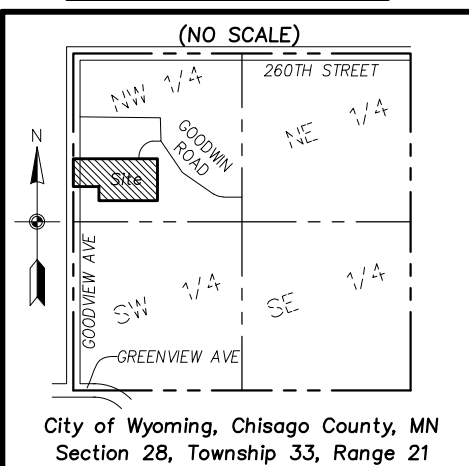
COUNTY RECORDER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____M., and was duly recorded in Chisago County Records.

By: _____
Chisago County Recorder

KATIES GLEN

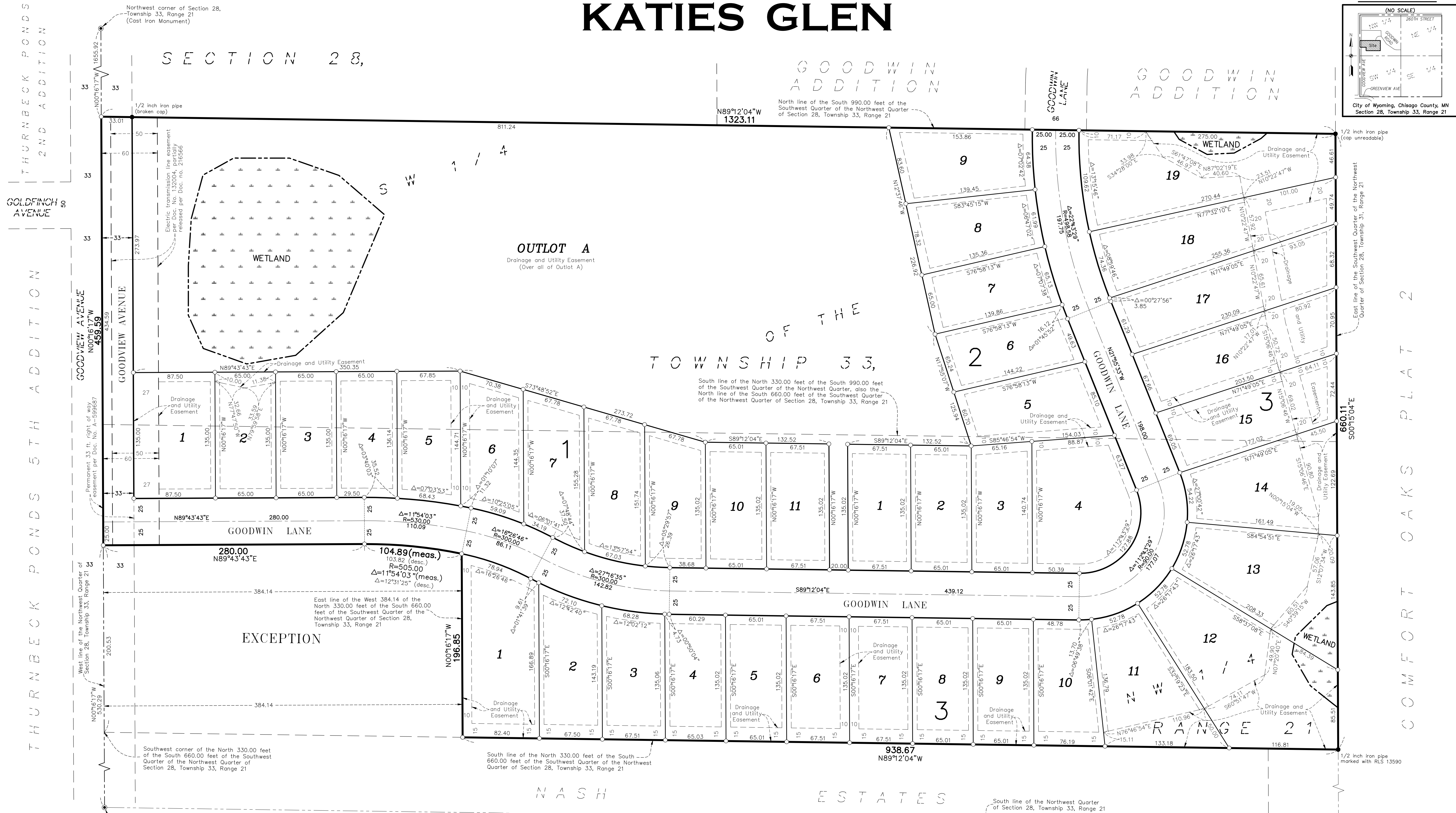
VICINITY MAP



SECTION 28,

GOODWIN ADDITION

GOODWIN ADDITION



Northwest corner of Section 28, Township 33, Range 21 (Cast Iron Monument)

North line of the South 990.00 feet of the Southwest Quarter of the Northwest Quarter of Section 28, Township 33, Range 21

South line of the North 330.00 feet of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 28, Township 33, Range 21

West line of the Northwest Quarter of Section 28, Township 33, Range 21

East line of the West 384.14 of the North 330.00 feet of the South 660.00 feet of the Southwest Quarter of the Northwest Quarter of Section 28, Township 33, Range 21

Southwest corner of the North 330.00 feet of the South 660.00 feet of the Southwest Quarter of Section 28, Township 33, Range 21

South line of the North 330.00 feet of the South 660.00 feet of the Southwest Quarter of the Northwest Quarter of Section 28, Township 33, Range 21

South line of the Northwest Quarter of Section 28, Township 33, Range 21

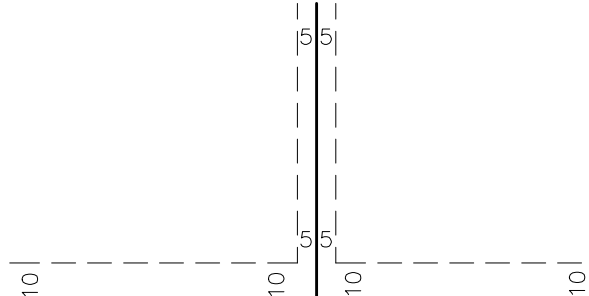
West Quarter corner of Section 28, Township 33, Range 21 (Cast Iron Monument)

1/2 inch iron pipe (cap unreadable)

East line of the Southwest Quarter of the Northwest Quarter of Section 28, Township 31, Range 21

1/2 inch iron pipe marked with RLS 13590

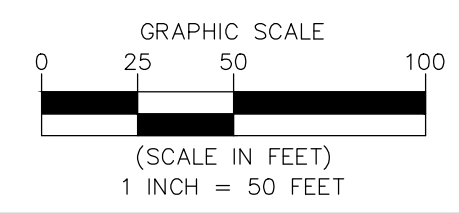
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

- Denotes Chisago County Section Monument
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument, as noted
- Denotes Wetlands delineated by Kjolhaug Environmental Services Inc. in 2022

Bearings are based on the Chisago County Coordinate System, HARN 1996 Adjustment.

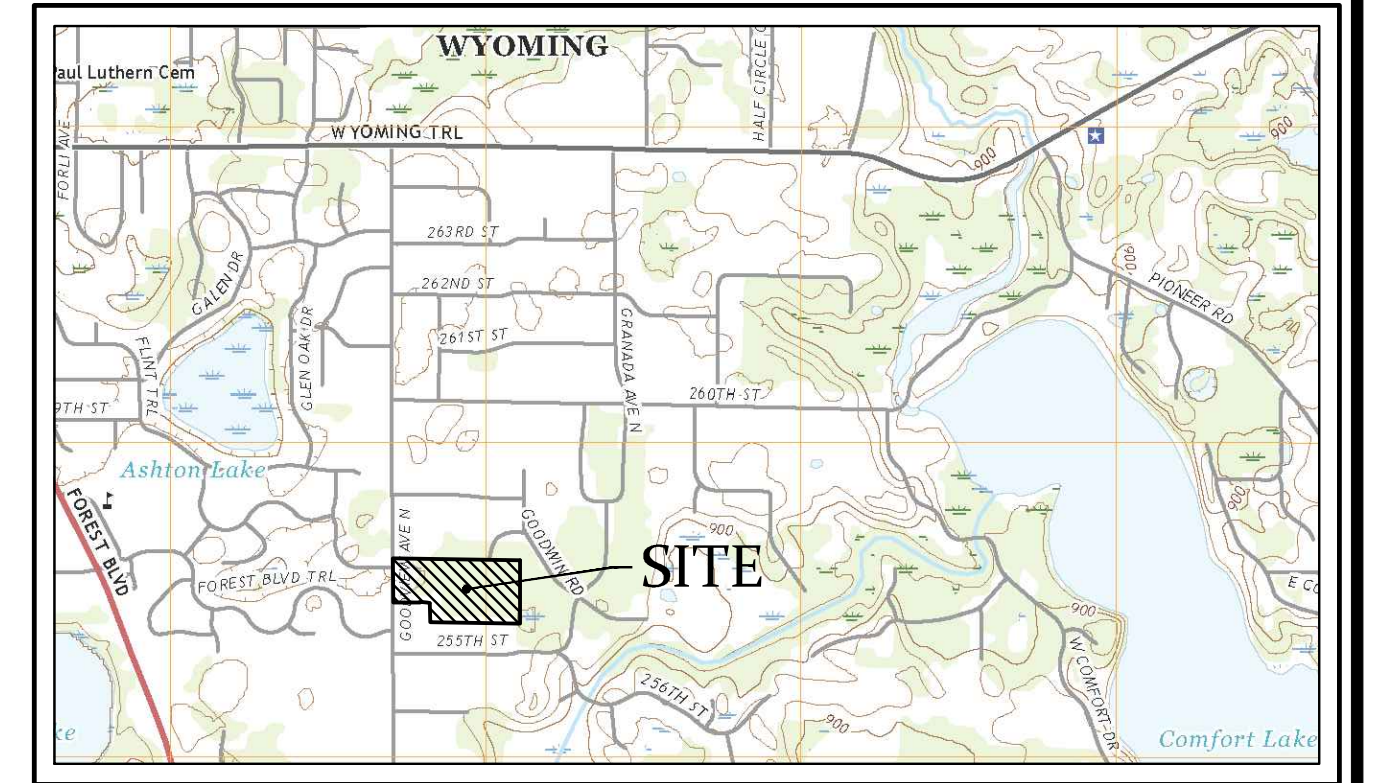


KATIES GLEN

GRADING, DEVELOPMENT & EROSION CONTROL PLANS

WYOMING, MINNESOTA

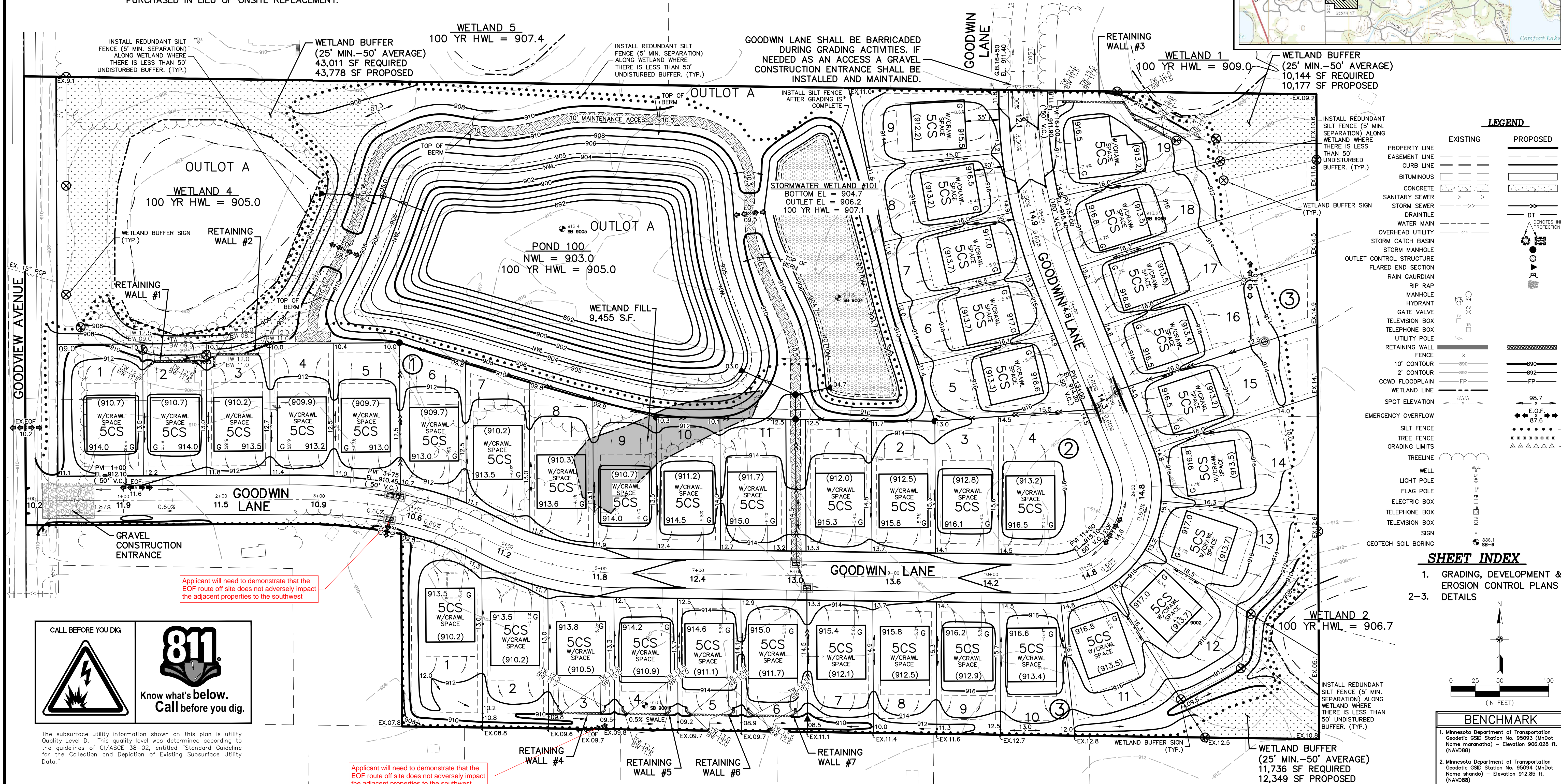
VICINITY MAP



WETLAND SUMMARY

WETLAND FILL: **AREA**
 9,455 S.F. (0.22 Ac.)

NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ONSITE REPLACEMENT.

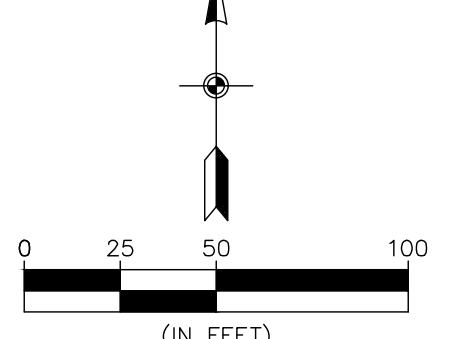


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
DRAIN TILE	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
FLARED END SECTION	---	---
RAIN GAUDIARD	---	---
RIP RAP	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
CCWD FLOODPLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
WELL	---	---
LIGHT POLE	---	---
FLAG POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
SIGN	---	---
GEOTECH SOIL BORING	---	---

SHEET INDEX

1. GRADING, DEVELOPMENT & EROSION CONTROL PLANS
- 2-3. DETAILS



BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 95093 (MnDOT Name maranatha) - Elevation 906.028 ft. (NAVD88)
2. Minnesota Department of Transportation Geodetic GSID Station No. 95094 (MnDOT Name shanda) - Elevation 912.85 ft. (NAVD88)

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

Applicant will need to demonstrate that the EOF route off site does not adversely impact the adjacent properties to the southwest

Applicant will need to demonstrate that the EOF route off site does not adversely impact the adjacent properties to the southwest

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofski, P.E.
Signature: *Brian J. Krystofski*
Date: 11/21/23 License #: 25063

Drawn: DPE
Designed: BJK
Date: 11/21/23

Revisions:
1.

DAHLQUIST LAND HOLDINGS, LLC
21133 Basalt St. NW
Nowthen, MN 55330

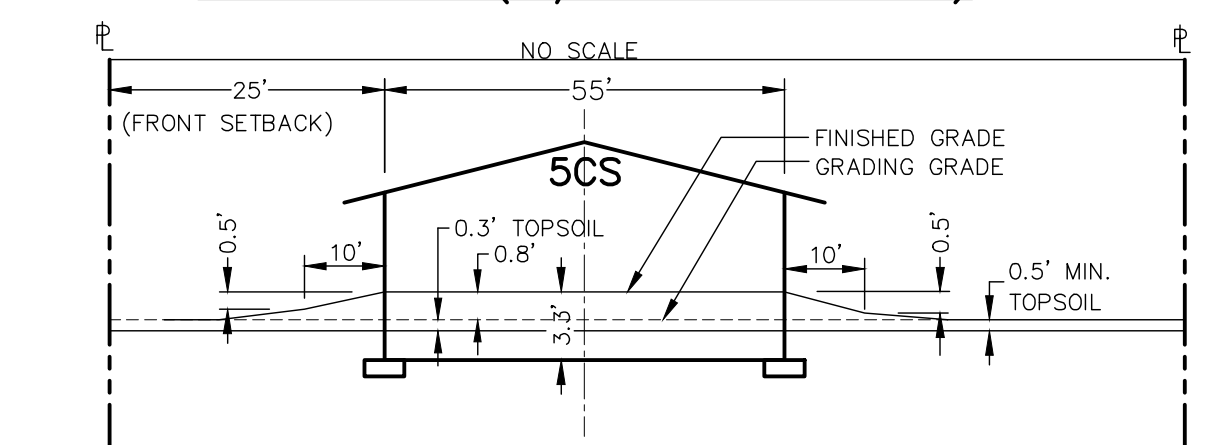
KATIES GLEN
Wyoming, MN

COVER

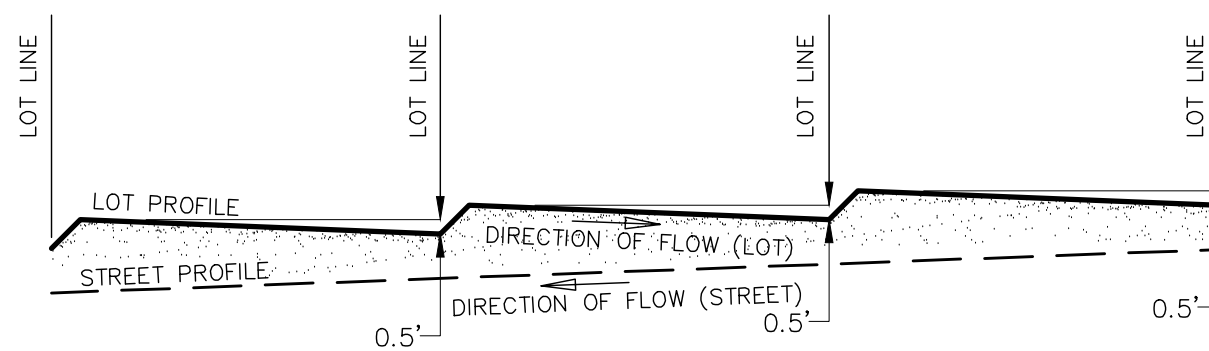
1 of 3

SINGLE FAMILY HOLDOWNS

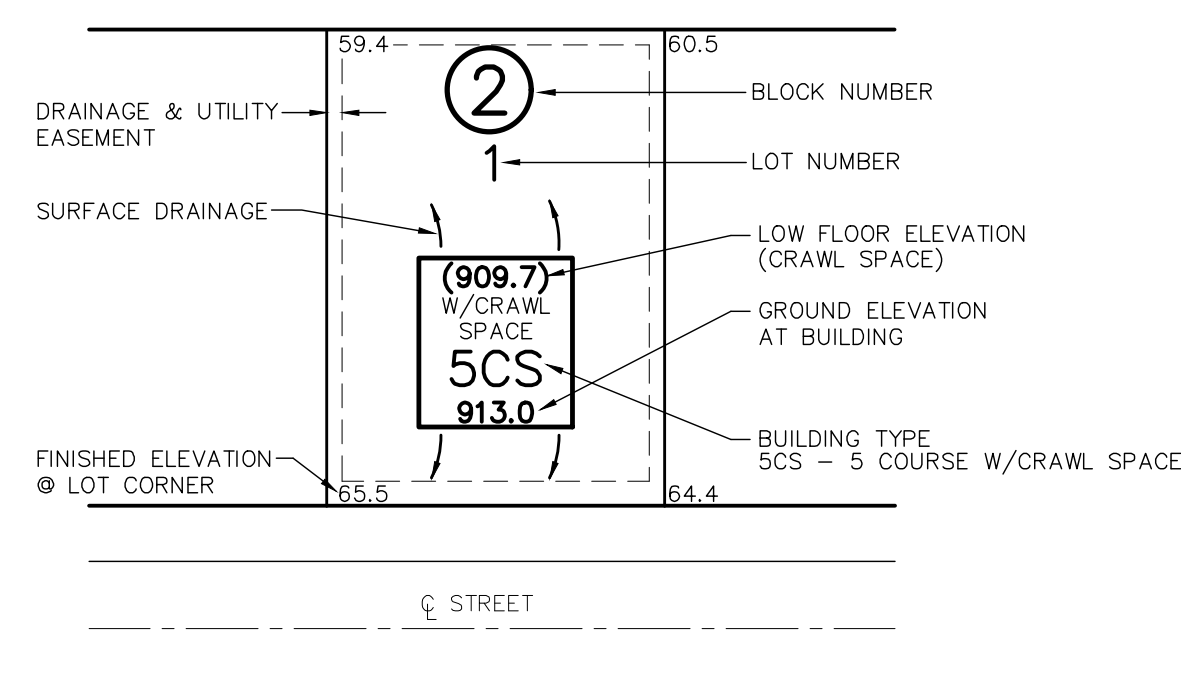
5 COURSE (W/CRAWL SPACE)



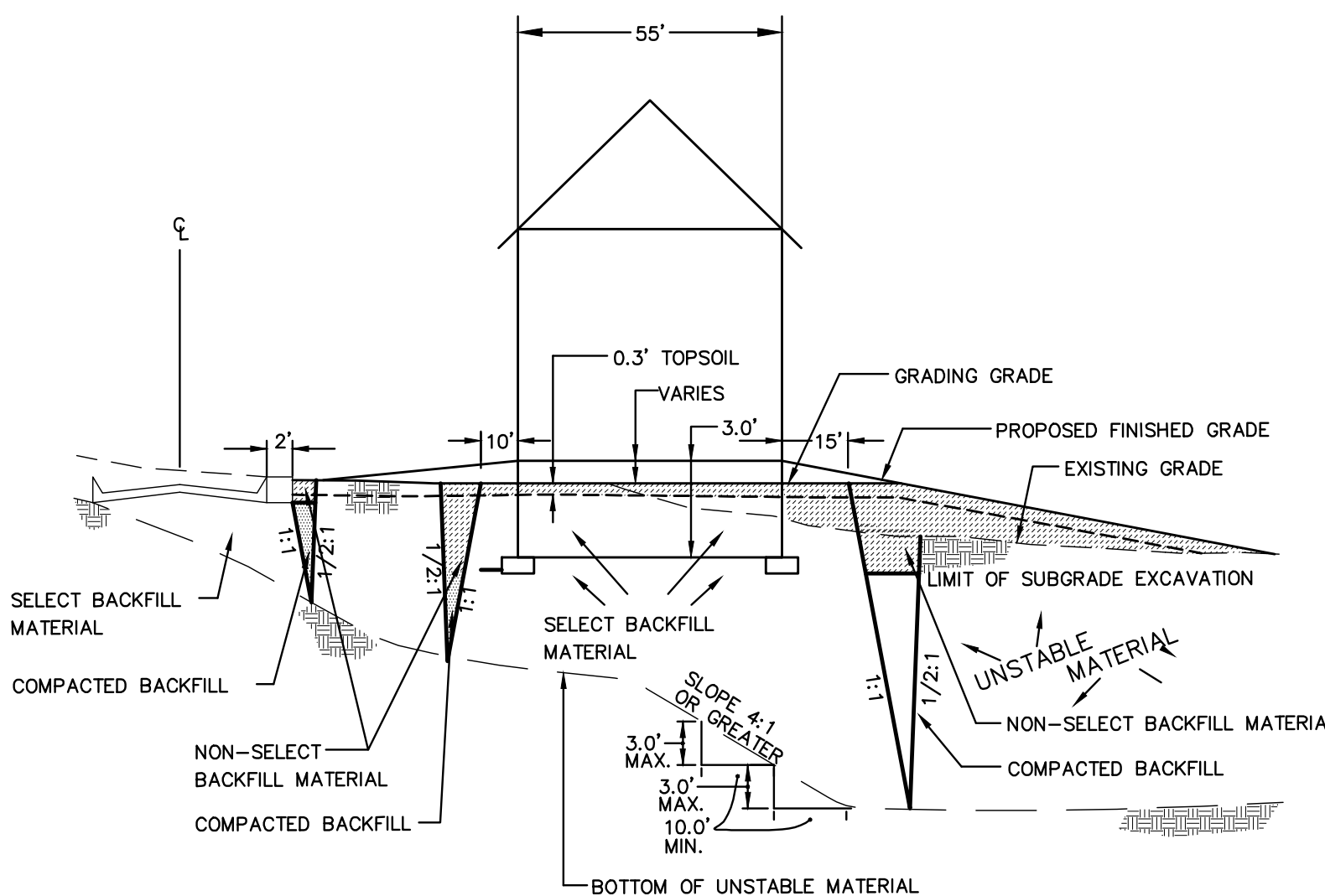
LOT BENCHING DETAIL



GRADING PLAN LOT KEY

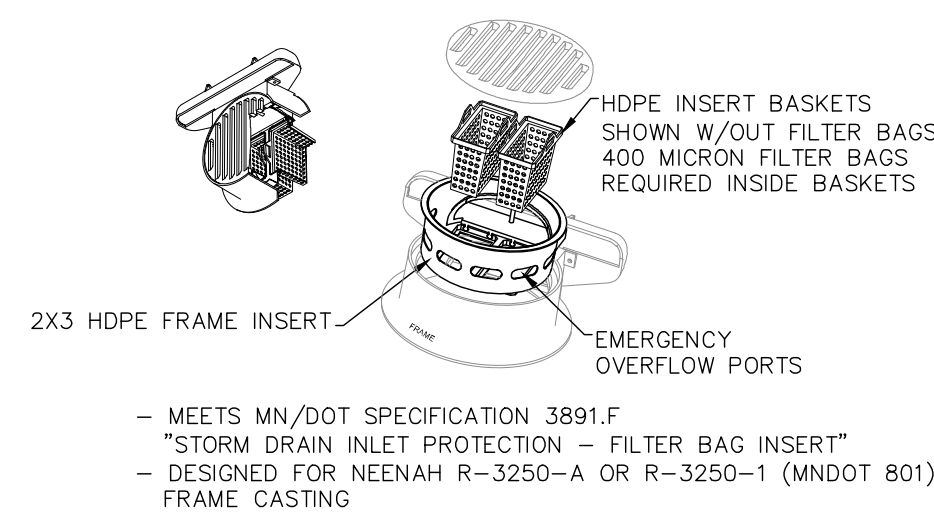


SUBGRADE CORRECTION



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE

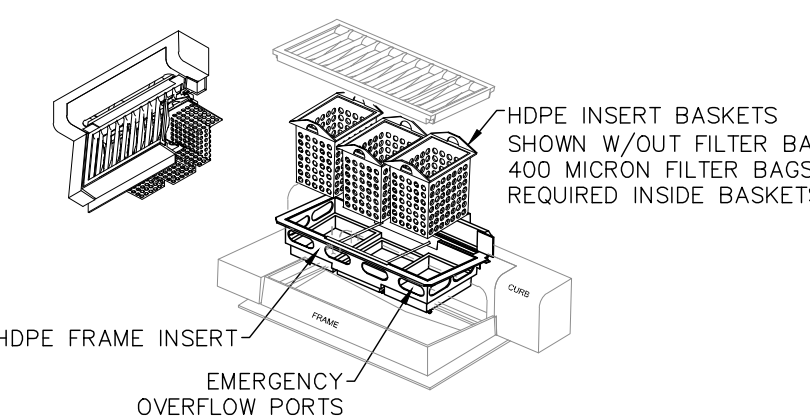
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



MEETS MN/DOT SPECIFICATION 3891.F
 "STORM DRAIN INLET PROTECTION - FILTER BAG INSERT"
 DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

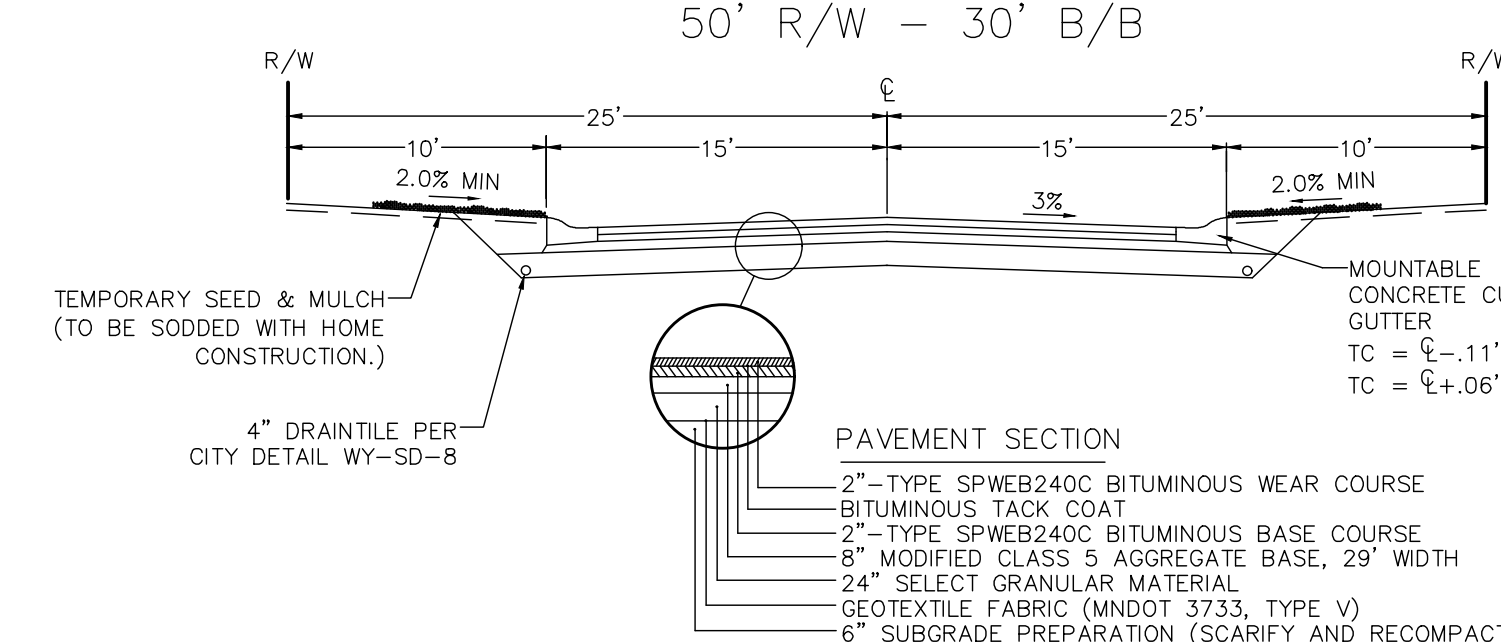
INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

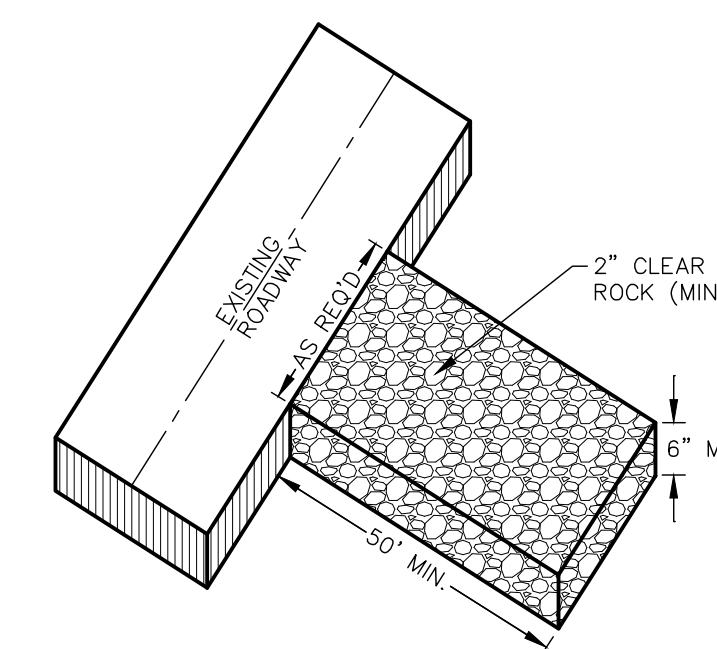


MEETS MN/DOT SPECIFICATION 3891.F
 "STORM DRAIN INLET PROTECTION - FILTER BAG INSERT"
 DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

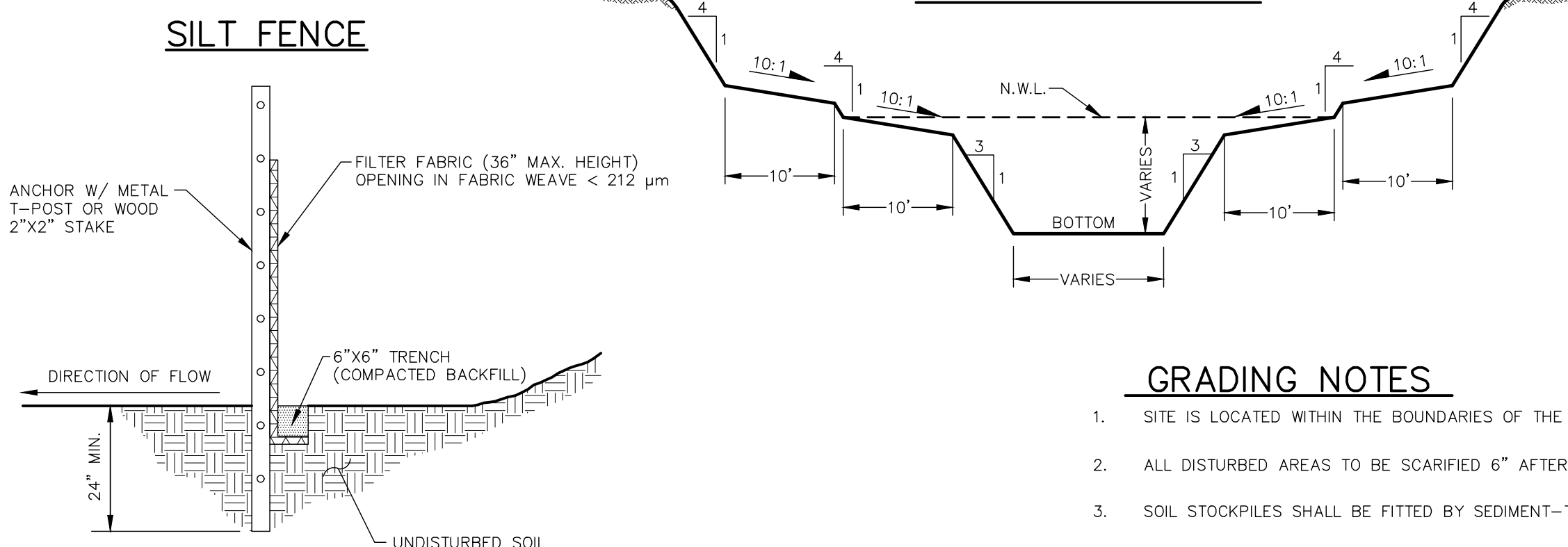
TYPICAL STREET SECTION



ROCK CONSTRUCTION ENTRANCE



POND 100 SECTION



NOTES:

- DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
- DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
- LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
- SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
- SEE MNDOT SPECIFICATIONS 2573 & 3886.

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

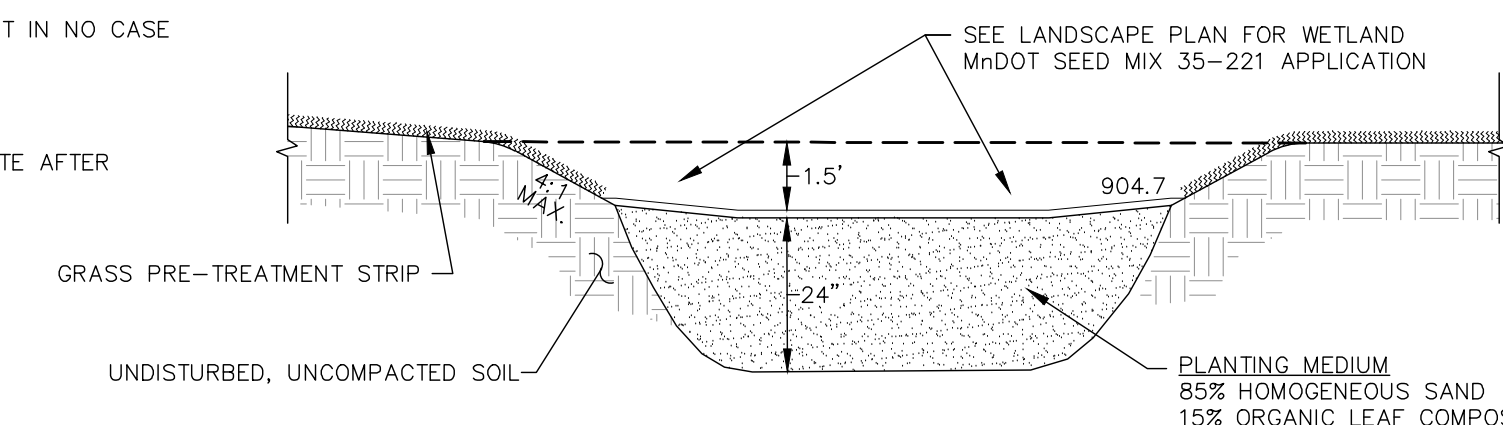
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

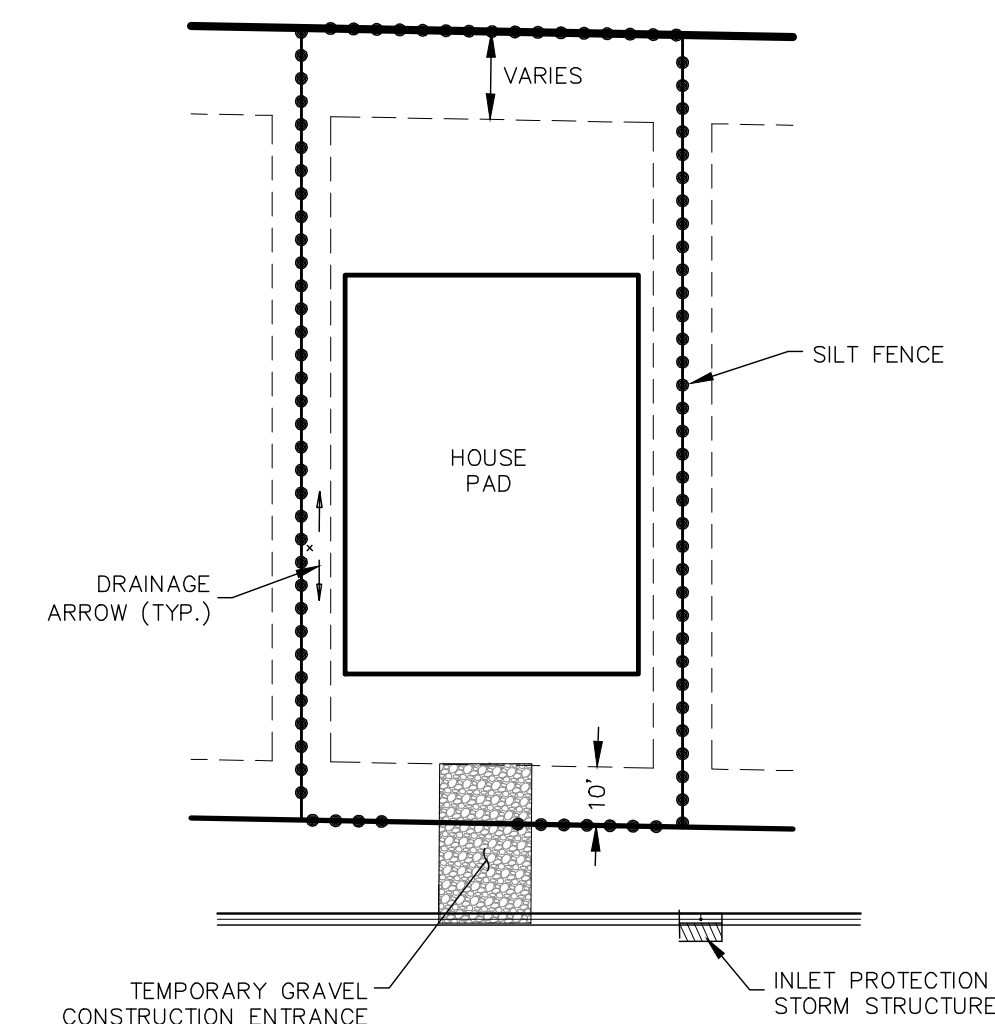
GRADING NOTES

- SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COMFORT LAKE WATERSHED DISTRICT.
- ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE AND RESTORED TO PRE-DEVELOPMENT CONDITIONS.
- SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
- STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
- EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER MASS GRADING IS COMPLETED AND PRIOR TO ANY LOT GRADING OR HOME CONSTRUCTION.
- THE DNR DEWATERING PERMIT MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE COMFORT LAKE WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.
- GOODWIN LANE SHALL REMAIN BARRICADED TO THROUGH TRAFFIC DURING GRADING ACTIVITIES. IF THE ACCESS MUST BE UTILIZED, A ROCK CONSTRUCTION ACCESS SHALL BE INSTALLED AND MAINTAINED UNTIL THE SITE IS STABILIZED.

STORMWATER WETLAND 101



INDIVIDUAL LOT EROSION CONTROL



NOTES:

- INSTALL SILT FENCE AROUND FRONT AND SIDE PROPERTY LINES. INSTALL REAR YARD SILT FENCE AROUND LOT CONSTRUCTION LIMITS.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PER LOT. ENTRANCE SHOULD BE 30' IN LENGTH, IF POSSIBLE AND CONSIST OF 2-3 INCH CLEAN CRUSHED STONE OR RECYCLED CONCRETE.
- INSTALL INLET PROTECTION ON ALL STORM STRUCTURES SUSCEPTIBLE TO RUNOFF FROM LOT CONSTRUCTION.

Wetland Buffer Zone

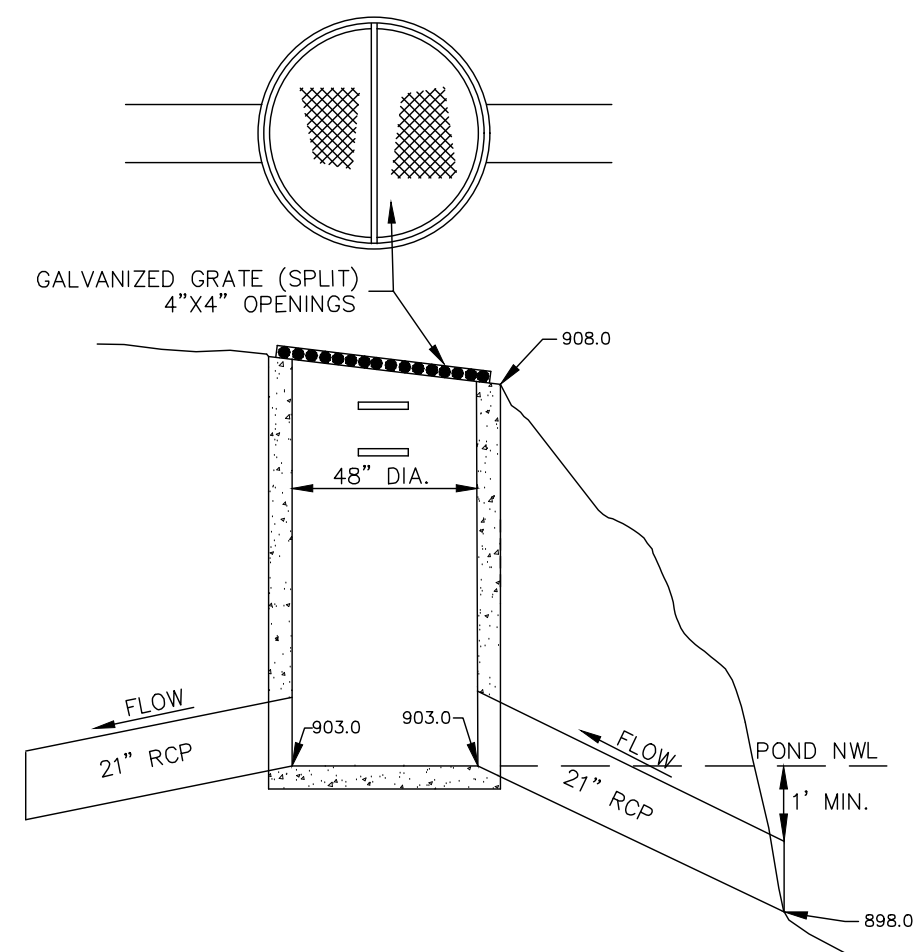
This area is protected as a wetland buffer area under the Rules of the Comfort Lake-Forest Lake Watershed District. No disturbance (mowing, dumping, grading, filling, or placement of structures) in the wetland or buffer area is allowed.

This sign marks the upslope edge of the buffer. The plantings downslope of this sign contain native trees, flowers, shrubs, and grasses that provide food and shelter for birds, fish, and other native wildlife. Native plants also anchor the soil to prevent erosion and filter pollutants from adjacent properties to improve the quality of water entering the wetland.

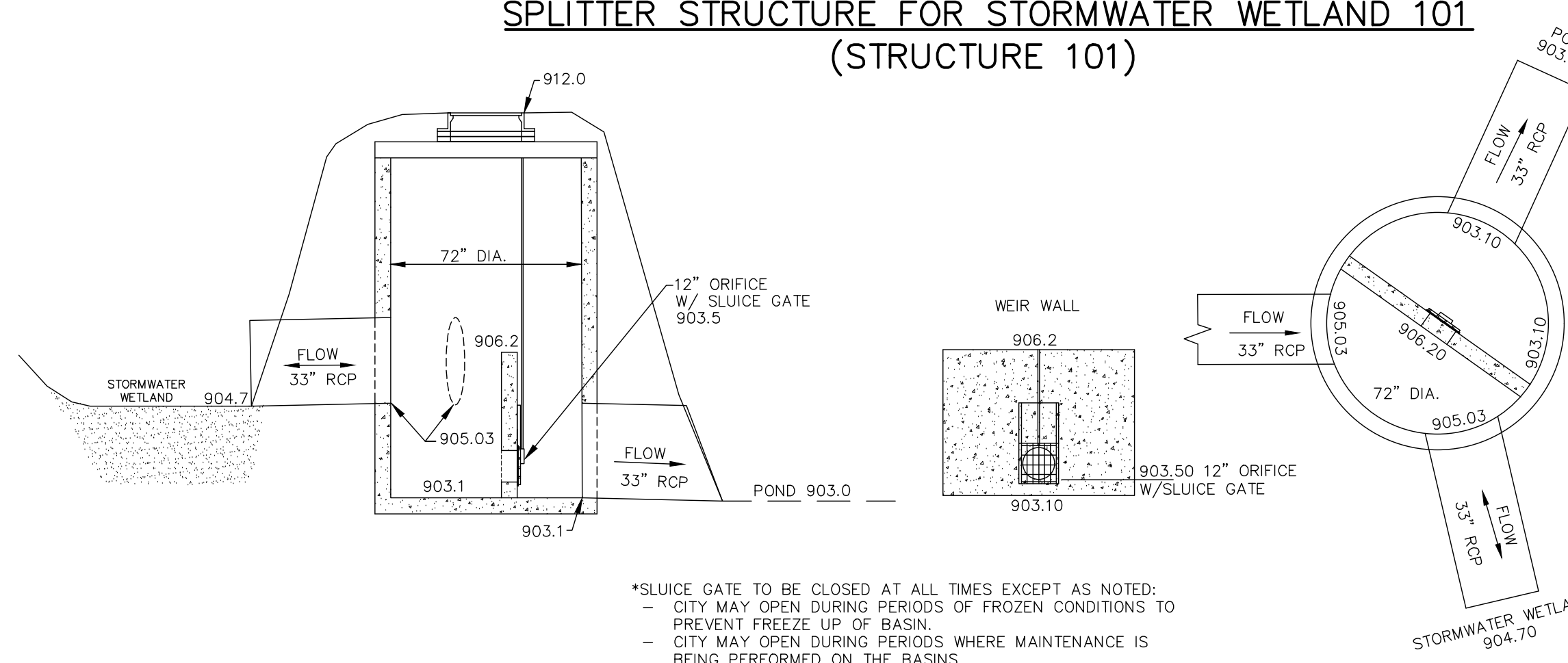
Thank you for keeping this buffer in its natural and undisturbed state.

www.clfwd.org

OUTLET CONTROL STRUCTURE POND 100



SPLITTER STRUCTURE FOR STORMWATER WETLAND 101 (STRUCTURE 101)



*SLUICE GATE TO BE CLOSED AT ALL TIMES EXCEPT AS NOTED:
 - CITY MAY OPEN DURING PERIODS OF FROZEN CONDITIONS TO PREVENT FREEZE UP OF BASIN.
 - CITY MAY OPEN DURING PERIODS WHERE MAINTENANCE IS BEING PERFORMED ON THE BASINS.

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449
 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
 Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 11/21/23 License #: 25063

Drawn: DPE
 Designed: BJK
 Date: 11/21/23

Revisions: 1.

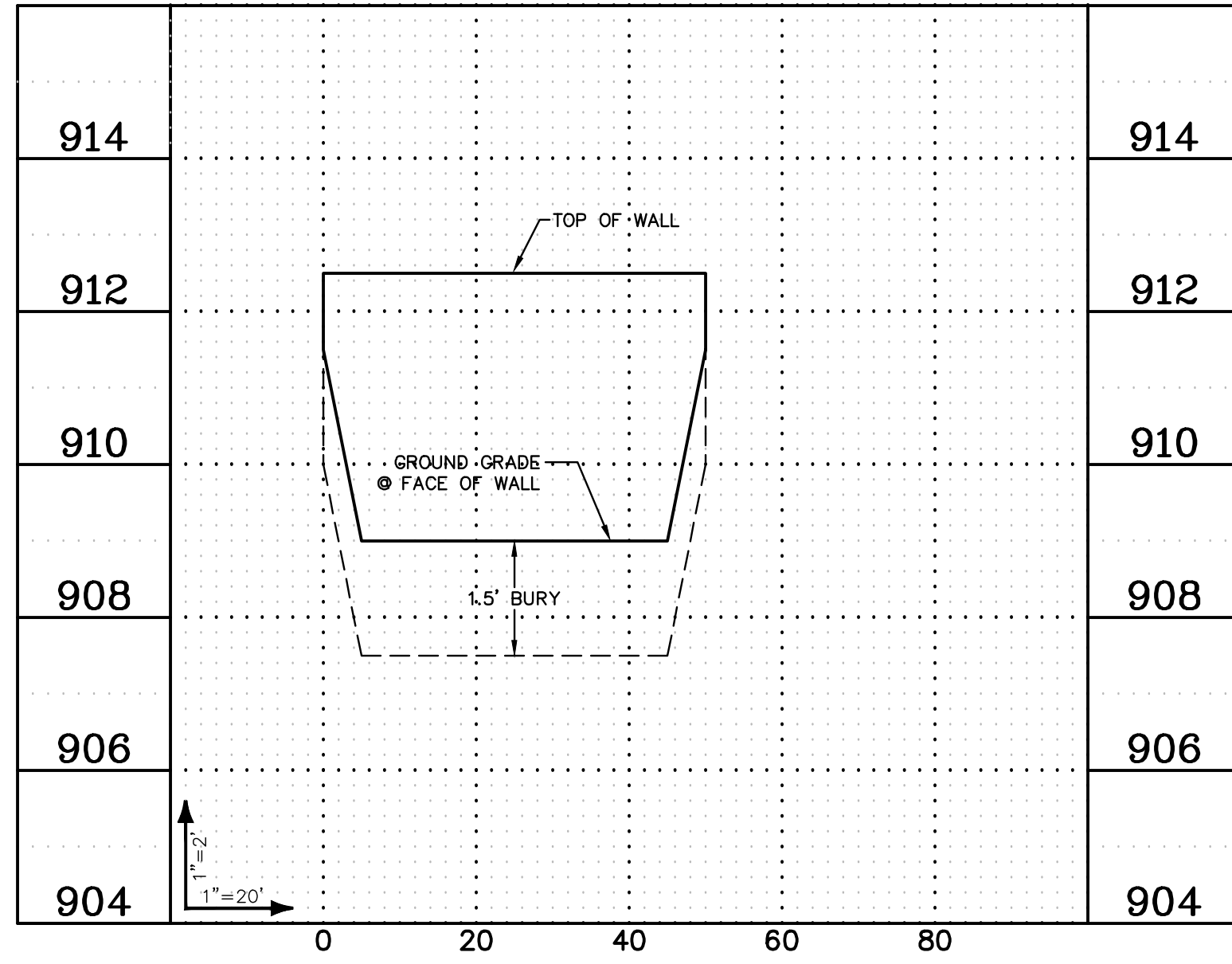
DAHLQUIST LAND HOLDINGS, LLC
 21133 Basalt St. NW
 Nowthen, MN 55330

KATIES GLEN
 Wyoming, MN

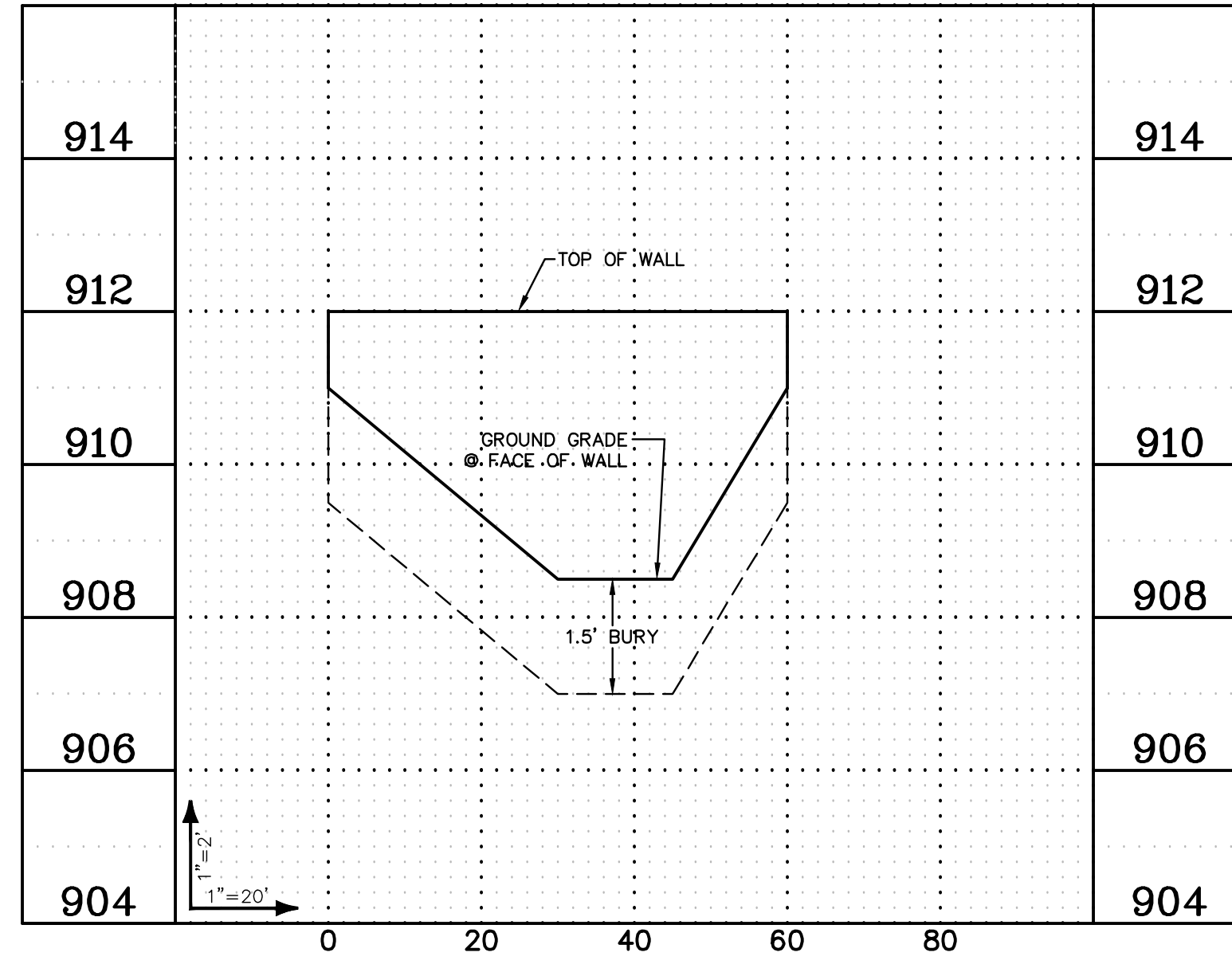
DETAILS

2 of 3

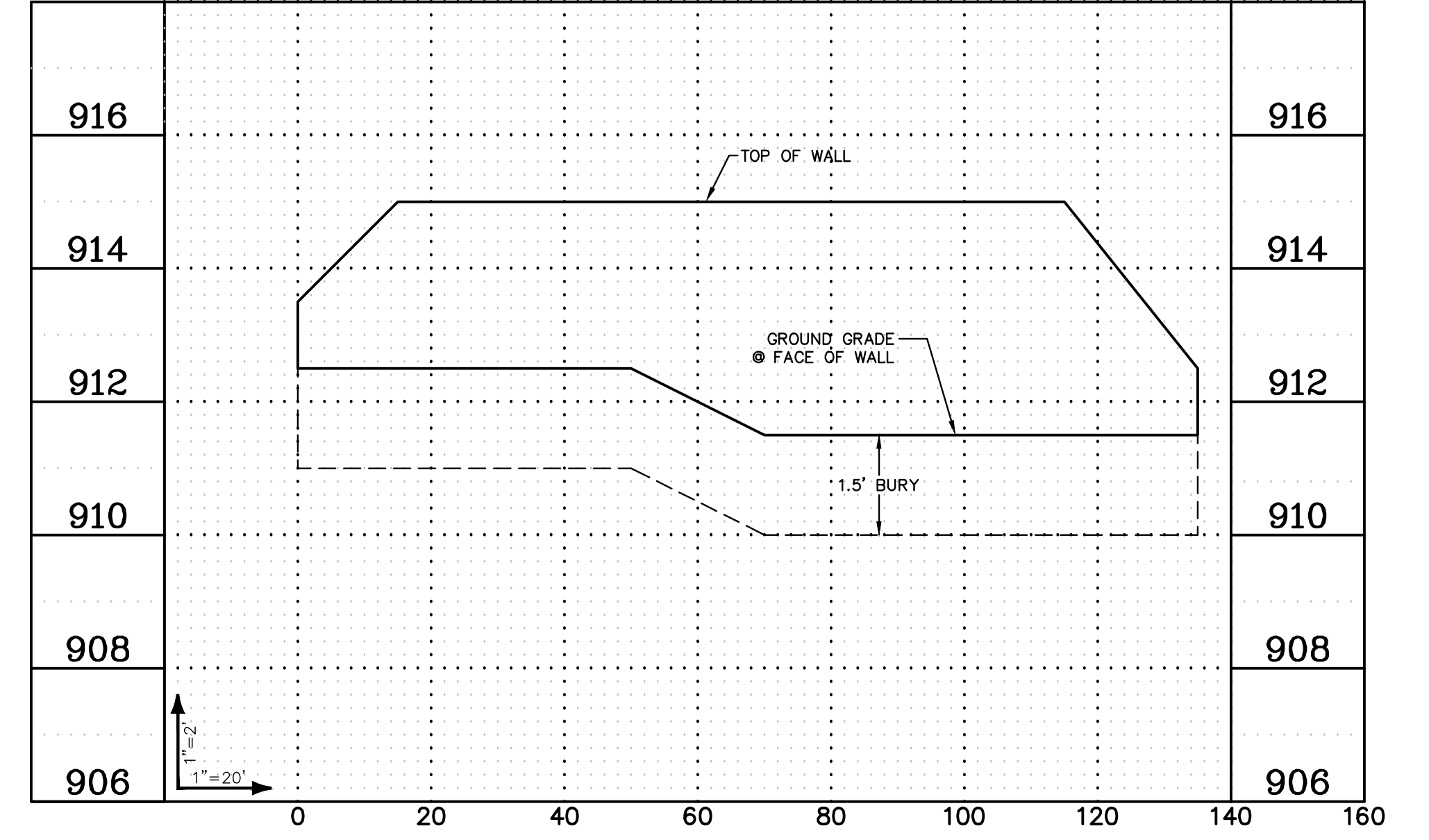
MODULAR RETAINING WALL #1
(238 SF)



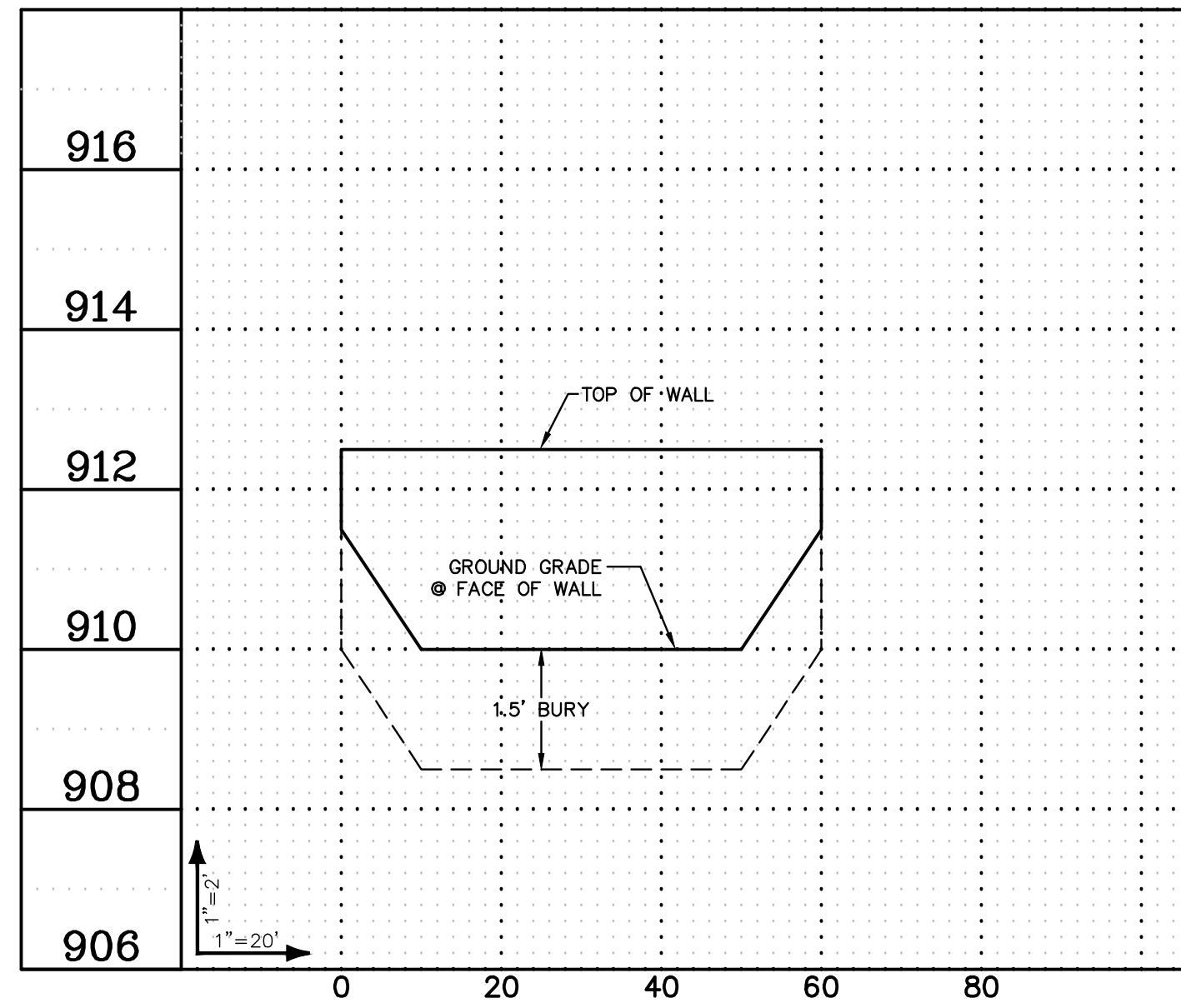
MODULAR RETAINING WALL #2
(245 SF)



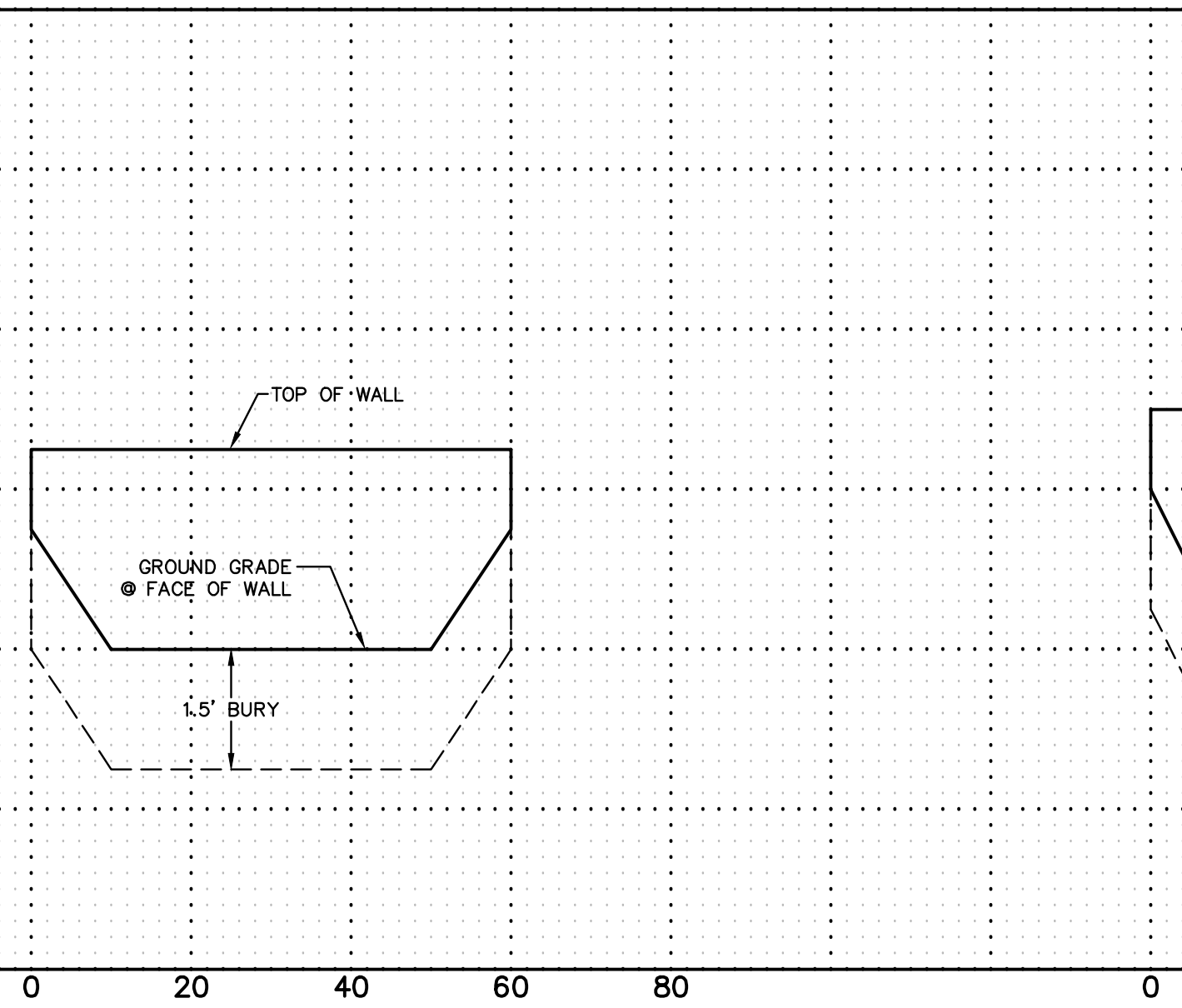
MODULAR RETAINING WALL #3
(579 SF)



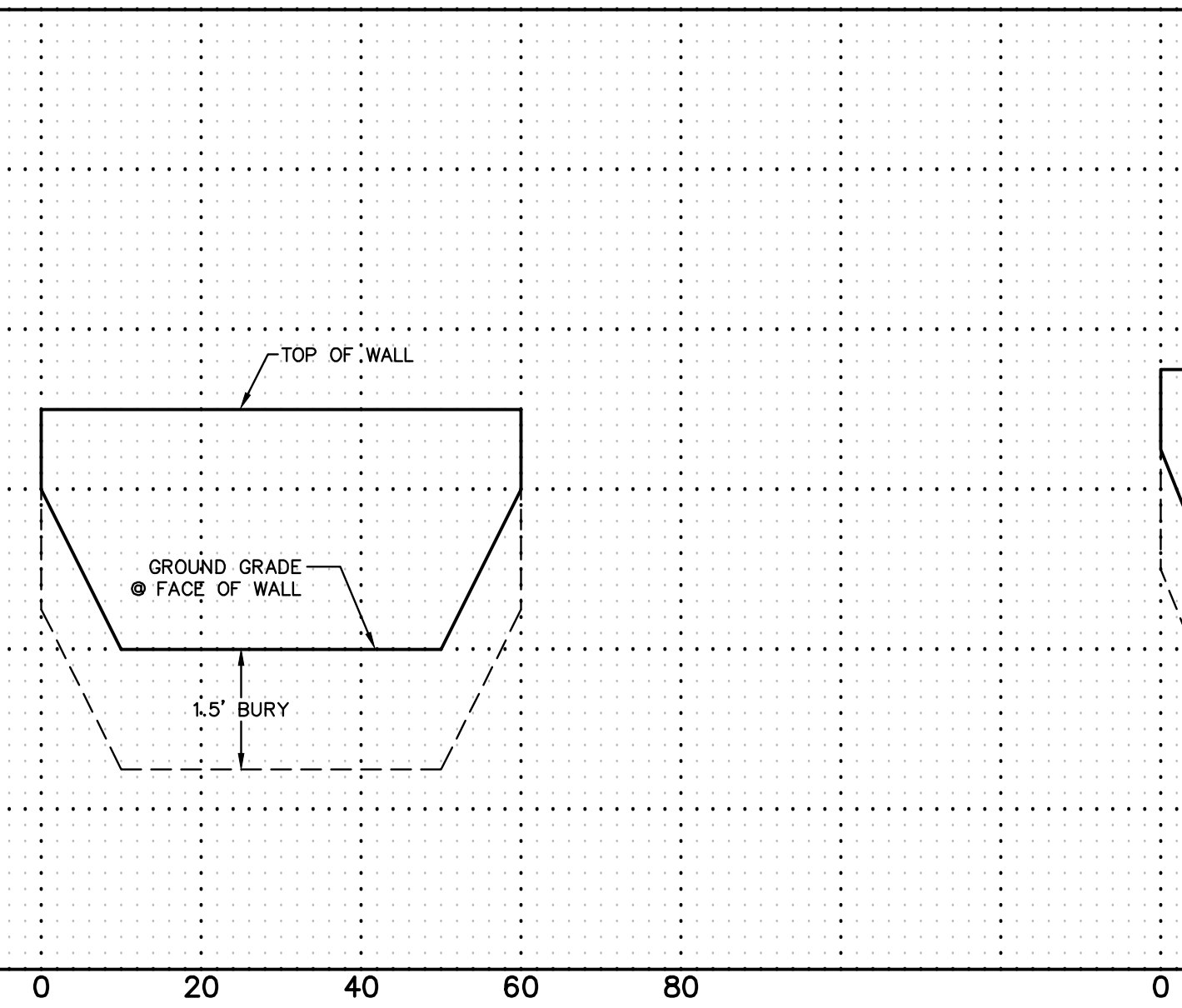
MODULAR RETAINING WALL #4
(225 SF)



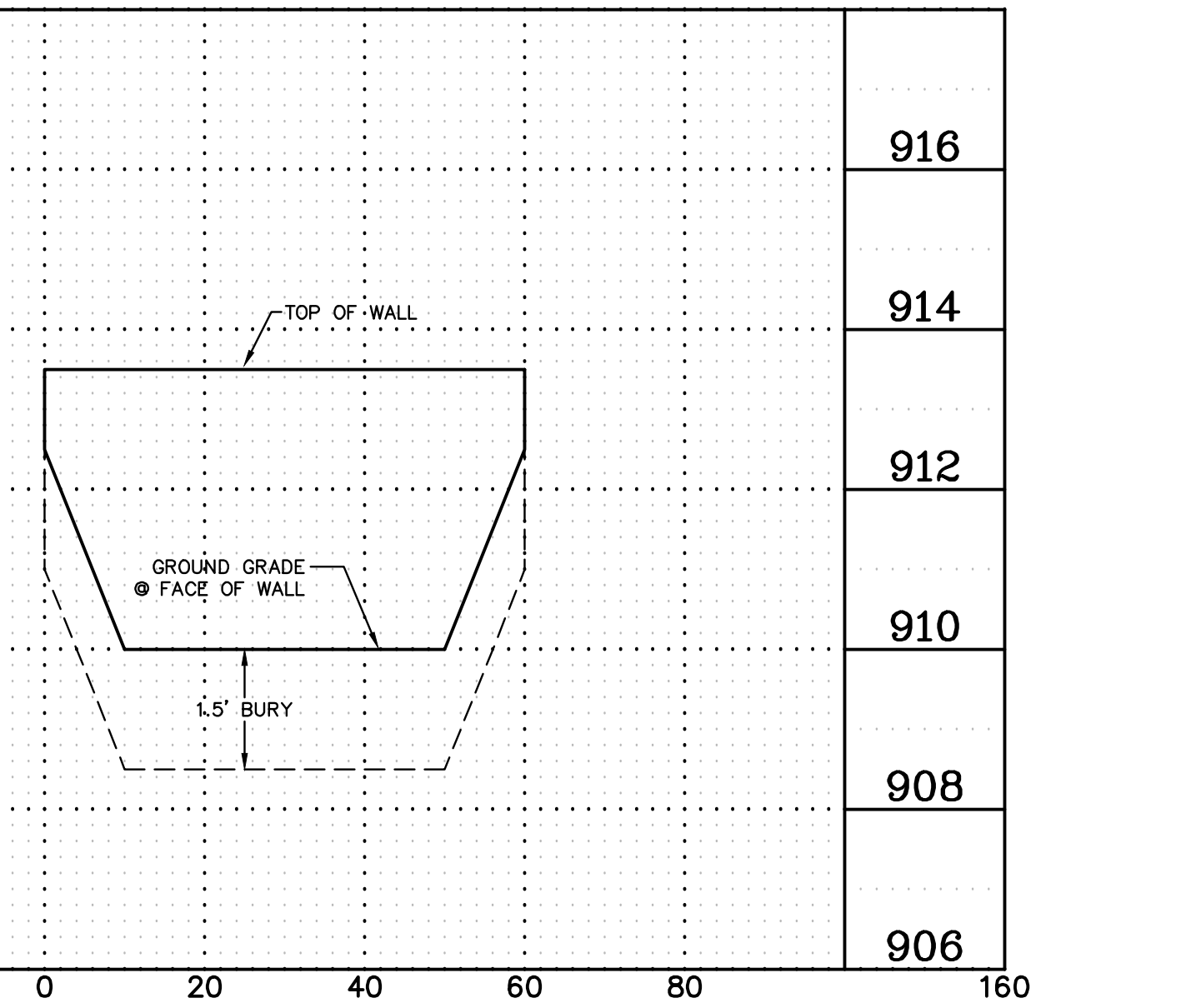
MODULAR RETAINING WALL #5
(225 SF)



MODULAR RETAINING WALL #6
(250 SF)



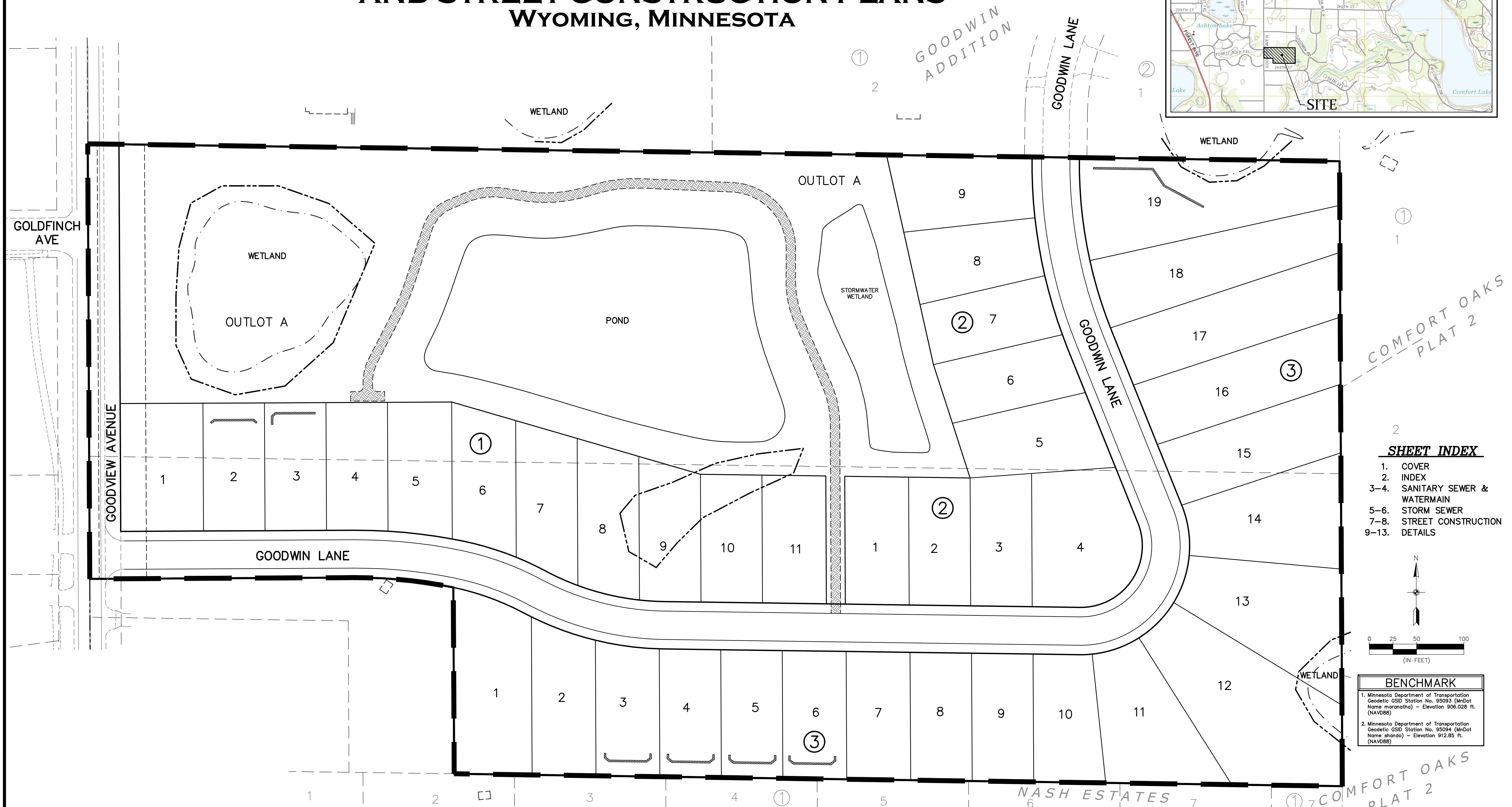
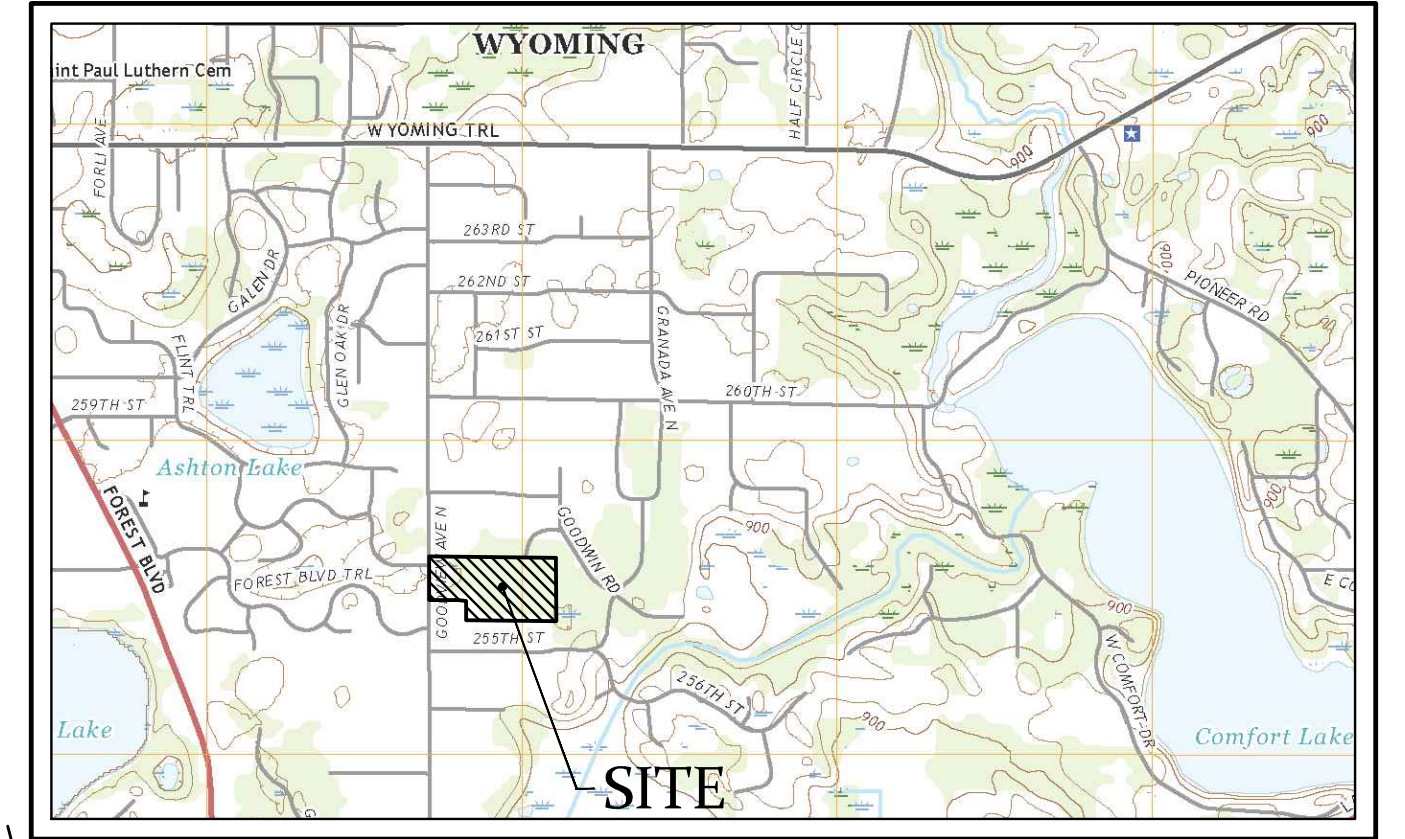
MODULAR RETAINING WALL #7
(275 SF)



KATIES GLEN

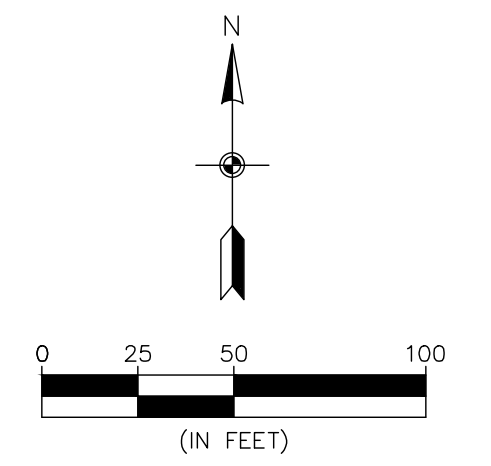
SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS WYOMING, MINNESOTA

VICINITY MAP



SHEET INDEX

1.	COVER
2.	INDEX
3-4.	SANITARY SEWER & WATERMAIN
5-6.	STORM SEWER
7-8.	STREET CONSTRUCTION
9-13.	DETAILS



BENCHMARK

1.	Minnesota Department of Transportation Geodetic GSID Station No. 95093 (MnDot Name maranatha) - Elevation 906.028 ft. (NAVD88)
2.	Minnesota Department of Transportation Geodetic GSID Station No. 95094 (MnDot Name shanda) - Elevation 912.85 ft. (NAVD88)

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 CARLSONMCCAIN.COM

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Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 11/21/23 License #: 25063
 Drawn: DPE
 Designed: BJK
 Date: 11/21/23

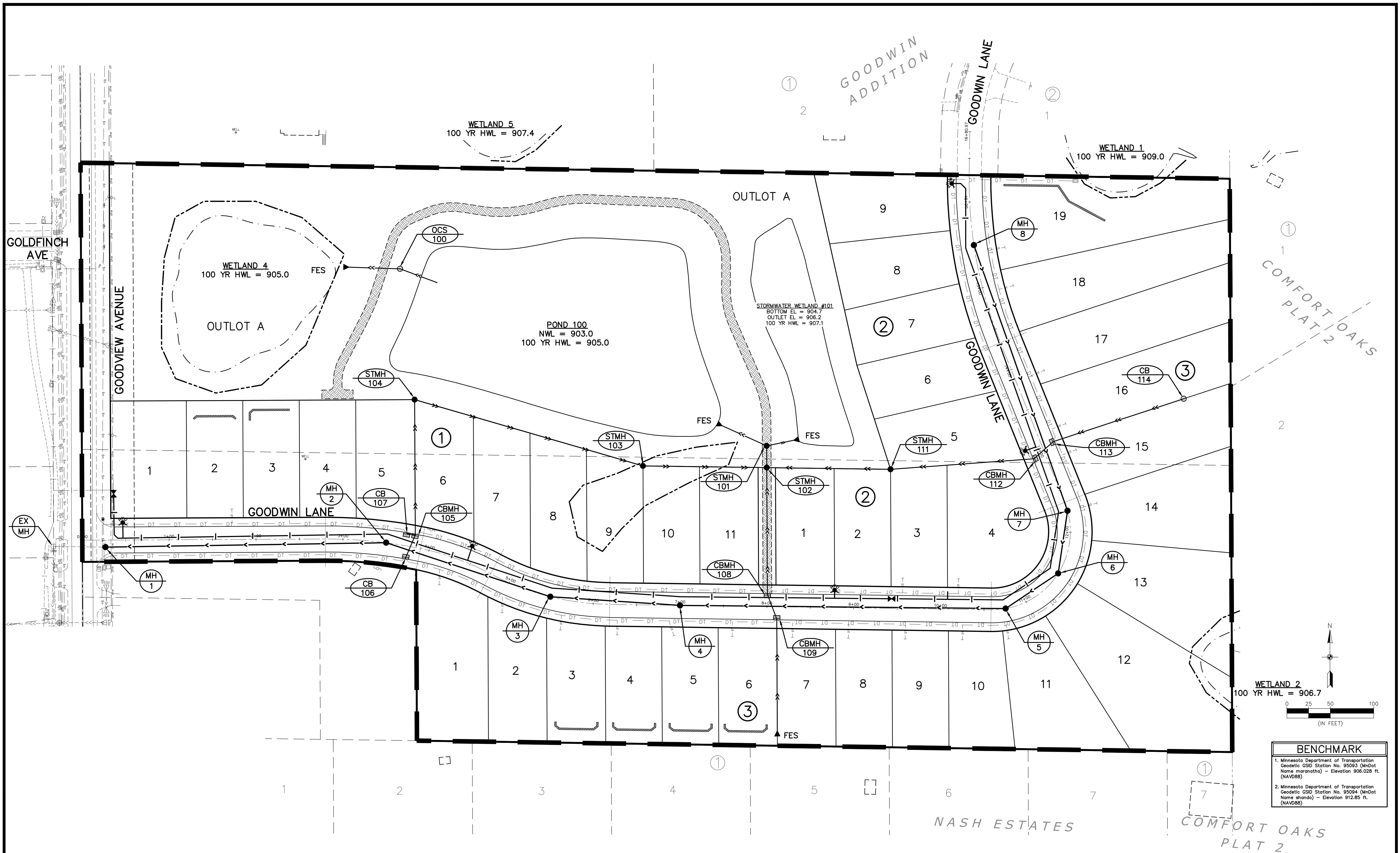
Revisions:
 1.

DAHLQUIST LAND HOLDINGS, LLC
 21133 Basalt St. NW
 Nowthen, MN 55330

KATIES GLEN
 Wyoming, MN

COVER

1 of 13



BENCHMARK	
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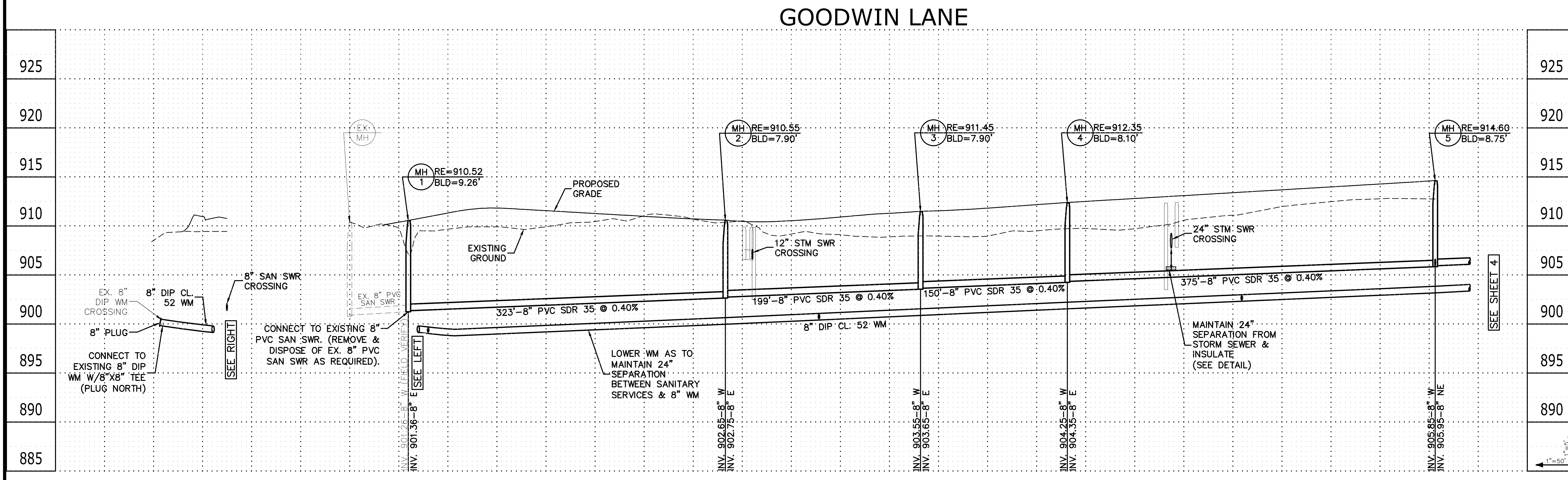
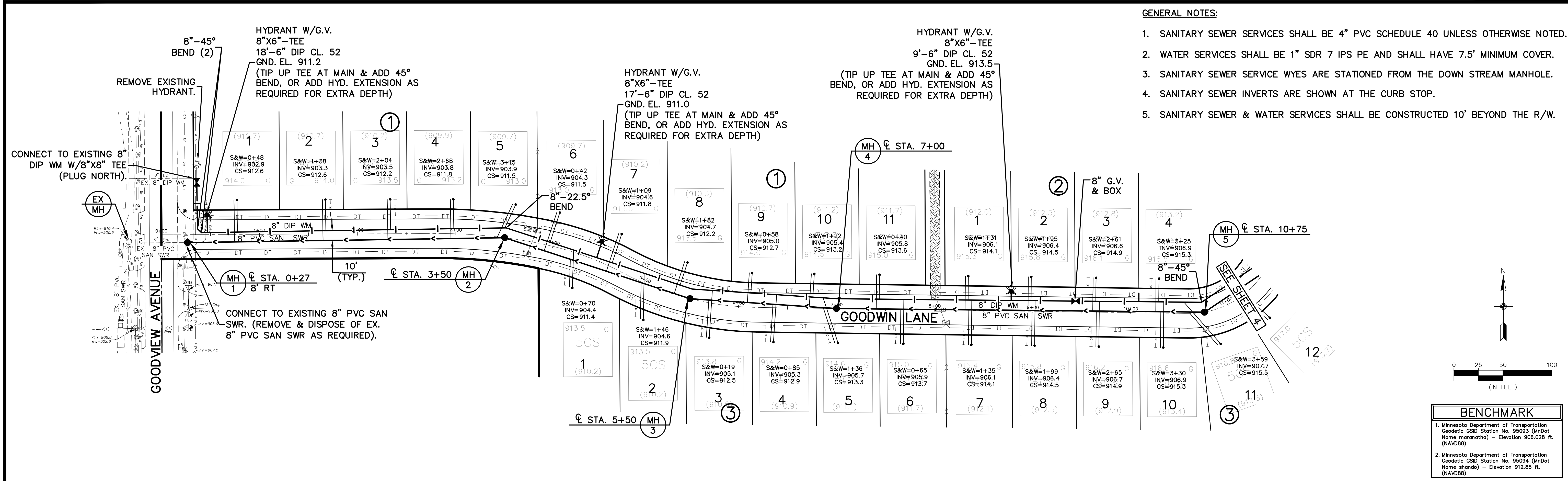
Revisions:
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INDEX

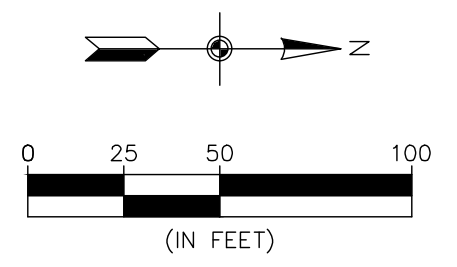
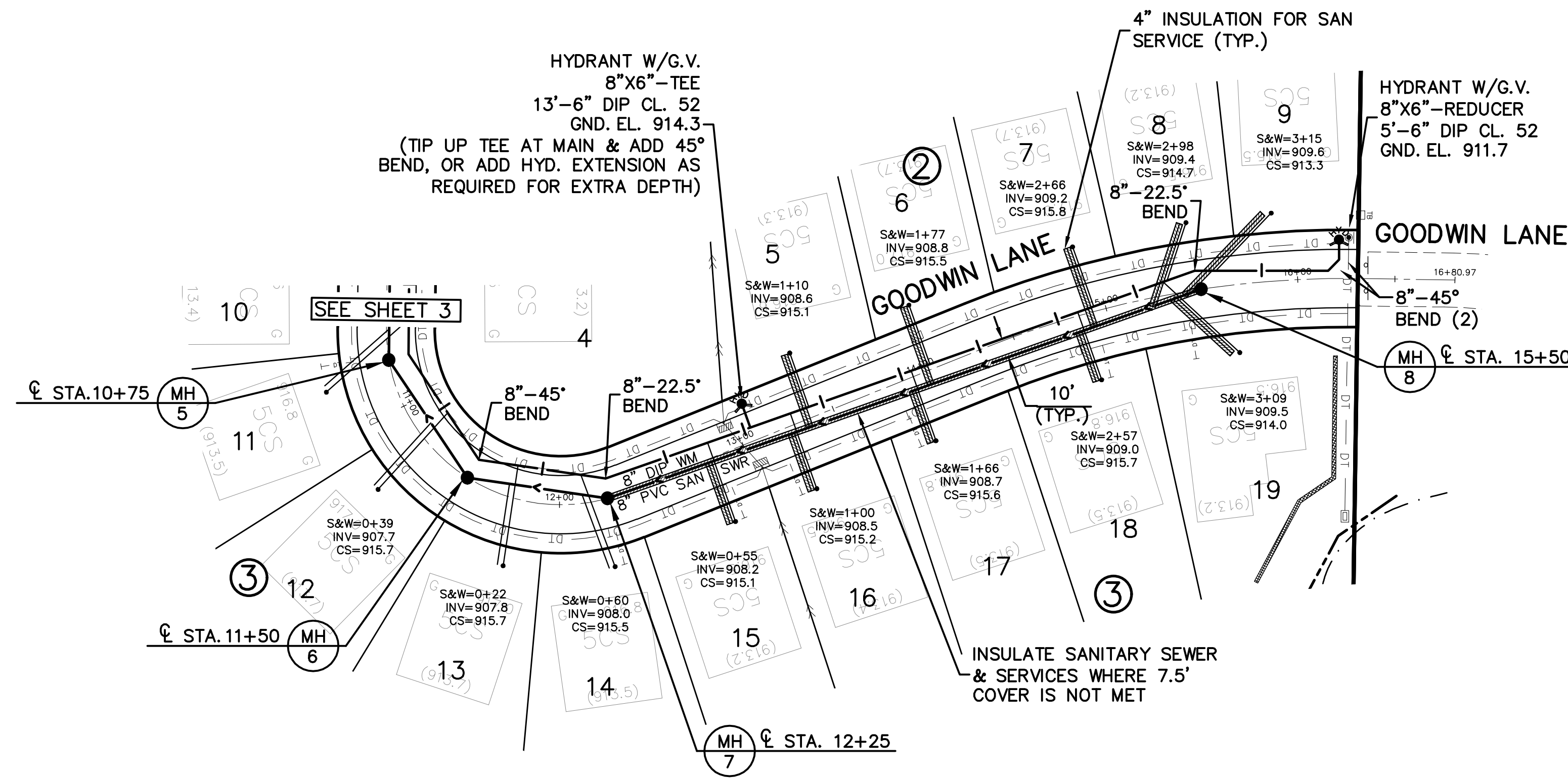
2 of 13



<p>CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL</p>	<p>3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM</p>	<p>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</p>	<p>Print Name: Brian J. Krystofiak, P.E. Signature: <i>Brian J. Krystofiak</i> Date: 11/21/23 License #: 25063</p>	<p>Drawn: DPE Designed: BJK Date: 11/21/23</p>	<p>Revisions: 1.</p>	<p>DAHLQUIST LAND HOLDINGS, LLC 21133 Basalt St. NW Nowthen, MN 55330</p>	<p>KATIES GLEN Wyoming, MN</p>	<p>SANITARY SEWER & WATER MAIN</p>	<p>3 of 13</p>
			<p>Save Date: 11/29/23 F:\p08\4921 - 4940\4925-01 katie.glen\cad\c3d\engineering\final\utilites\4925-01_utility.dwg</p>	<p>#4925-01</p>	<p>Page 17 of 29</p>				

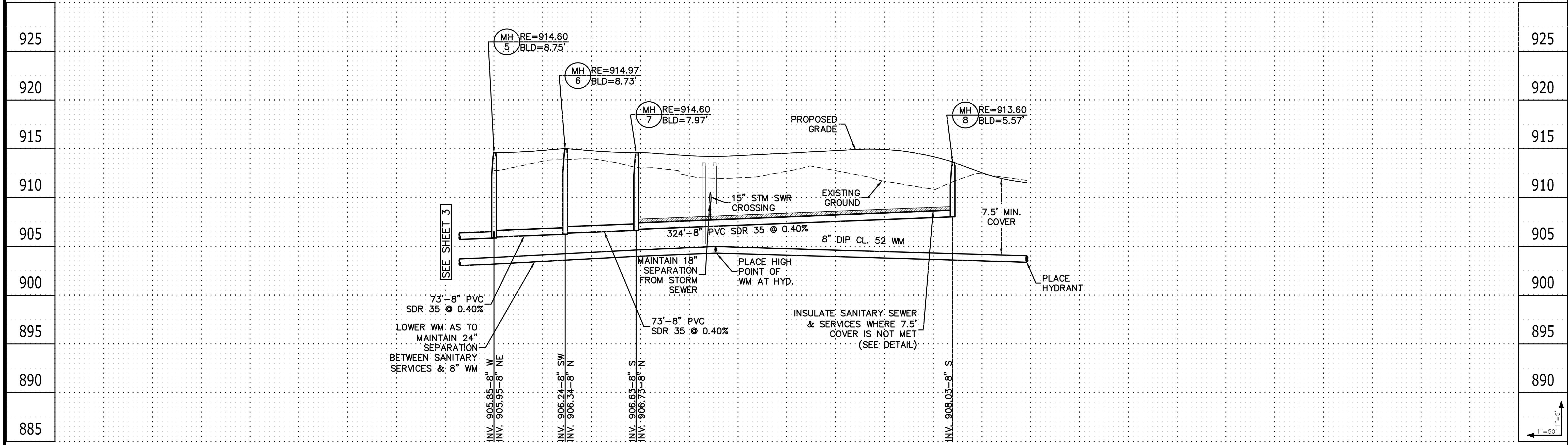
GENERAL NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" SDR 7 IPS PE AND SHALL HAVE 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED 10' BEYOND THE R/W.



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GOODWIN LANE



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Revisions:
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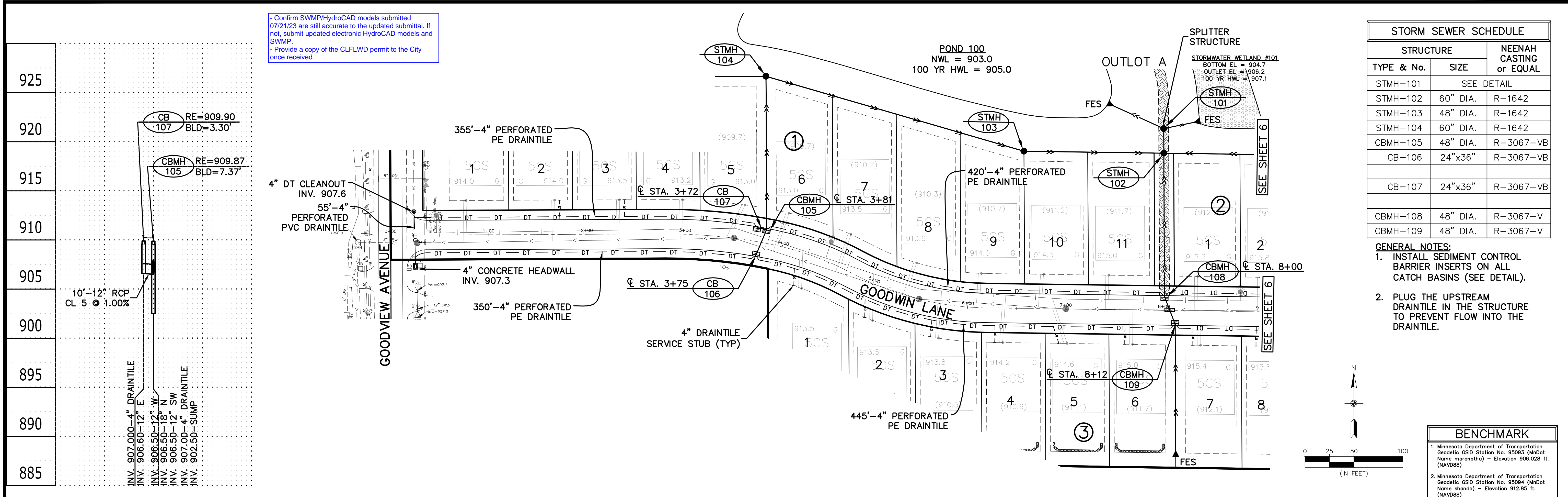
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SANITARY SEWER & WATER MAIN

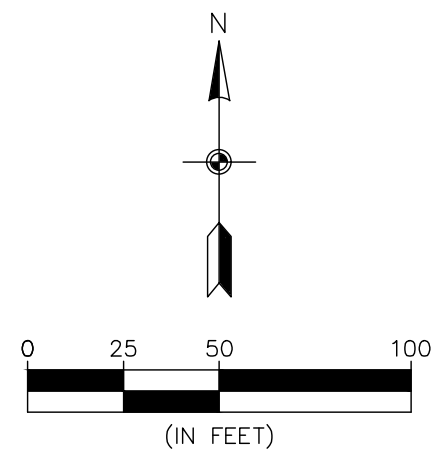
4 of 13

- Confirm SWMP/HydroCAD models submitted 07/21/23 are still accurate to the updated submittal. If not, submit updated electronic HydroCAD models and SWMP.
 - Provide a copy of the CLFLWD permit to the City once received.

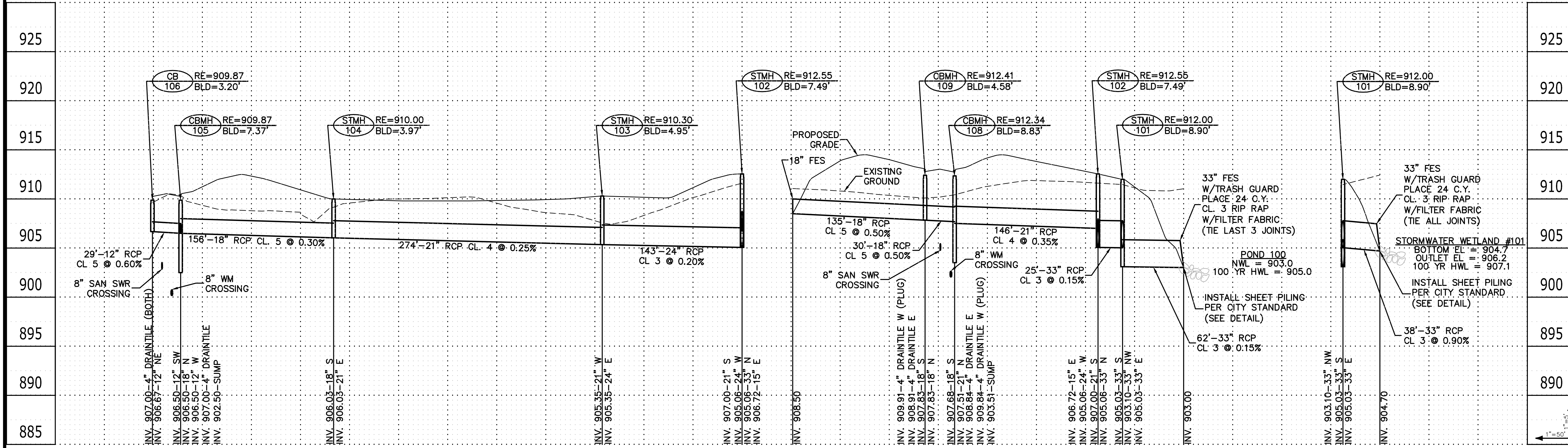


STORM SEWER SCHEDULE		
STRUCTURE	NEENAH CASTING or EQUAL	
STMH-101	SEE DETAIL	
STMH-102	60" DIA.	R-1642
STMH-103	48" DIA.	R-1642
STMH-104	60" DIA.	R-1642
CBMH-105	48" DIA.	R-3067-VB
CB-106	24"x36"	R-3067-VB
CB-107	24"x36"	R-3067-VB
CBMH-108	48" DIA.	R-3067-V
CBMH-109	48" DIA.	R-3067-V

- GENERAL NOTES:**
- INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
 - PLUG THE UPSTREAM DRAINTILE IN THE STRUCTURE TO PREVENT FLOW INTO THE DRAINTILE.



BENCHMARK	
1. Minnesota Department of Transportation Geodetic GSD Station No. 95093 (MnDot Name maranatho) - Elevation 906.028 ft. (NAVD88)	
2. Minnesota Department of Transportation Geodetic GSD Station No. 95094 (MnDot Name shando) - Elevation 912.85 ft. (NAVD88)	



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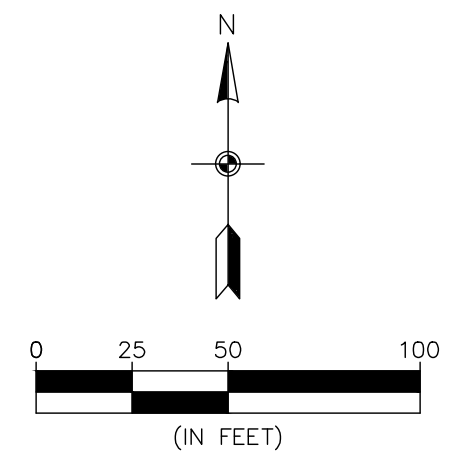
KATIES GLEN
 Wyoming, MN

STORM SEWER

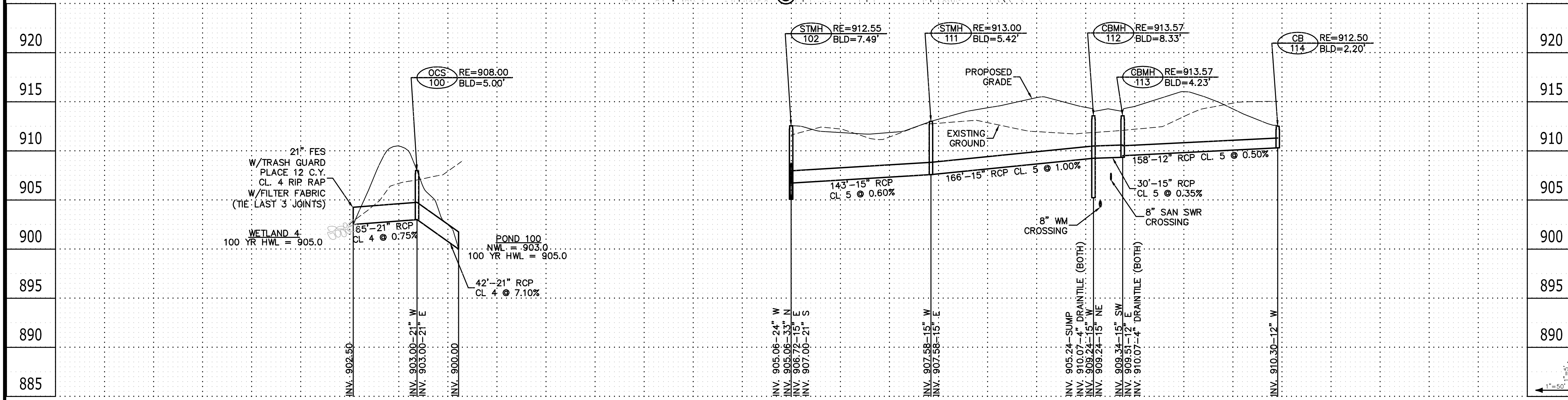
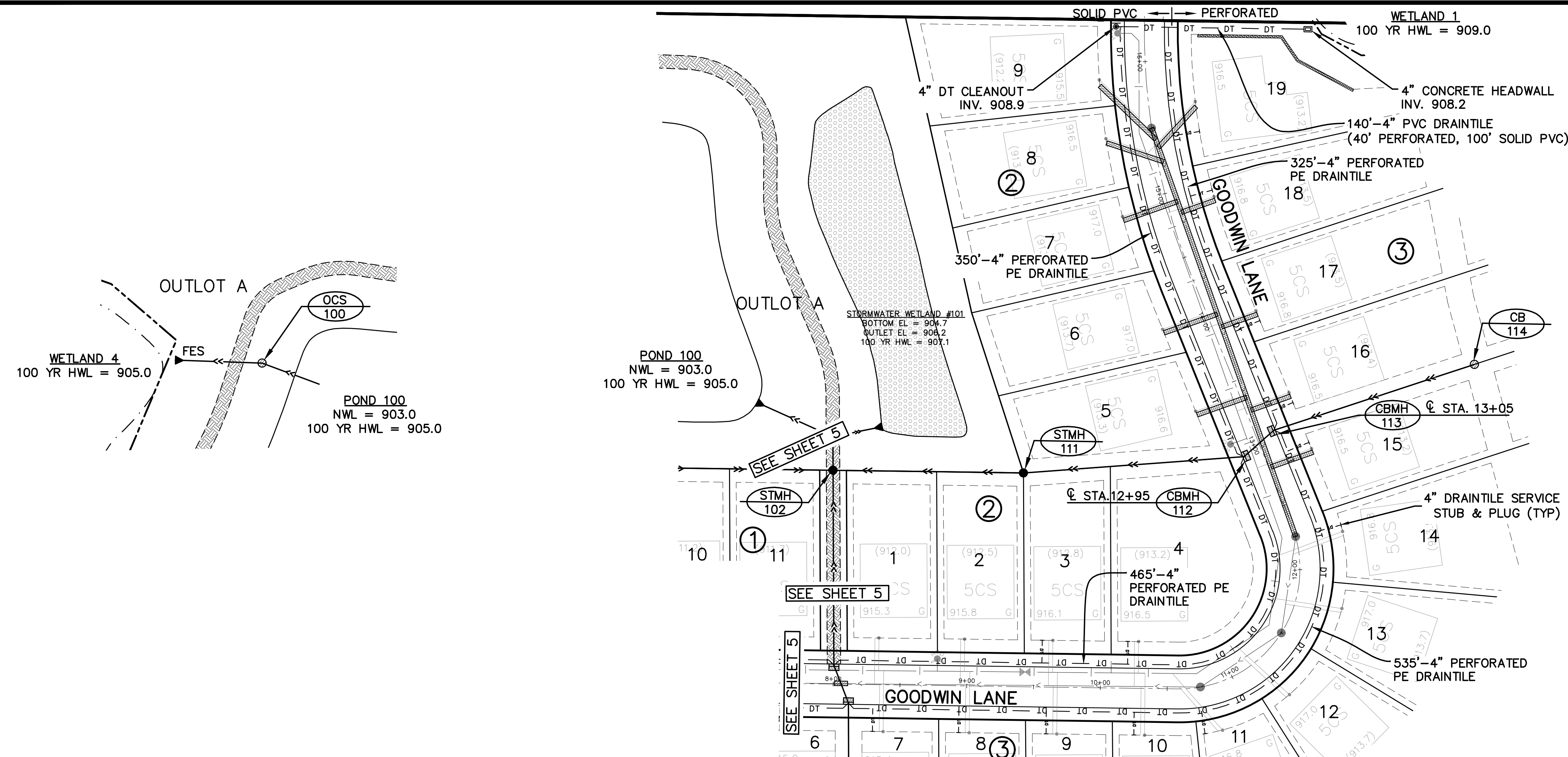
5 of 13

STORM SEWER SCHEDULE		
STRUCTURE	NEENAH CASTING or EQUAL	
TYPE & No.	SIZE	
STMH-111	48" DIA.	R-1642
CBMH-112	48" DIA.	R-3067-VB
CBMH-113	48" DIA.	R-3067-VB
CB-114	27" DIA.	R-4342
OCS-100	SEE DETAIL	

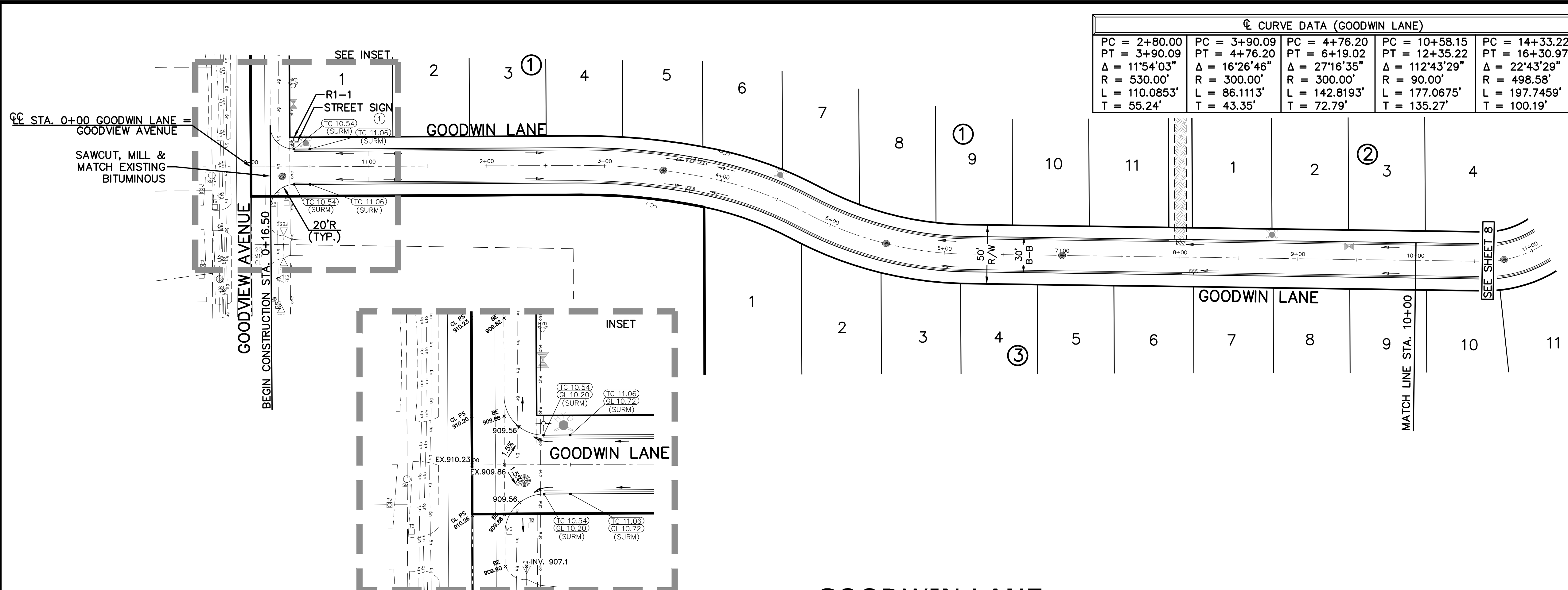
- GENERAL NOTES:**
- INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
 - PLUG THE UPSTREAM DRAINTILE IN THE STRUCTURE TO PREVENT FLOW INTO THE DRAINTILE.



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			<p>Signature: <i>Brian J. Krystofiak</i></p>	<p>Designed: BJK</p>					

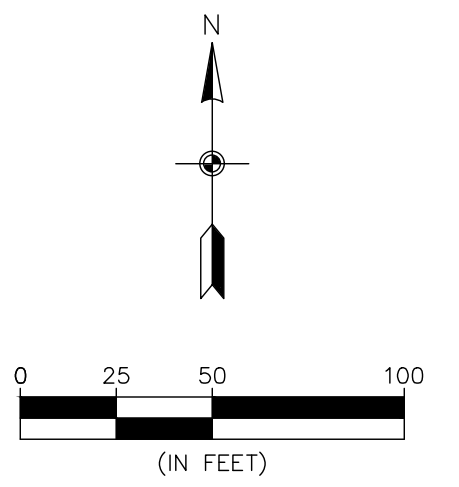


C CURVE DATA (GOODWIN LANE)				
PC = 2+80.00	PC = 3+90.09	PC = 4+76.20	PC = 10+58.15	PC = 14+33.22
PT = 3+90.09	PT = 4+76.20	PT = 6+19.02	PT = 12+35.22	PT = 16+30.97
Δ = 11°54'03"	Δ = 16°26'46"	Δ = 27°16'35"	Δ = 112°43'29"	Δ = 22°43'29"
R = 530.00'	R = 300.00'	R = 300.00'	R = 90.00'	R = 498.58'
L = 110.0853'	L = 86.1113'	L = 142.8193'	L = 177.0675'	L = 197.7459'
T = 55.24'	T = 43.35'	T = 72.79'	T = 135.27'	T = 100.19'

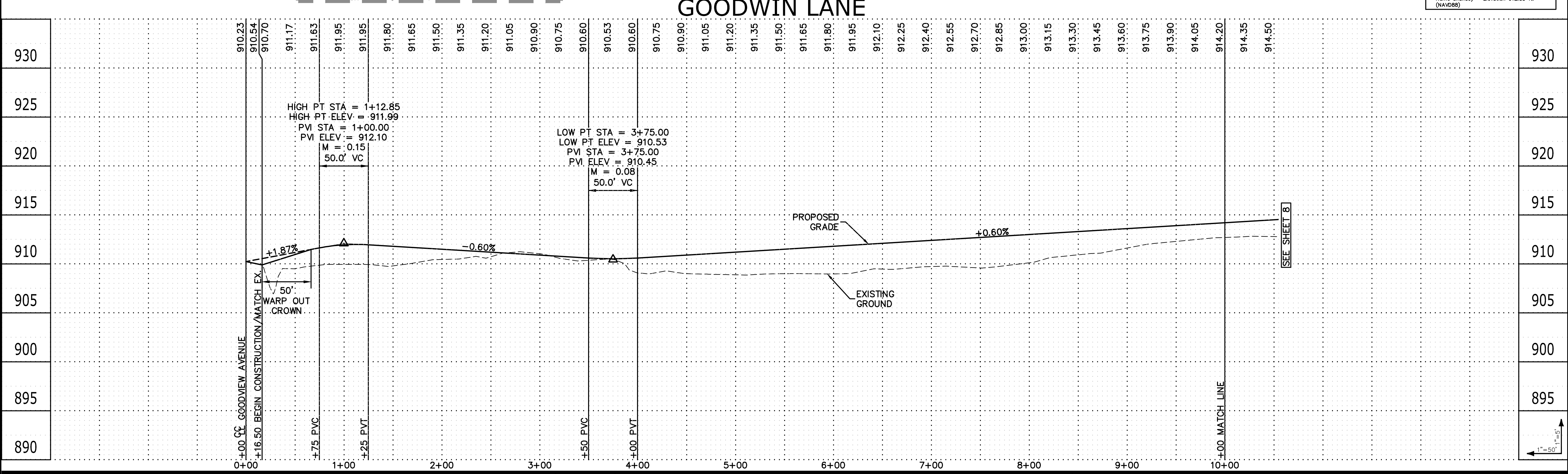
CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	TC 98.76 DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.

SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
	R1-1	30" x 30"	1
+	STREET SIGN		1

STREET NAME SIGNS	
NAMES	QUANTITY
① Goodview Ave Goodwin Ln	1



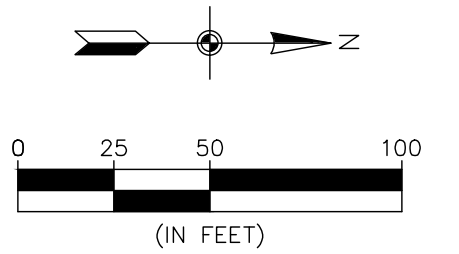
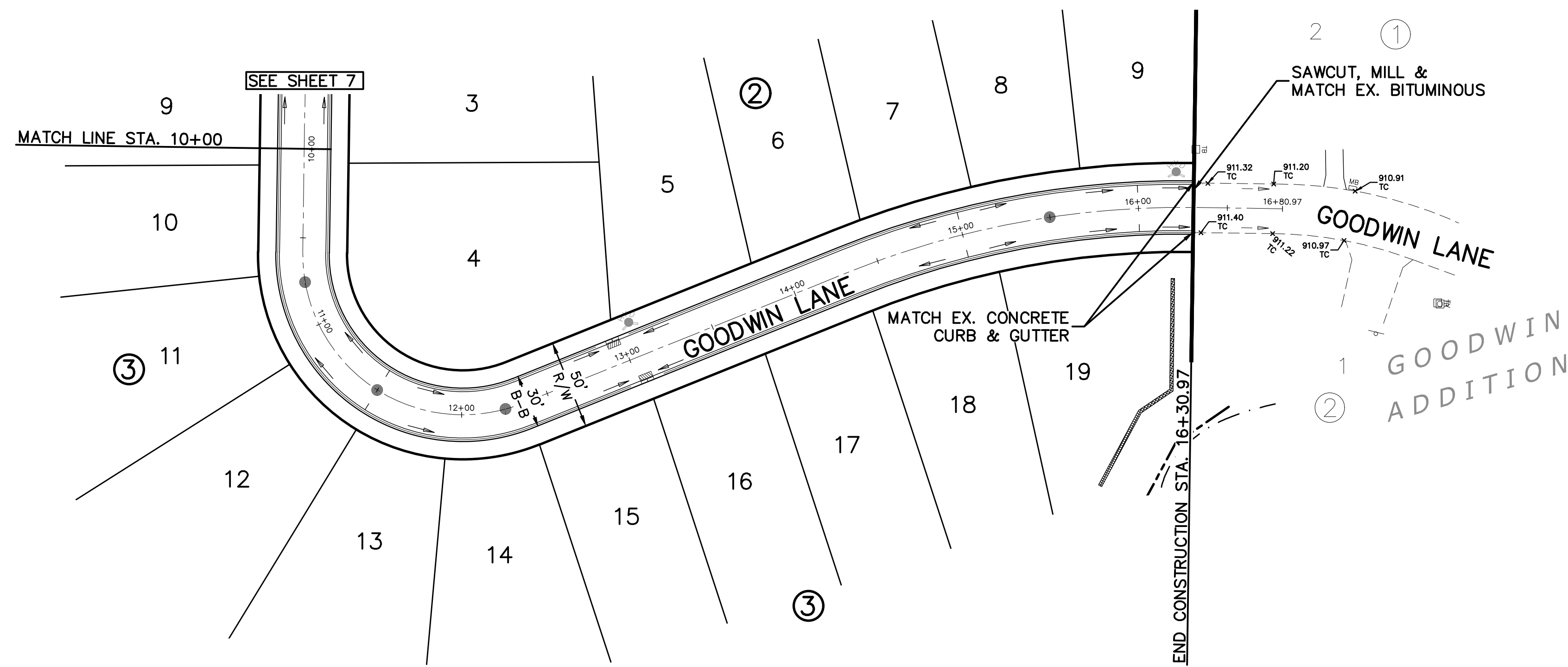
BENCHMARK	
1. Minnesota Department of Transportation Geodetic GSID Station No. 95093 (MnDot Name maranatha) - Elevation 906.028 ft. (NAVD88)	
2. Minnesota Department of Transportation Geodetic GSID Station No. 95094 (MnDot Name shando) - Elevation 912.85 ft. (NAVD88)	



	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Print Name: Brian J. Krystofiak, P.E. Signature: <i>Brian J. Krystofiak</i> Date: 11/21/23 License #: 25063	Drawn: DPE Designed: BJK Date: 11/21/23	Revisions: 1.	DAHLQUIST LAND HOLDINGS, LLC 21133 Basalt St. NW Nowthen, MN 55330	KATIES GLEN Wyoming, MN	STREET CONSTRUCTION	7 of 13
	Save Date: 11/29/23 F:\jpb\4921 - 4940\4925-01 kates glen\cad\engineering\final\utilites\4925-01_street.dwg							

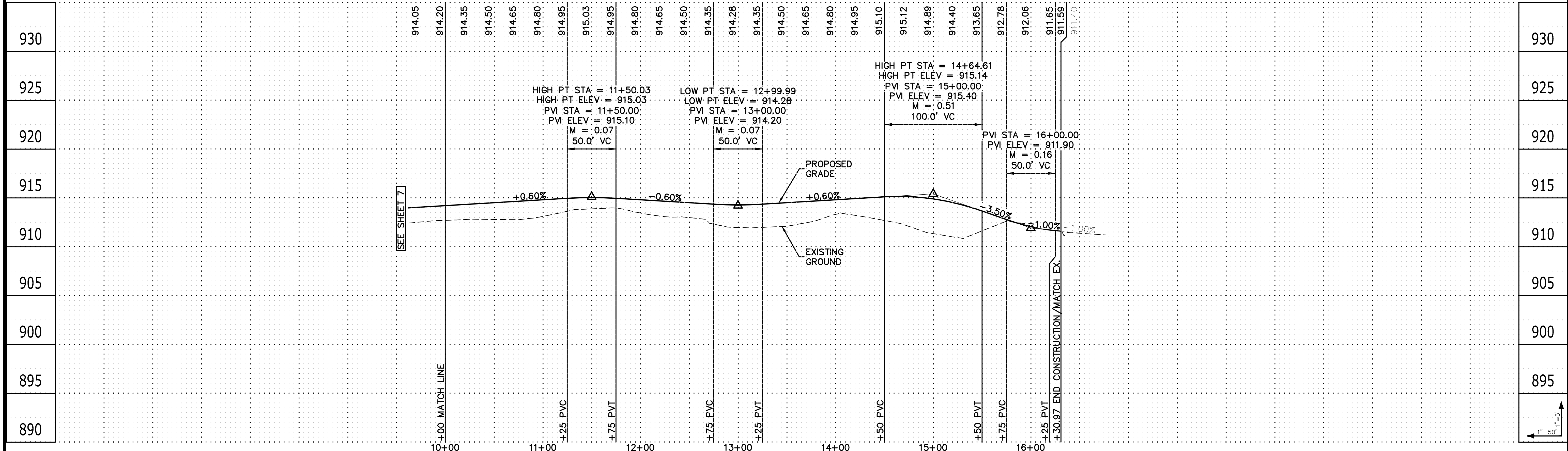
CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.

C CURVE DATA (GOODWIN LANE)				
PC = 2+80.00	PC = 3+90.09	PC = 4+76.20	PC = 10+58.15	PC = 14+33.22
PT = 3+90.09	PT = 4+76.20	PT = 6+19.02	PT = 12+35.22	PT = 16+30.97
Δ = 11°54'03"	Δ = 16°26'46"	Δ = 27°16'35"	Δ = 112°43'29"	Δ = 22°43'29"
R = 530.00'	R = 300.00'	R = 300.00'	R = 90.00'	R = 498.58'
L = 110.0853'	L = 86.1113'	L = 142.8193'	L = 177.0675'	L = 197.7459'
T = 55.24'	T = 43.35'	T = 72.79'	T = 135.27'	T = 100.19'



BENCHMARK	
1.	Minnesota Department of Transportation Geodetic GSID Station No. 95093 (MnDot Name maranatha) - Elevation 906.028 ft. (NAVD88)
2.	Minnesota Department of Transportation Geodetic GSID Station No. 95094 (MnDot Name shardo) - Elevation 912.85 ft. (NAVD88)

GOODWIN LANE



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM

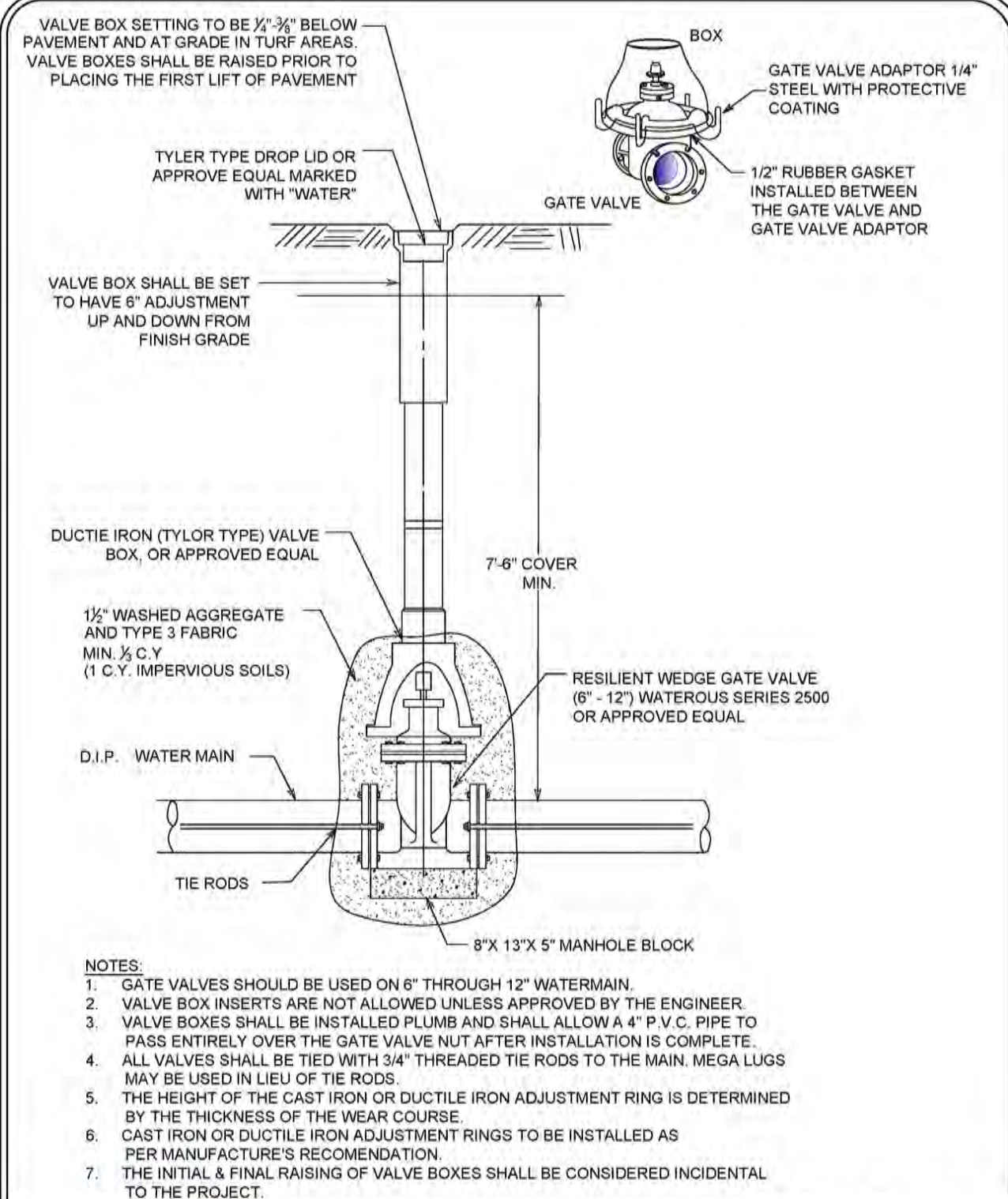
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 11/21/23 License #: 25063
 Drawn: DPE
 Designed: BJK
 Date: 11/21/23

Revisions:
 1.

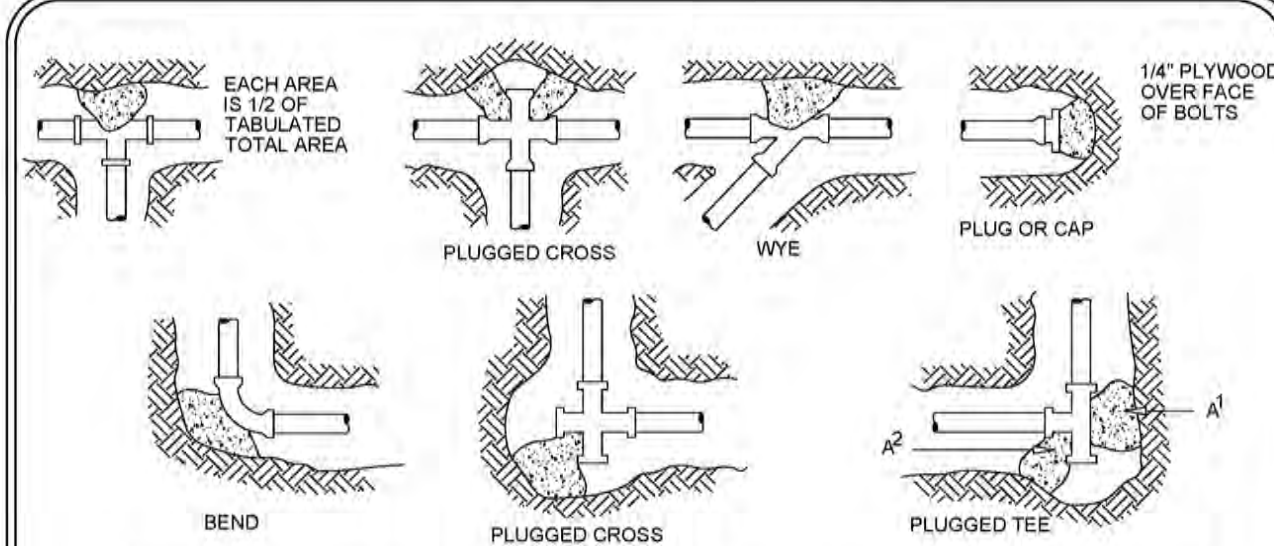
DAHLQUIST LAND HOLDINGS, LLC
 21133 Basalt St. NW
 Nowthen, MN 55330

KATIES GLEN
 Wyoming, MN

STREET CONSTRUCTION



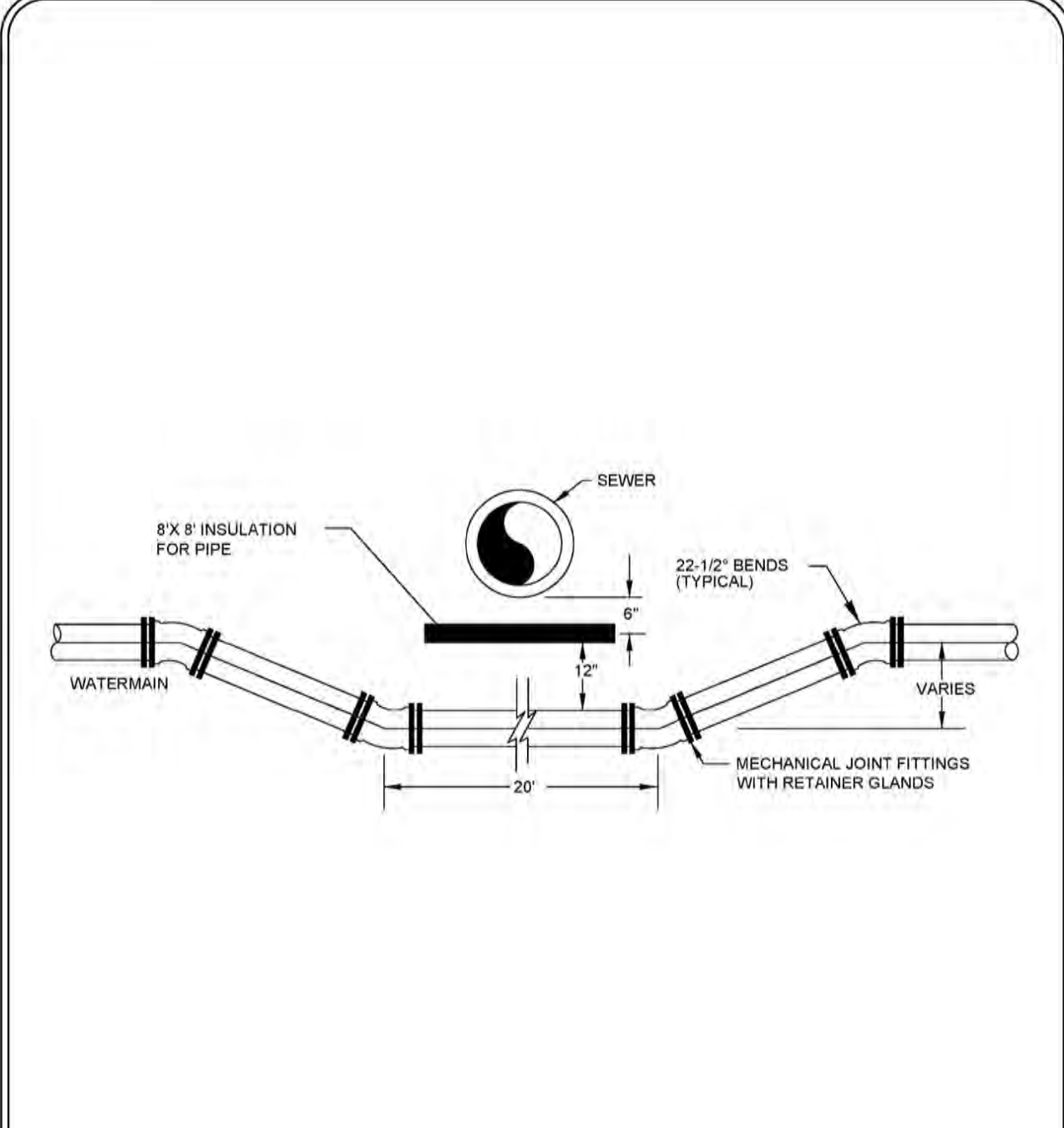
	Valve Box Installation	Special Details	
		Date: 03-01-10	WY-W-3
		Revised: 02-2021	



NOMINAL FITTING SIZE, INCHES	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED	TEE PLUGGED ON RUN		45° BEND	22-1/2° BEND	11-1/4° BEND
			A1	A2			
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3.0	4.3	3.0	1.6	1.0	-
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.8
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

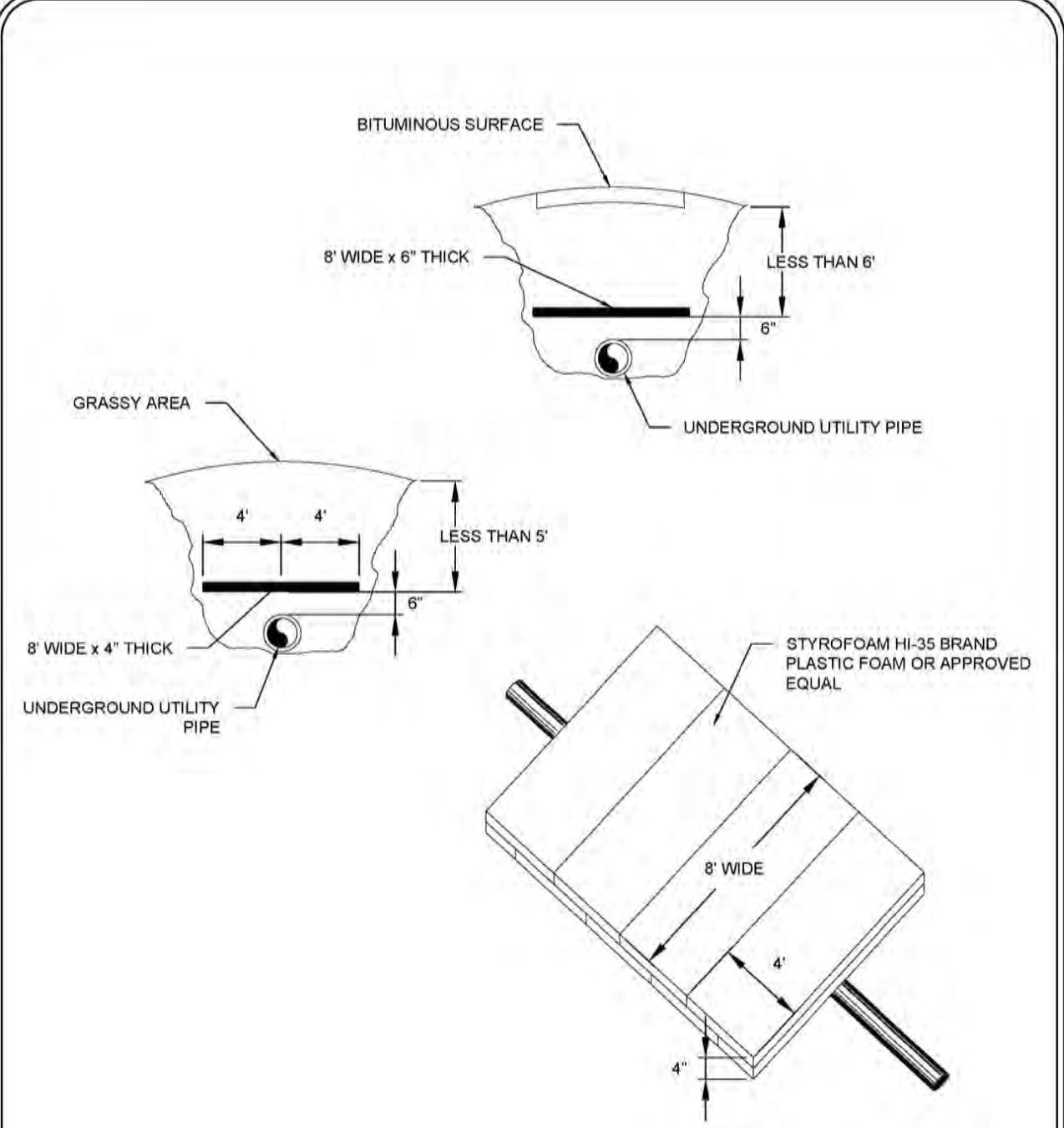
- NOTES:
- CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
 - KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
 - REQUIRED BEARING AREAS AT FITTING SHALL BE AS NOTED ABOVE, UNLESS INDICATED OTHERWISE.
 - BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON THE PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD PLAN.
 - ABOVE BEARING AREAS BASED ON TEST PRESSURES OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS. PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (2000/SOIL BEARING STRESS) X (TABLE VALUE).

	Poured Concrete Thrust Blocking for Watermain	Special Details	
		Date: 03-01-10	WY-W-4
		Revised: 03-16-20	



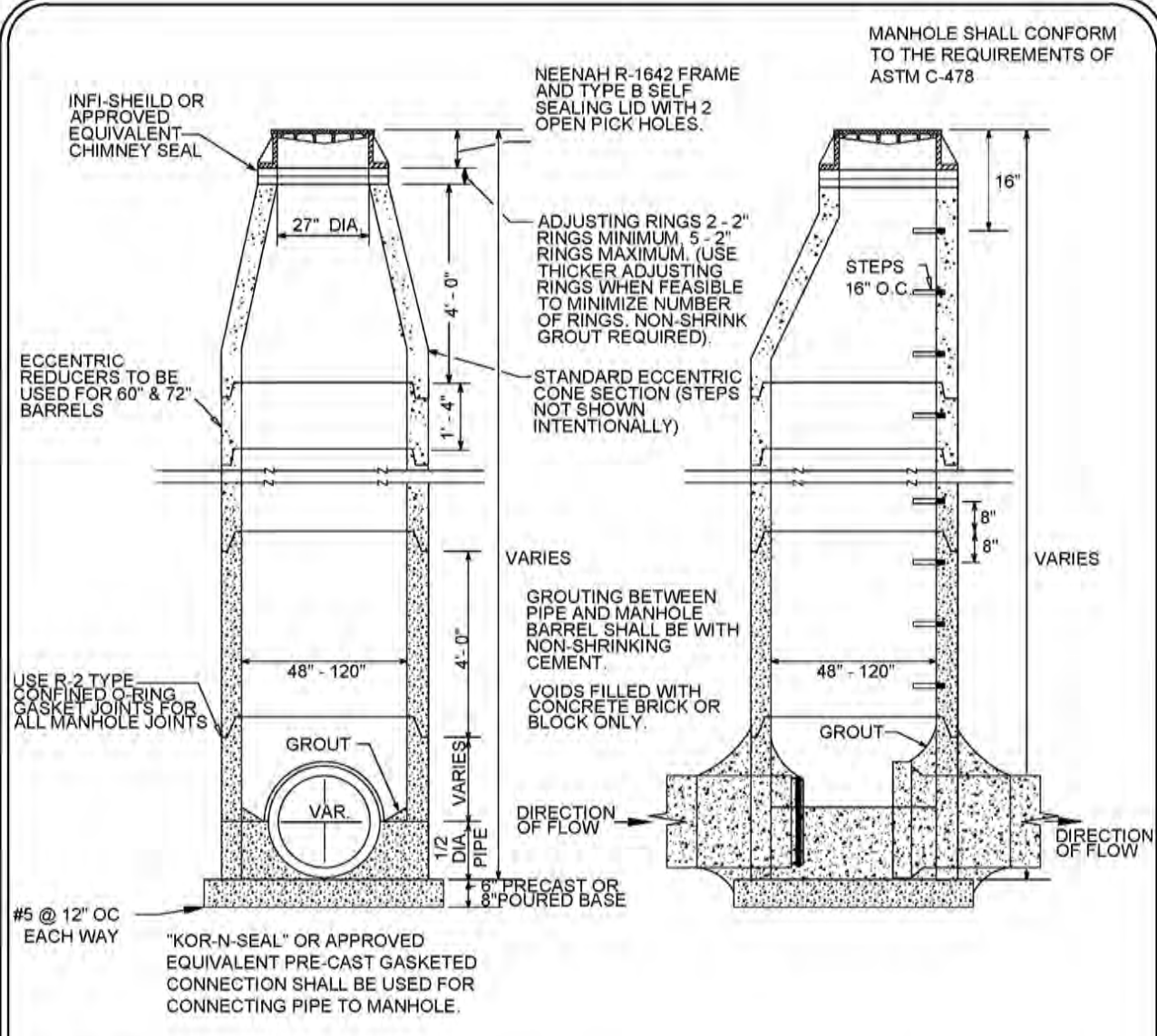
- NOTE:
- MINIMUM OF FOUR (4) 22 8\"/>

	Watermain Lowering with Insulation Detail	Special Details	
		Date: 03-01-10	WY-W-5
		Revised: 02-2021	



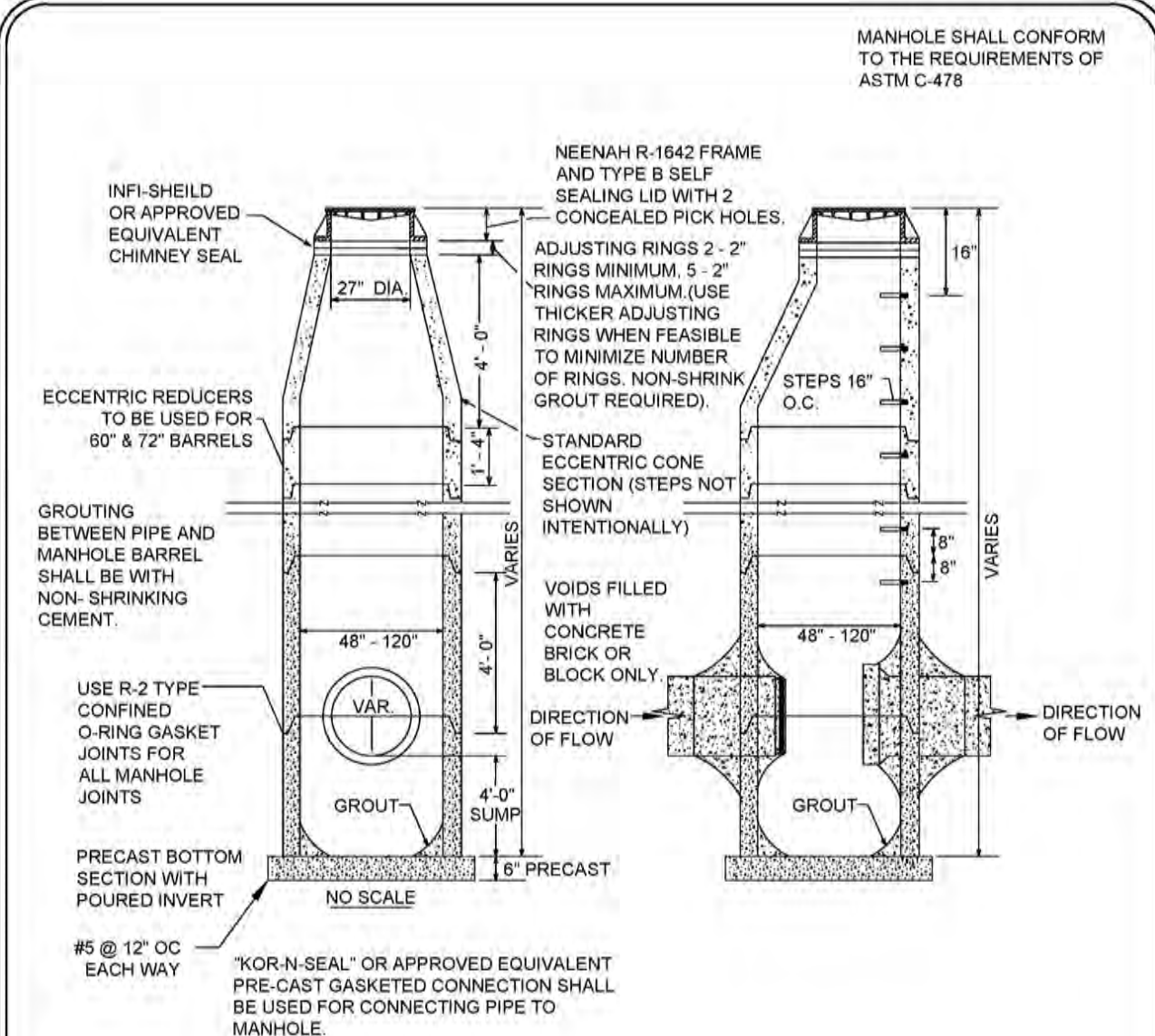
- NOTES:
- UNDERGROUND UTILITY PIPE CROSSING 8\"/>

	Insulation Detail	Special Details	
		Date: 03-01-10	WY-W-9
		Revised: 02-2021	



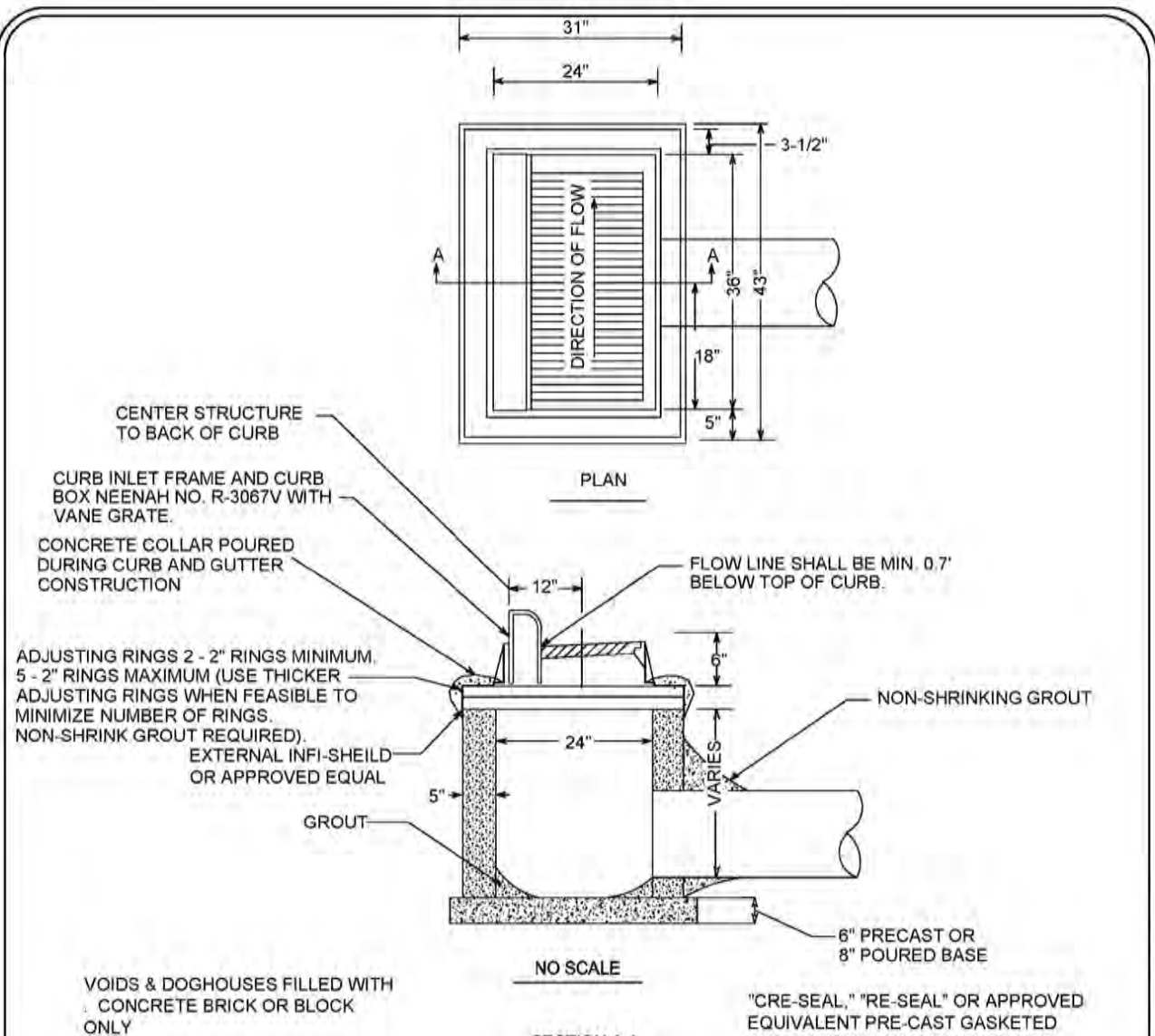
- NOTES:
- MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE.
 - STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM.
 - MANHOLE COVER SHALL BE CAST WITH THE WORDS 'STORM SEWER'.
 - THE INITIAL AND FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
 - MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16\"/>

	Standard Manhole for Storm Drain	Special Details	
		Date: 03-01-10	WY-SD-1
		Revised: 02-2021	



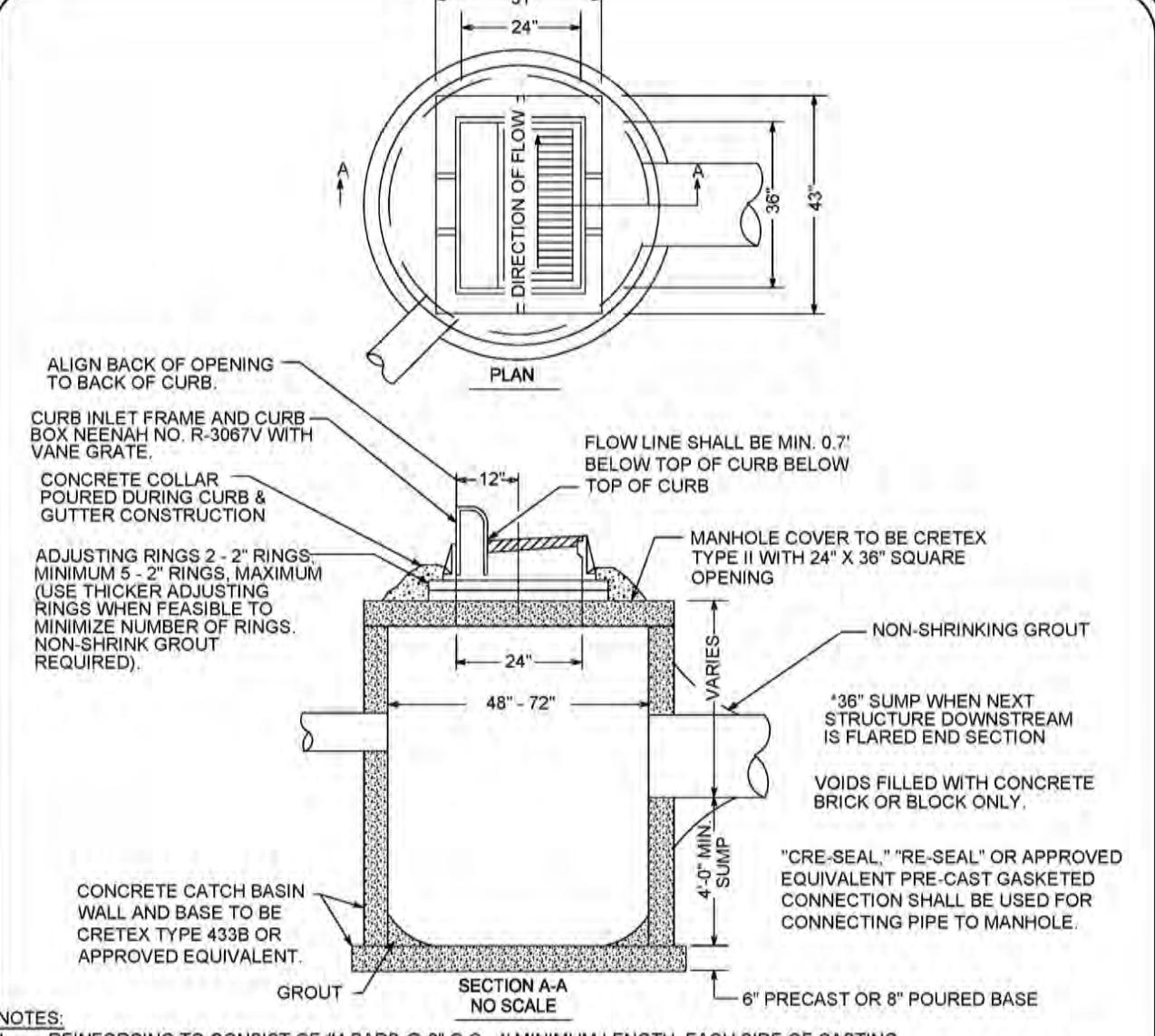
- NOTES:
- MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE.
 - STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM.
 - MANHOLE COVER SHALL BE CAST WITH THE WORDS 'STORM SEWER'.
 - THE INITIAL AND FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
 - MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16\"/>

	Standard Manhole with Sump for Storm Drain	Special Details	
		Date: 03-01-10	WY-SD-2
		Revised: 02-2021	



- NOTES:
- REINFORCING TO CONSIST OF #4 BARS @ 8\"/>

	Standard Catch Basin	Special Details	
		Date: 03-01-10	WY-SD-3
		Revised: 02-2021	



- NOTES:
- REINFORCING TO CONSIST OF #4 BARS @ 8\"/>

	Catch Basin Sump Manhole	Special Details	
		Date: 03-01-10	WY-SD-4
		Revised: 03-16-20	

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM

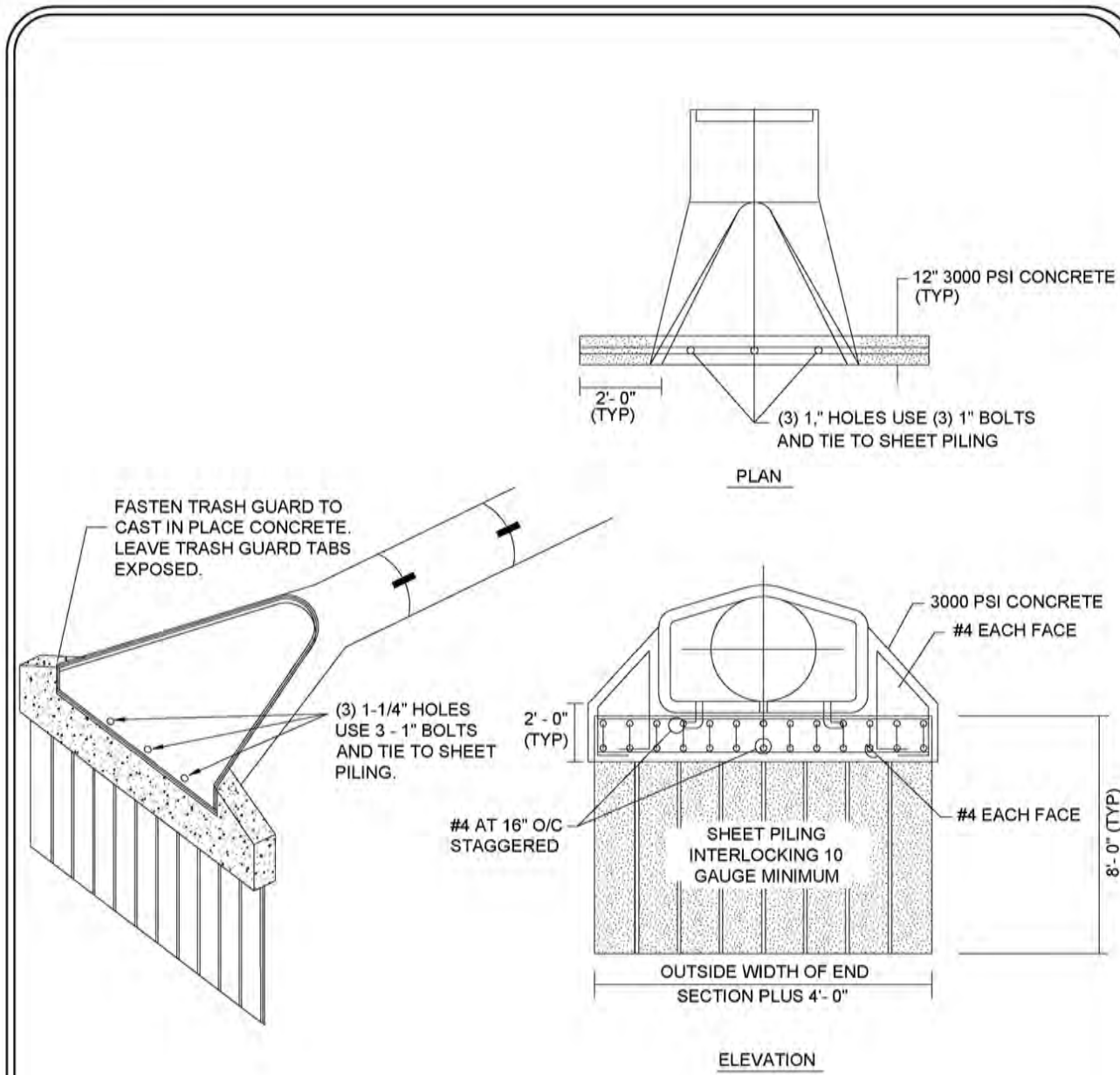
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 11/21/23 License #: 25063
 Drawn: DPE
 Designed: BJK
 Date: 11/21/23

Revisions:
 1.

DAHLQUIST LAND HOLDINGS, LLC
 21133 Basalt St. NW
 Nowthen, MN 55330

KATIES GLEN
 Wyoming, MN

DETAILS



- NOTE:
- THIS DRAWING IS TYPICAL FOR ALL FLARED END SECTIONS 24" IN DIAMETER OR LARGER
 - ALL TRASH GUARDS WILL BE GALVANIZED
 - TIE LAST 3 JOINTS ON ALL APRONS
 - TRASH GUARDS TO BE INSTALLED ONLY AS DIRECTED BY THE ENGINEER
 - MARKING POST SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR (INCIDENTAL)

Special Details

Date: 03-01-10
Revised: 02-2021
WY-SD-5

WYOMING
SHEET PILING FOR STORM SEWER APRONS 24" OR LARGER

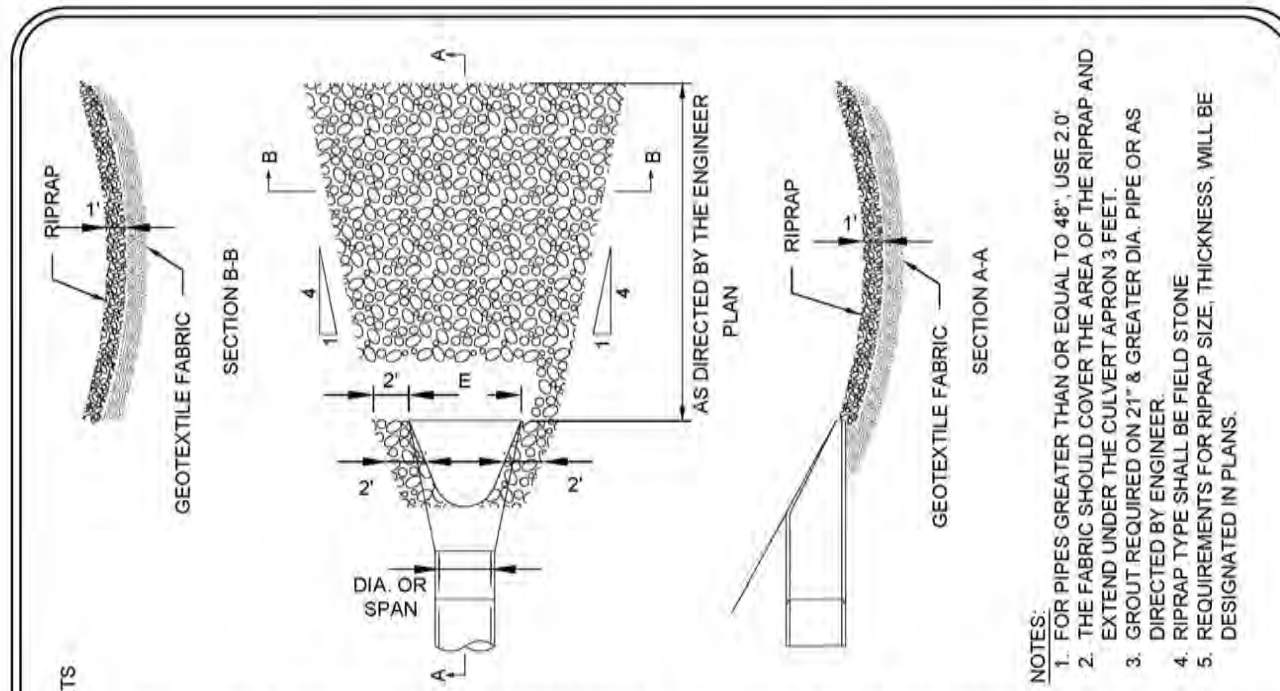


TABLE OF QUANTITIES

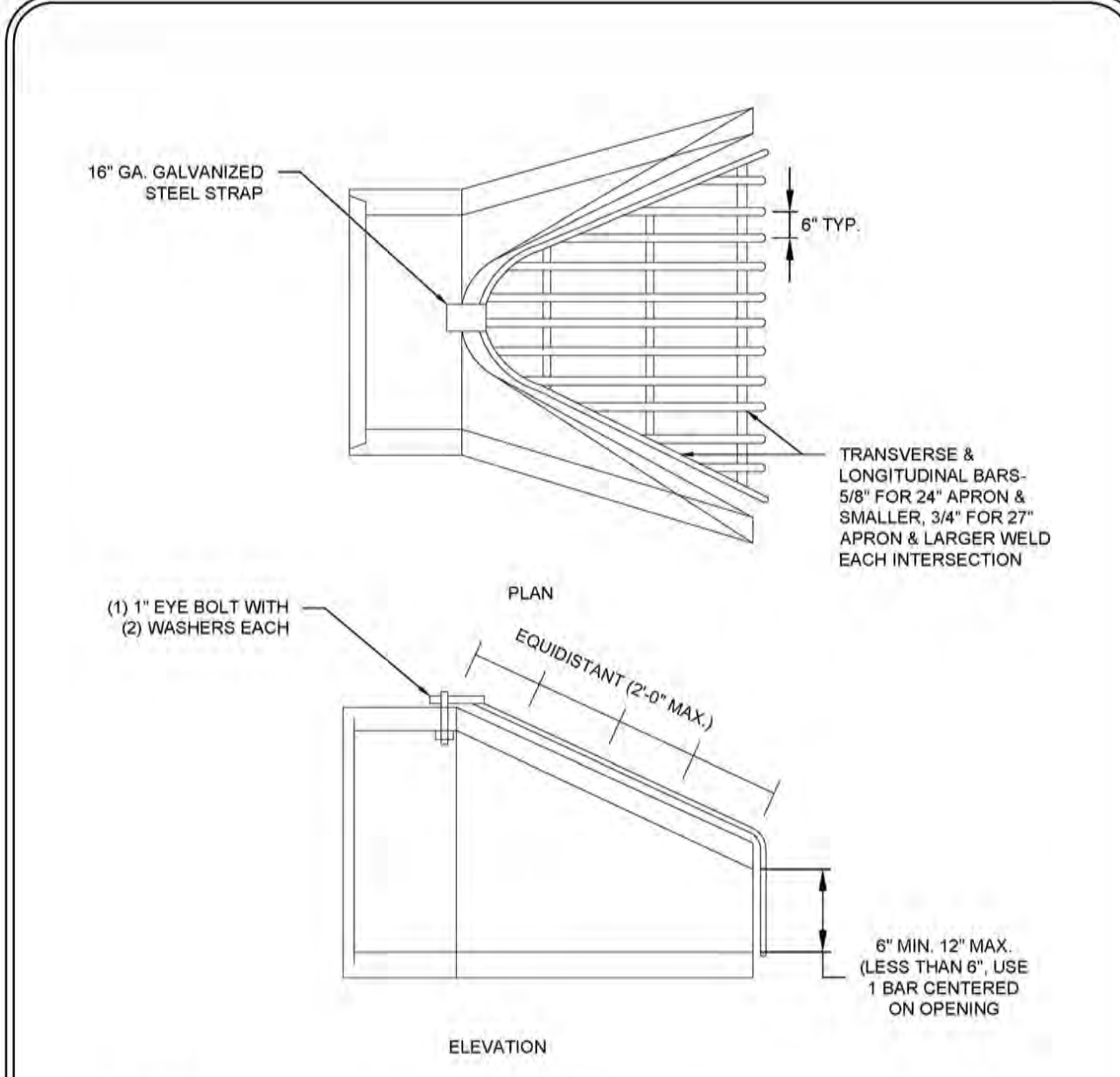
SPAN ROUND PIPE (CY/D)	CLASS I D ₅₀ = 15"		CLASS II D ₅₀ = 15"		CLASS III D ₅₀ = 15"		CLASS IV D ₅₀ = 15"		CLASS V D ₅₀ = 15"	
	15" DEPTH RIPRAP	15" DEPTH GRANULAR FILTER	15" DEPTH RIPRAP	15" DEPTH GRANULAR FILTER	15" DEPTH RIPRAP	15" DEPTH GRANULAR FILTER	15" DEPTH RIPRAP	15" DEPTH GRANULAR FILTER	15" DEPTH RIPRAP	15" DEPTH GRANULAR FILTER
24"	2.1	1.1	2.6	1.3	3.4	1.7	4.4	2.2	5.8	2.9
30"	2.8	1.5	3.5	1.7	4.6	2.3	6.0	3.0	7.8	3.9
36"	3.5	1.8	4.4	2.2	5.8	2.9	7.7	3.8	10.0	5.0
42"	4.2	2.1	5.3	2.6	7.0	3.5	9.4	4.7	12.4	6.2
48"	5.0	2.5	6.2	3.1	8.2	4.1	11.0	5.5	14.6	7.3
54"	5.8	2.9	7.1	3.6	9.4	4.7	12.4	6.2	16.2	8.1
60"	6.6	3.3	8.0	4.1	10.6	5.3	13.8	6.9	18.0	9.0
66"	7.4	3.8	8.9	4.6	11.8	5.9	15.2	7.6	19.8	9.9
72"	8.2	4.2	9.8	5.1	13.0	6.5	16.6	8.3	21.6	10.8
78"	9.0	4.7	10.7	5.6	14.2	7.1	18.0	9.0	23.4	11.7
84"	9.8	5.1	11.6	6.1	15.4	7.7	19.4	9.7	25.2	12.6
90"	10.6	5.6	12.5	6.6	16.6	8.3	20.8	10.4	27.0	13.5
96"	11.4	6.0	13.4	7.1	17.8	8.9	22.2	11.1	28.8	14.4
102"	12.2	6.5	14.3	7.6	19.0	9.5	23.6	11.8	30.6	15.3
108"	13.0	7.0	15.2	8.1	20.2	10.1	25.0	12.5	32.4	16.2
114"	13.8	7.5	16.1	8.6	21.4	10.7	26.4	13.2	34.2	17.1
120"	14.6	8.0	17.0	9.1	22.6	11.3	27.8	13.9	36.0	18.0
126"	15.4	8.5	17.9	9.6	23.8	11.9	29.2	14.6	37.8	18.9
132"	16.2	9.0	18.8	10.1	25.0	12.5	30.6	15.3	39.6	19.8
138"	17.0	9.5	19.7	10.6	26.2	13.1	32.0	16.0	41.4	20.7
144"	17.8	10.0	20.6	11.1	27.4	13.7	33.4	16.7	43.2	21.6
150"	18.6	10.5	21.5	11.6	28.6	14.3	34.8	17.4	45.0	22.5
156"	19.4	11.0	22.4	12.1	29.8	14.9	36.2	18.1	46.8	23.4
162"	20.2	11.5	23.3	12.6	31.0	15.5	37.6	18.8	48.6	24.3
168"	21.0	12.0	24.2	13.1	32.2	16.1	39.0	19.5	50.4	25.2
174"	21.8	12.5	25.1	13.6	33.4	16.7	40.4	20.2	52.2	26.1
180"	22.6	13.0	26.0	14.1	34.6	17.3	41.8	20.9	54.0	27.0
186"	23.4	13.5	26.9	14.6	35.8	17.9	43.2	21.6	55.8	27.9
192"	24.2	14.0	27.8	15.1	37.0	18.5	44.6	22.3	57.6	28.8
198"	25.0	14.5	28.7	15.6	38.2	19.1	46.0	23.0	59.4	29.7
204"	25.8	15.0	29.6	16.1	39.4	19.7	47.4	23.7	61.2	30.6
210"	26.6	15.5	30.5	16.6	40.6	20.3	48.8	24.4	63.0	31.5
216"	27.4	16.0	31.4	17.1	41.8	20.9	50.2	25.1	64.8	32.4
222"	28.2	16.5	32.3	17.6	43.0	21.5	51.6	25.8	66.6	33.3
228"	29.0	17.0	33.2	18.1	44.2	22.1	53.0	26.5	68.4	34.2
234"	29.8	17.5	34.1	18.6	45.4	22.7	54.4	27.2	70.2	35.1
240"	30.6	18.0	35.0	19.1	46.6	23.3	55.8	27.9	72.0	36.0
246"	31.4	18.5	35.9	19.6	47.8	23.9	57.2	28.6	73.8	36.9
252"	32.2	19.0	36.8	20.1	49.0	24.5	58.6	29.3	75.6	37.8
258"	33.0	19.5	37.7	20.6	50.2	25.1	60.0	30.0	77.4	38.7
264"	33.8	20.0	38.6	21.1	51.4	25.7	61.4	30.7	79.2	39.6
270"	34.6	20.5	39.5	21.6	52.6	26.3	62.8	31.4	81.0	40.5
276"	35.4	21.0	40.4	22.1	53.8	26.9	64.2	32.1	82.8	41.4
282"	36.2	21.5	41.3	22.6	55.0	27.5	65.6	32.8	84.6	42.3
288"	37.0	22.0	42.2	23.1	56.2	28.1	67.0	33.5	86.4	43.2
294"	37.8	22.5	43.1	23.6	57.4	28.7	68.4	34.2	88.2	44.1
300"	38.6	23.0	44.0	24.1	58.6	29.3	69.8	34.9	90.0	45.0

- NOTES:
- RIPRAP DEPTH SHALL BE FIELD STONE
 - EXTEND UNDER THE CULVERT APRON 3 FEET
 - EXTEND UNDER THE CULVERT APRON 3 FEET
 - RIPRAP TYPE SHALL BE FIELD STONE
 - RIPRAP TYPE SHALL BE FIELD STONE
 - DESIGNATED IN PLANS

Special Details

Date: 03-01-10
Revised: 03-16-20
WY-SD-6

WYOMING
RIPRAP DETAIL

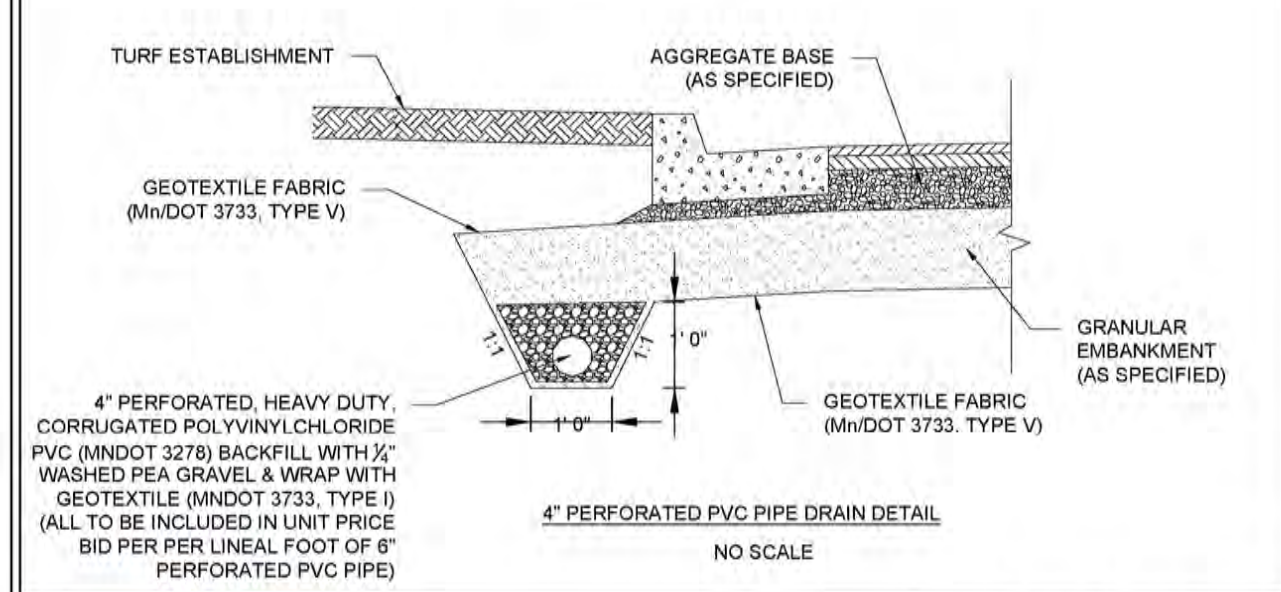
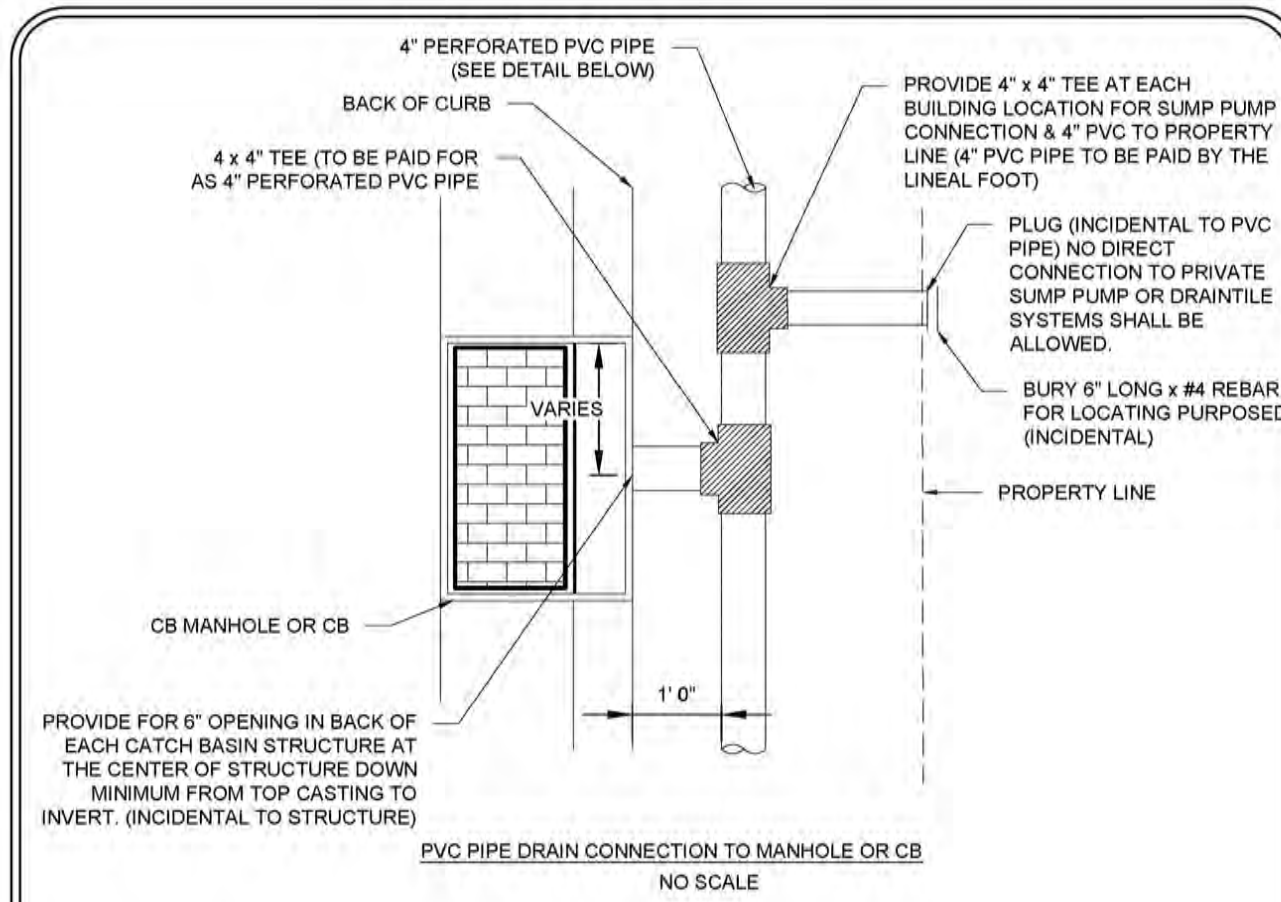


- NOTES:
- ENTIRE TRASH GUARD ASSEMBLY TO BE HOT-DIP-GALVANIZED AFTER FABRICATION
 - SIZE OF TRASH GUARD VARIABLE DEPENDENT ON SIZE OF FLARED END SECTION
 - PLACE TRASH GUARDS ON APRONS 18" AND LARGER, MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION

Special Details

Date: 03-01-10
Revised: 02-2021
WY-SD-7

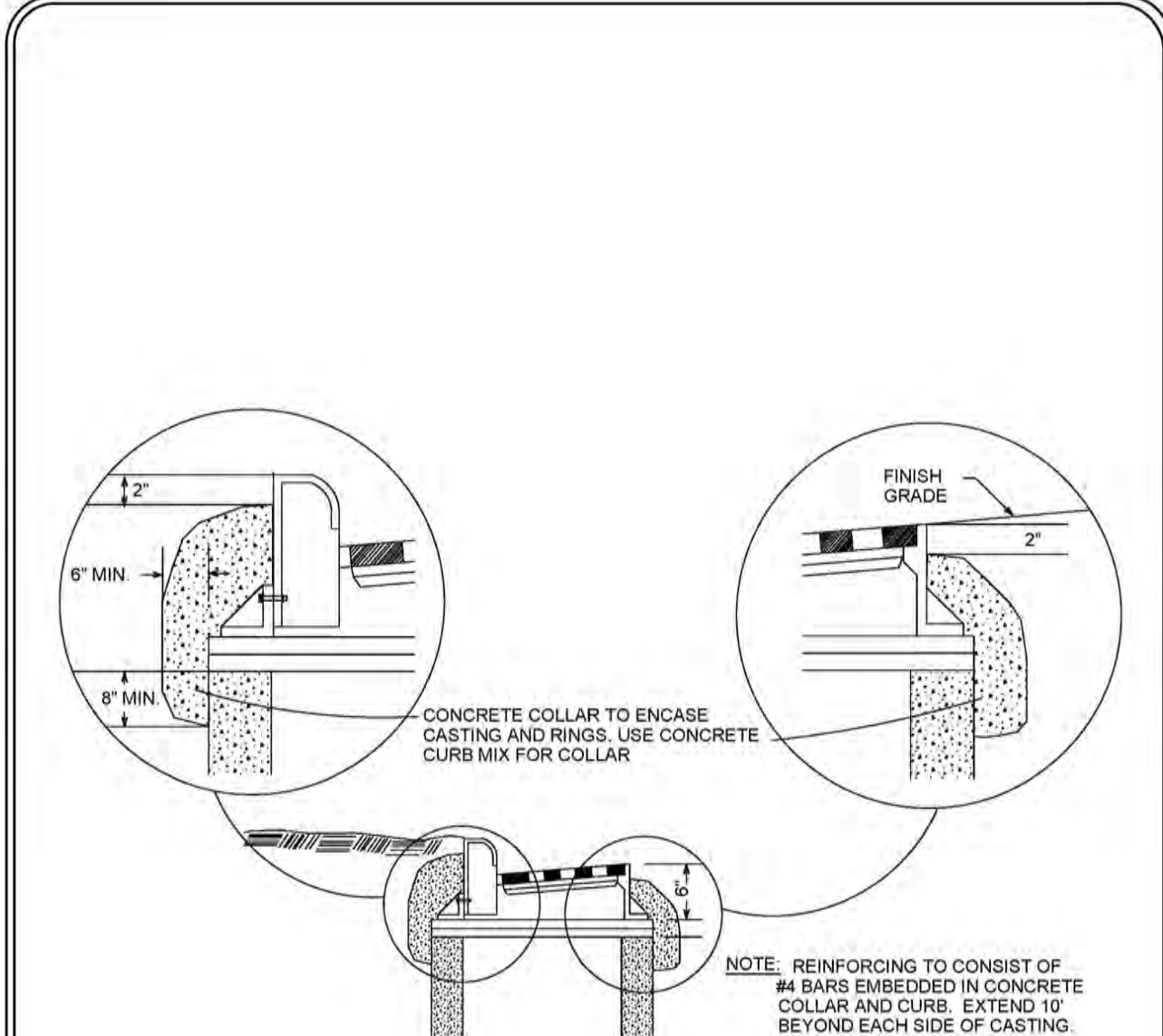
WYOMING
TRASH GUARD FOR STORM SEWER APRONS



Special Details

Date: 02-19-15
Revised: 02-2021
WY-SD-8

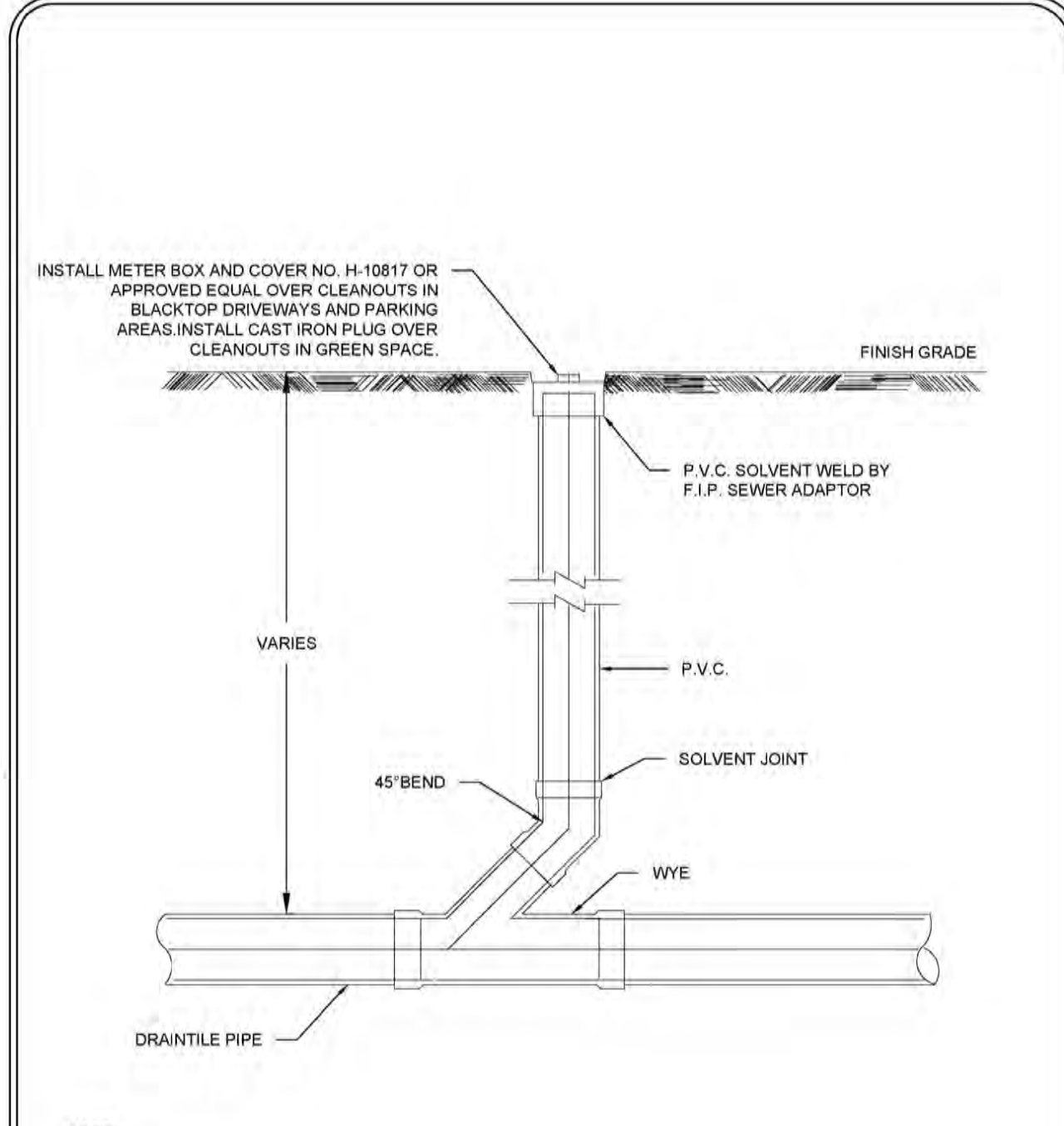
WYOMING
SUBSURFACE DRAIN DETAIL



Special Details

Date: 03-01-10
Revised: 03-16-20
WY-SD-9

WYOMING
CONCRETE ENCASEMENT FOR CATCH BASIN CASTING

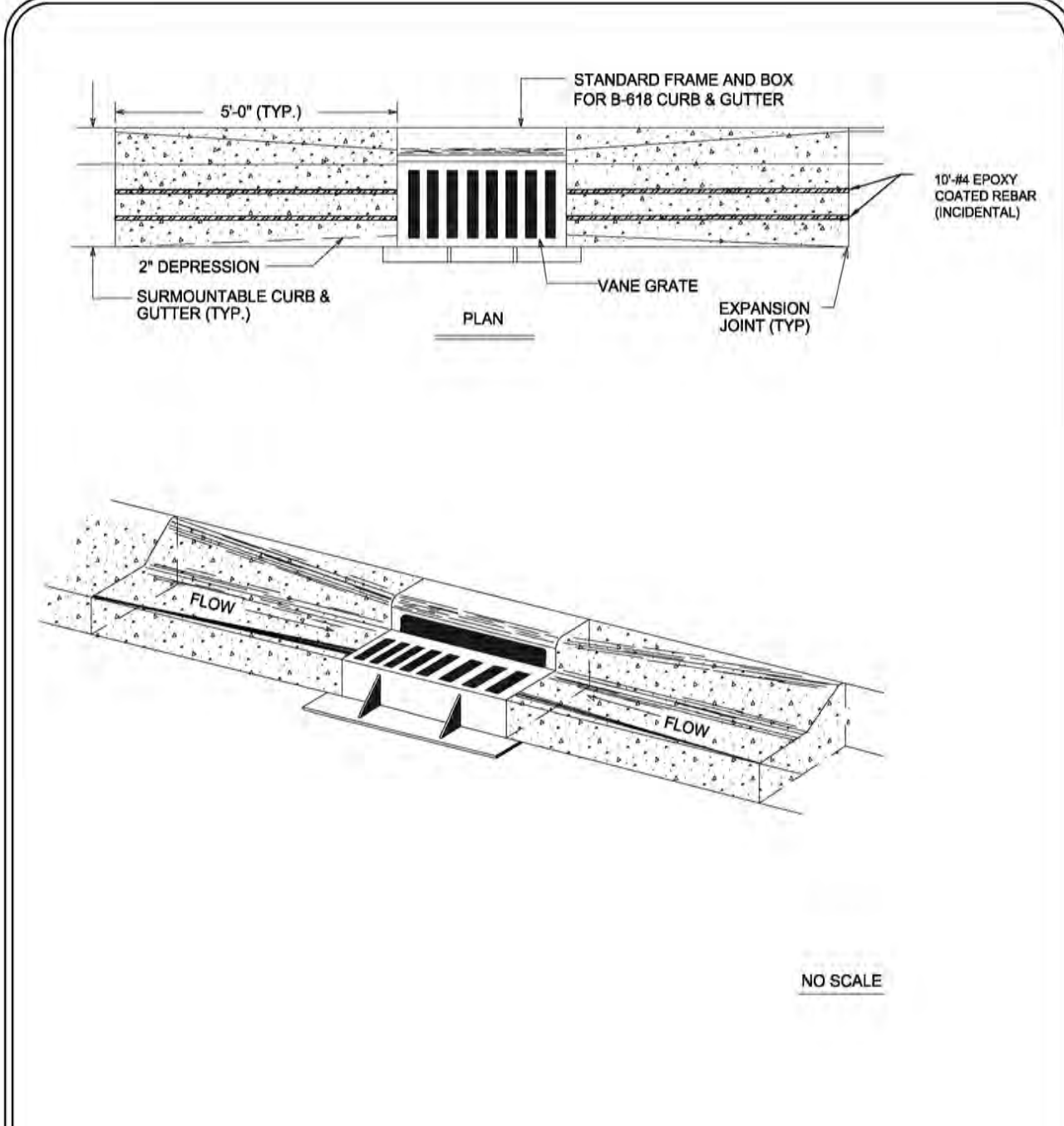


- NOTE:
- PAID AS CLEANOUT (EACH) AND INCLUDES INSTALLATION OF ALL MATERIALS FROM (AND INCLUDING) THE SERVICE WYE UP TO (AND INCLUDING) THE METER BOX AND COVER. ALL NECESSARY ADJUSTMENTS TO ACCOMMODATE CONSTRUCTION SHALL BE INCLUDED IN THE CLEANOUT BID ITEM.

Special Details

Date: 03-01-10
Revised: 03-16-20
WY-SD-11

WYOMING
DRAINTILE CLEANOUT FOR STORM DRAIN

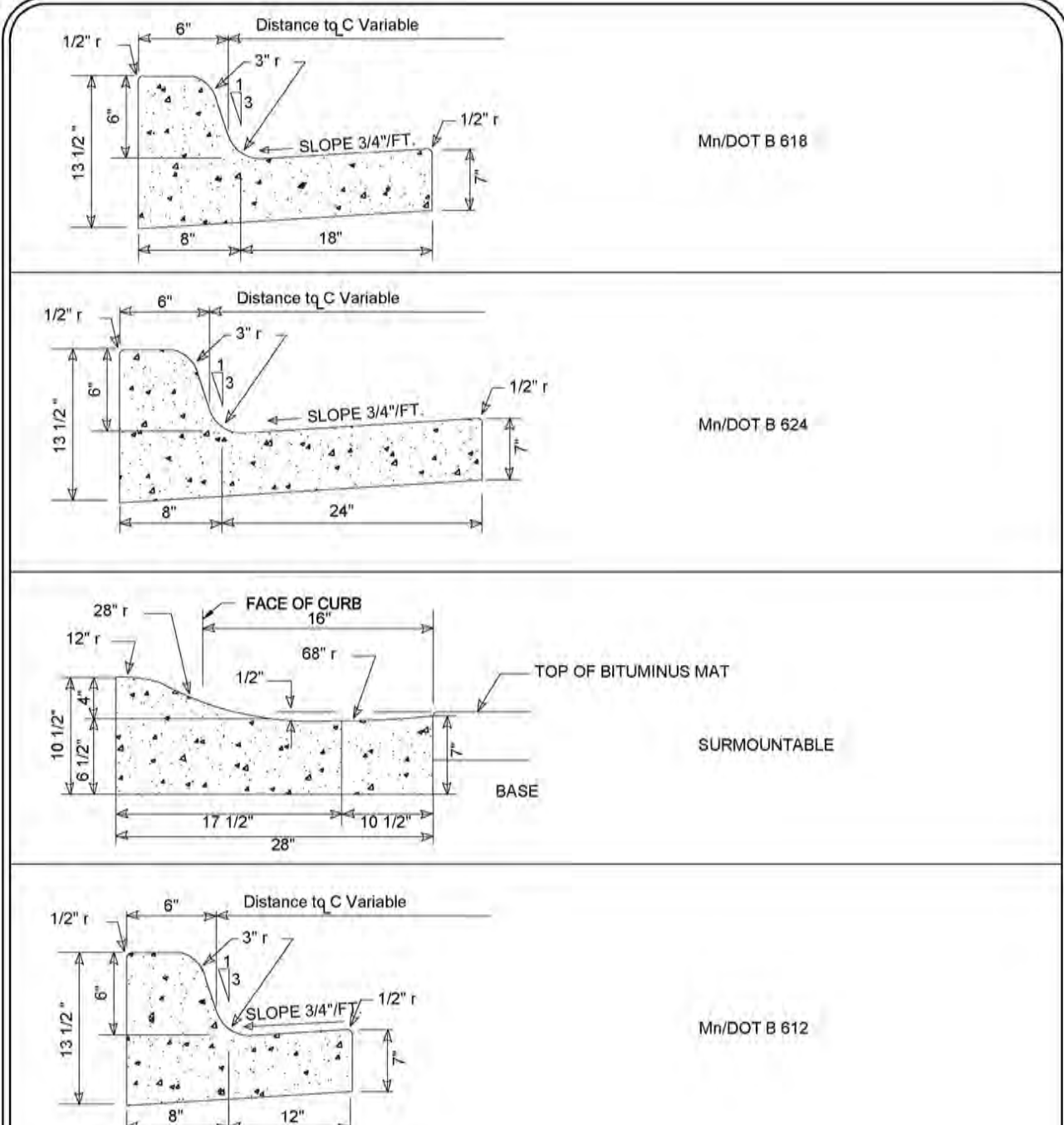


- NOTES:
- SURMOUNTABLE CURB AND GUTTER TO BE FORMED INTO B618 TYPE CURB AT CATCH BASIN CASTING (INCIDENTAL TO SURMOUNTABLE CURB)

Special Details

Date: 03-01-10
Revised: 02-2021
WY-ST-3

WYOMING
SURMOUNTABLE CURB & GUTTER AT CATCH BASIN



- NOTES:
- MINIMUM OF 3" CLASS 5 AGGREGATE BASE UNDER ALL CURB AND GUTTER.
 - SEE WY-ST-3 FOR CURB AT CATCH BASIN LOCATIONS.

Special Details

Date: 03-01-10
Revised: 03-16-20
WY-ST-5

WYOMING
CONCRETE CURB AND GUTTER

CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 11/21/23 License #: 25063

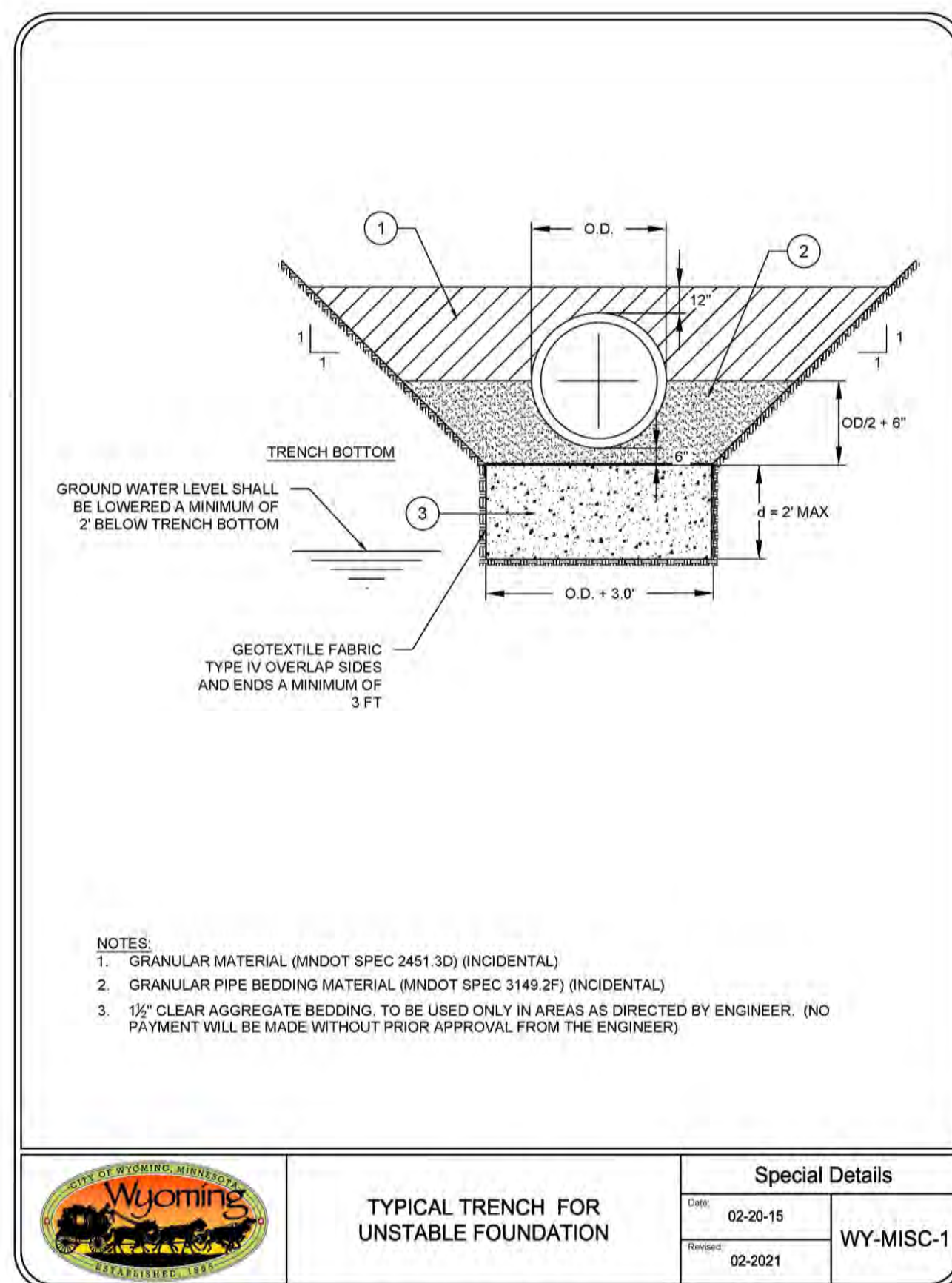
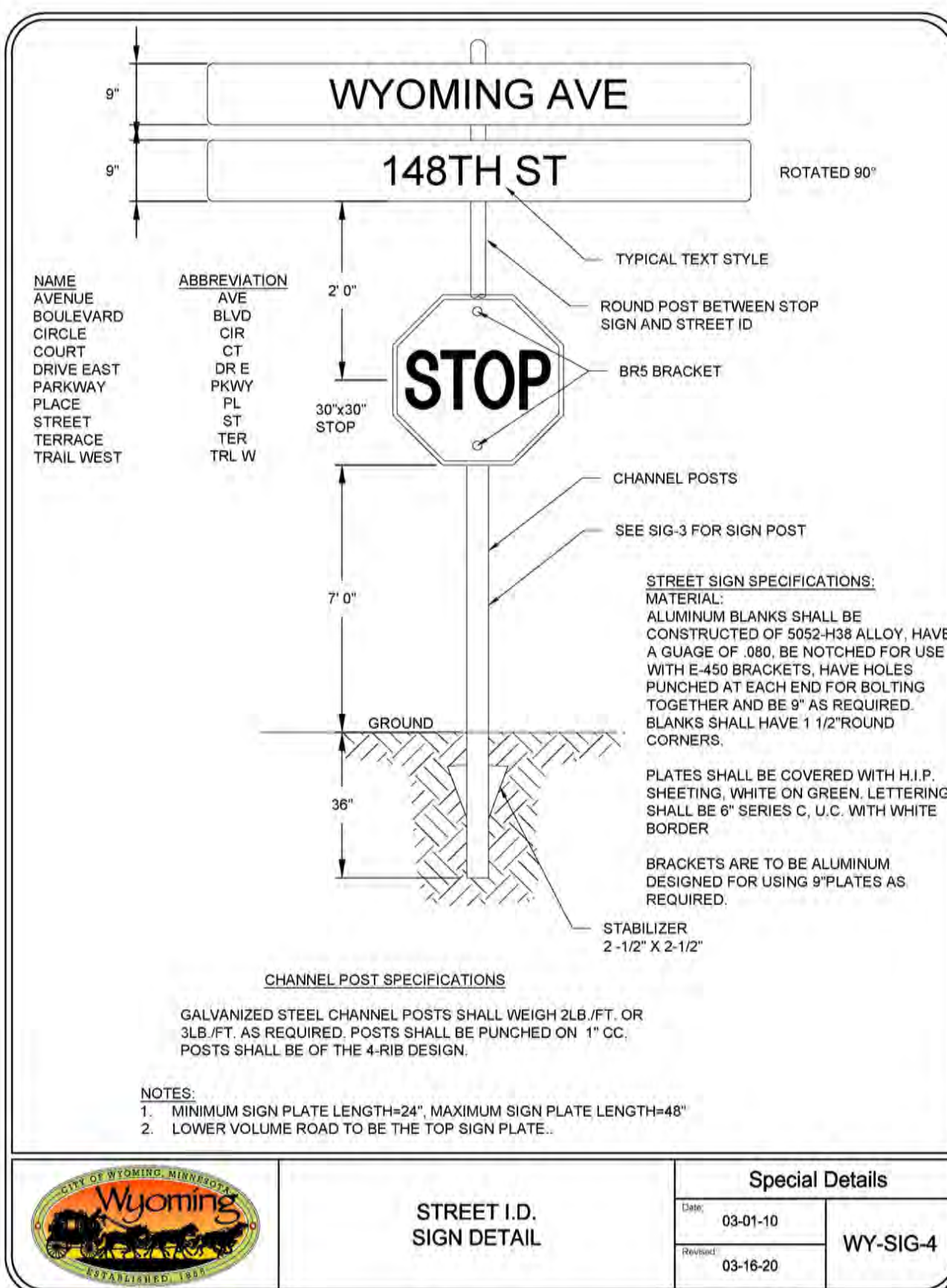
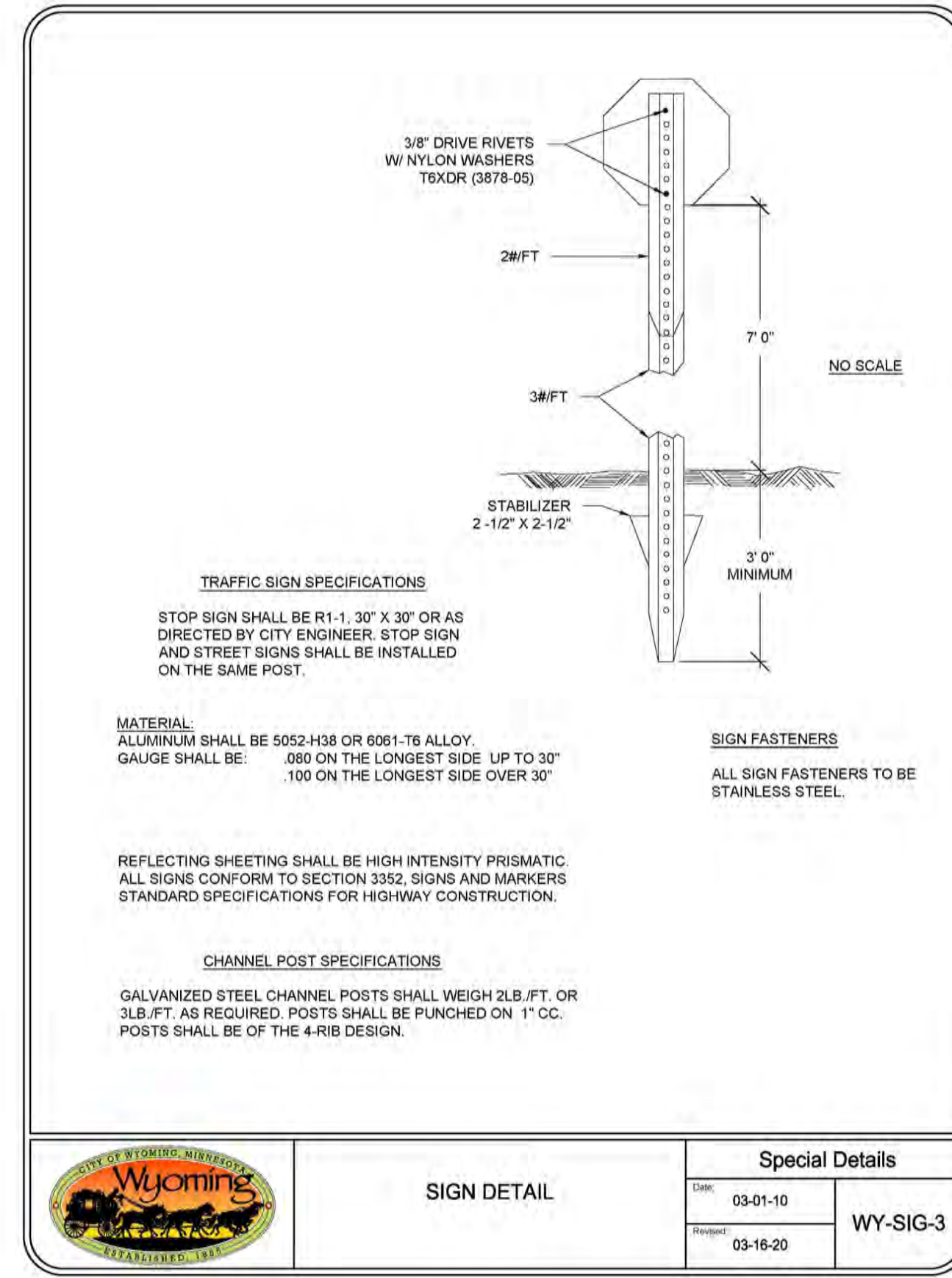
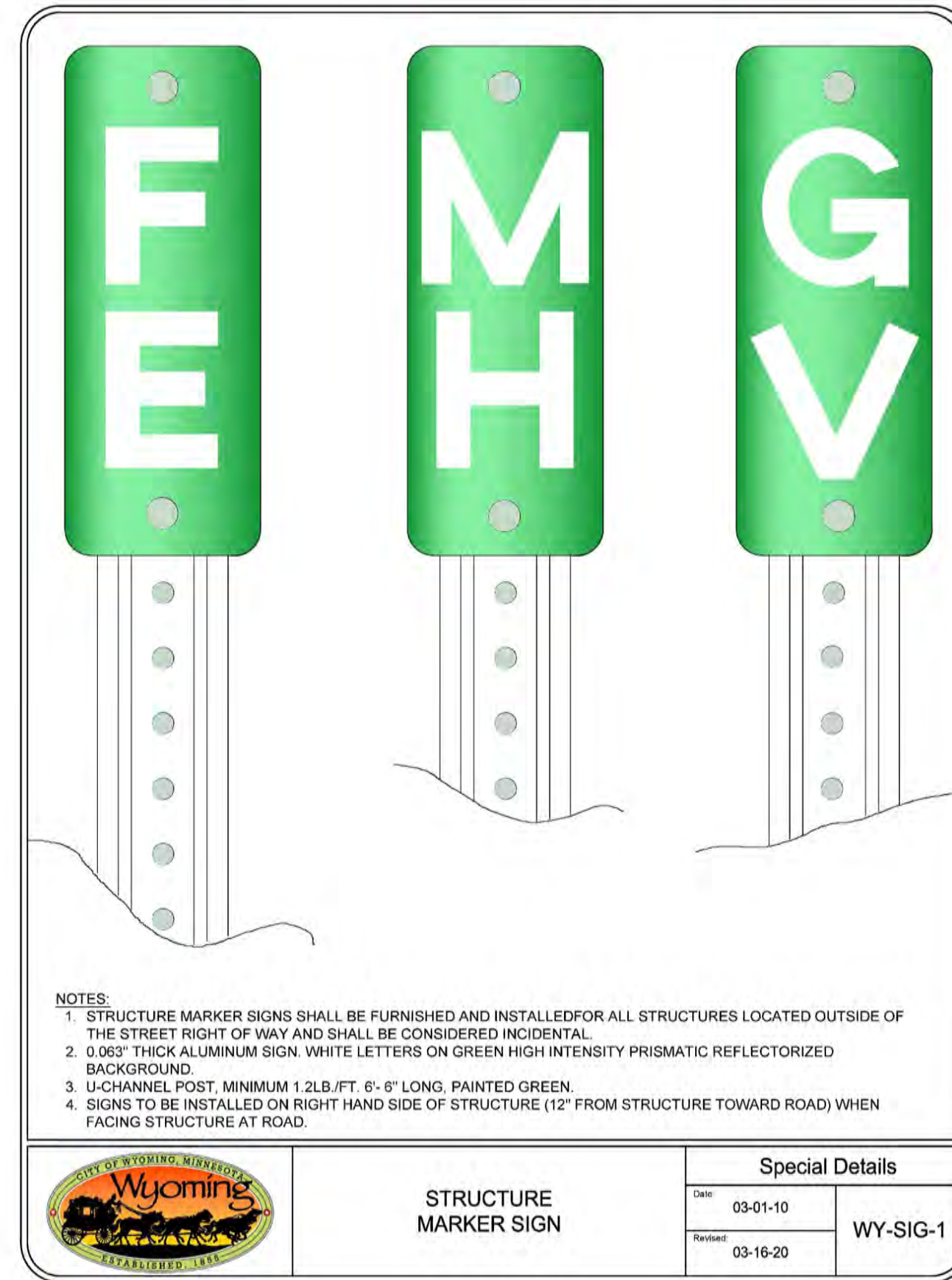
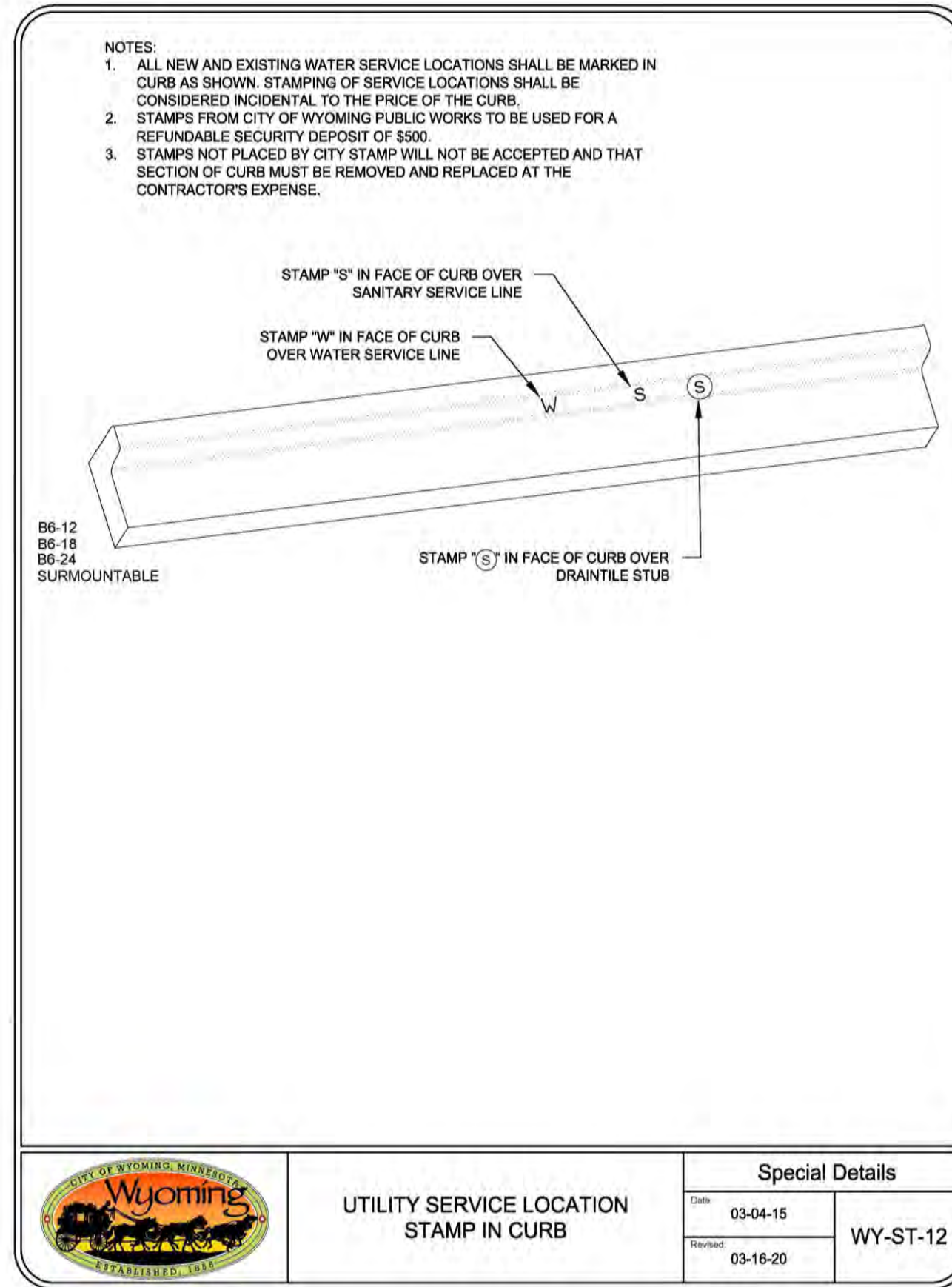
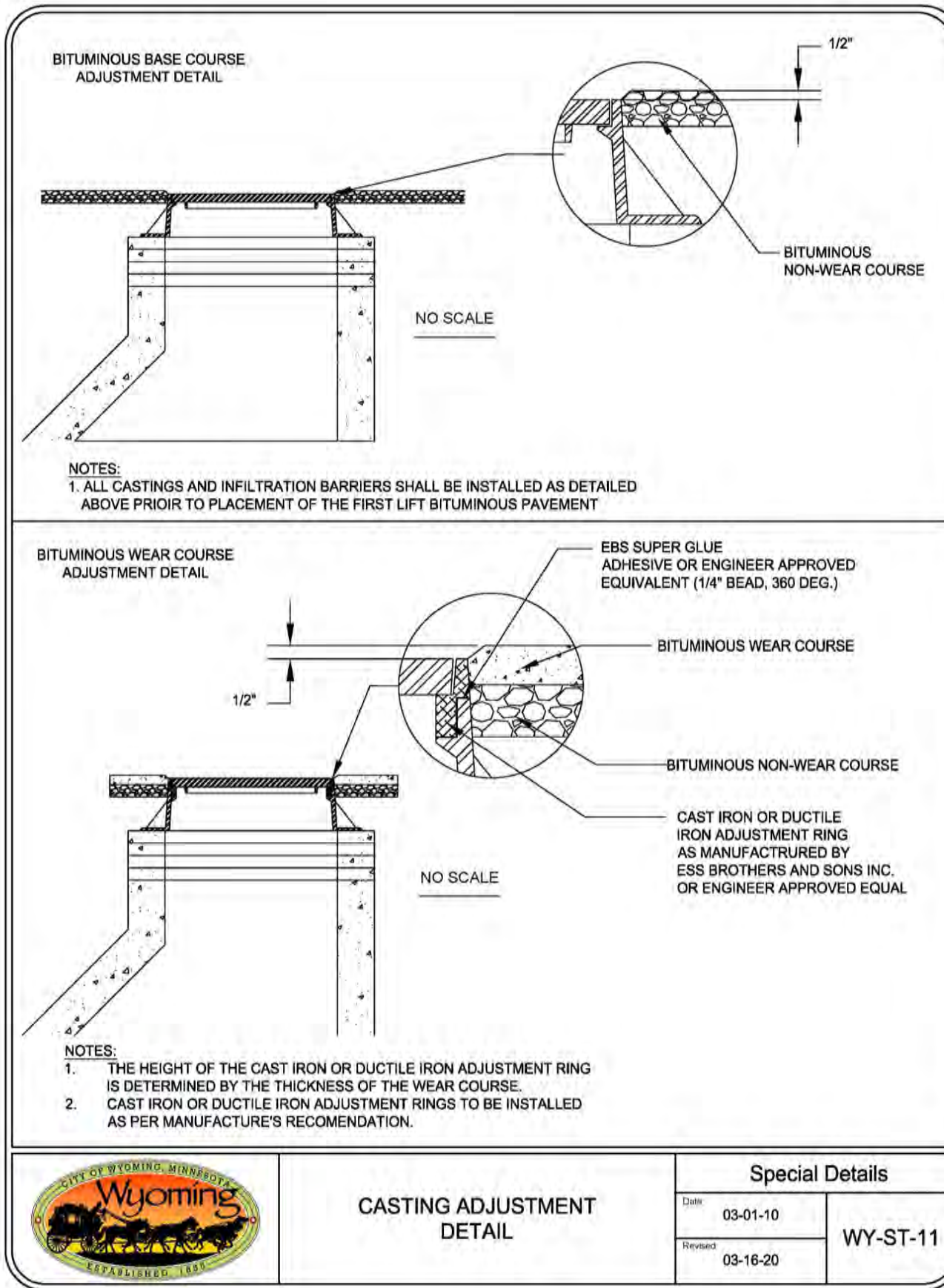
Drawn: DPE
Designed: BJK
Date: 11/21/23

Revisions:
1.

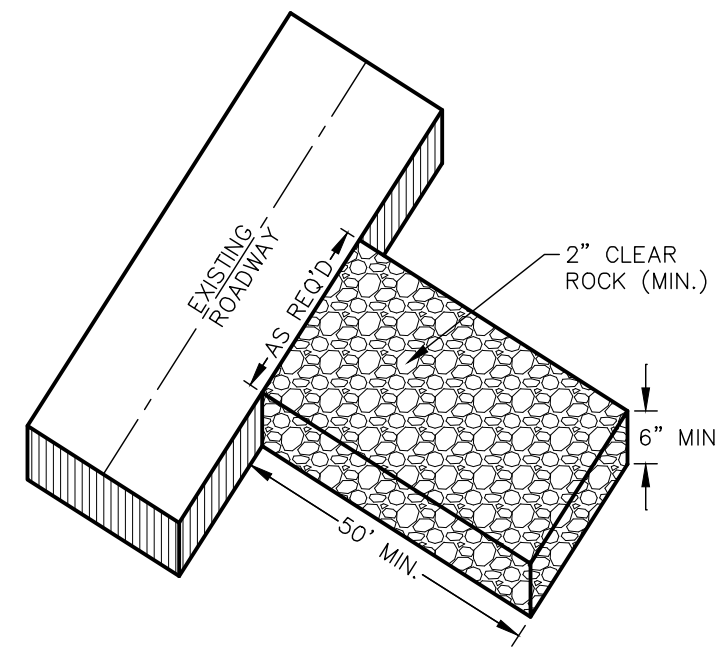
DAHLQUIST LAND HOLDINGS, LLC
21133 Basalt St. NW
Nowthen, MN 55330

KATIES GLEN
Wyoming, MN

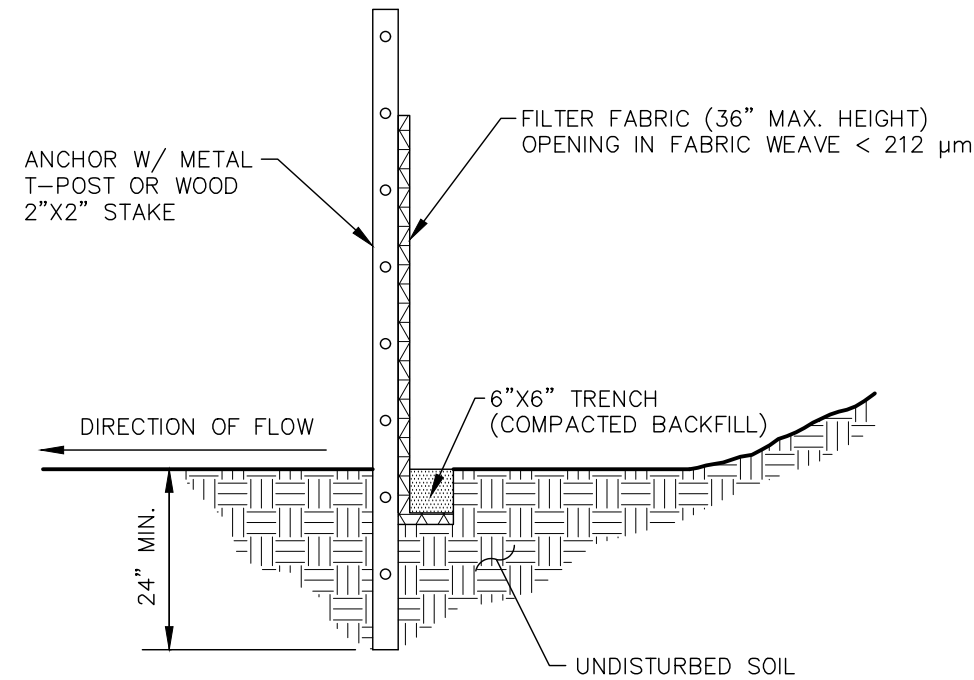
DETAILS



ROCK CONSTRUCTION ENTRANCE



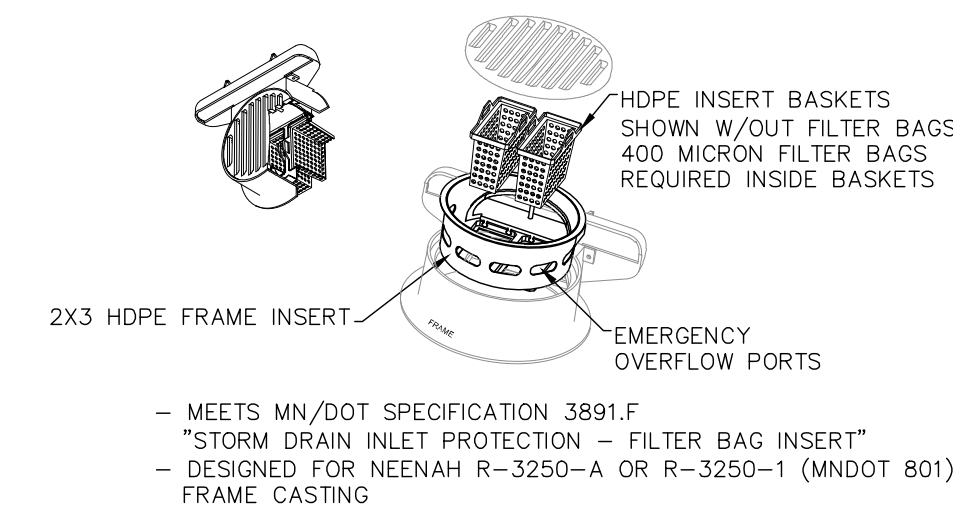
SILT FENCE



- NOTES:**
1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
 5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
 6. SEE MNDOT SPECIFICATIONS 2573 & 3866.

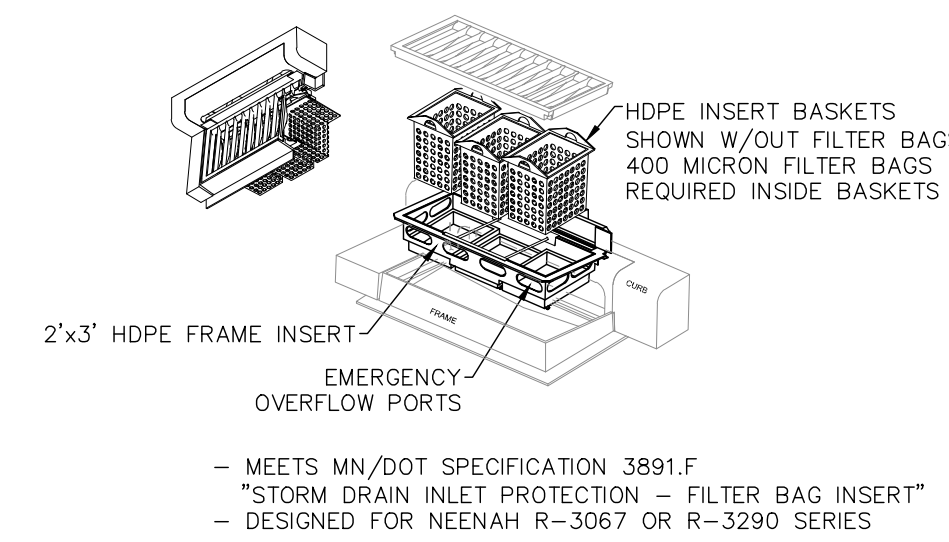
INFRA SAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

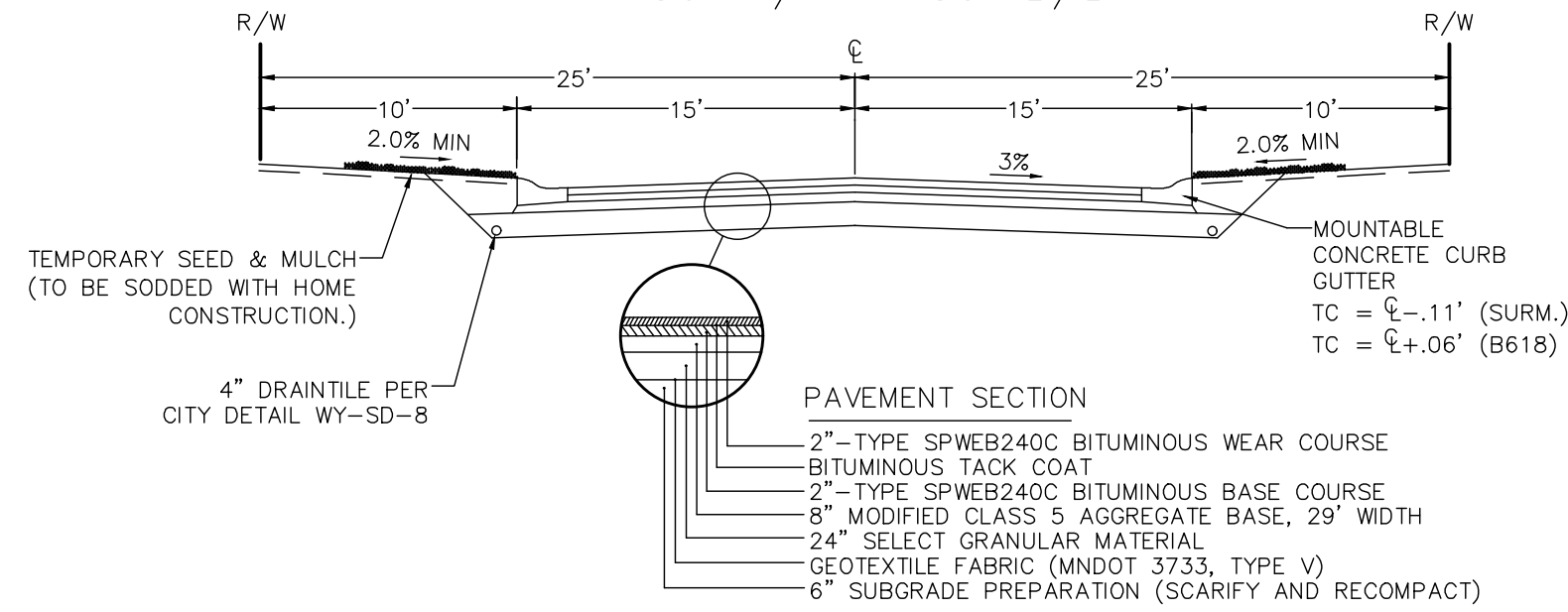


INFRA SAFE – 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



TYPICAL STREET SECTION
50' R/W – 30' B/B



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

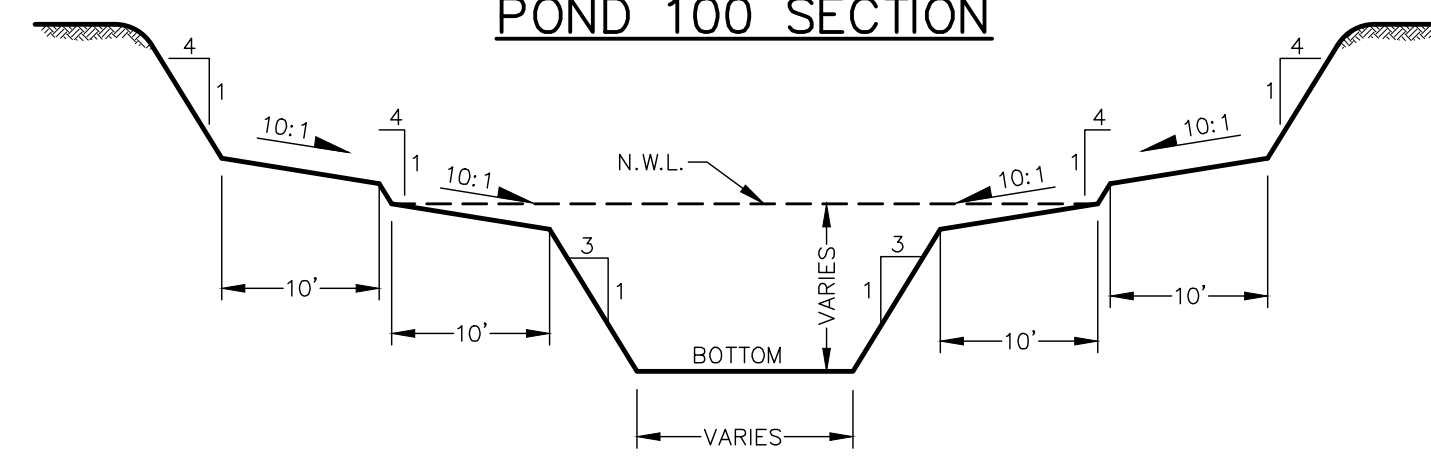
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

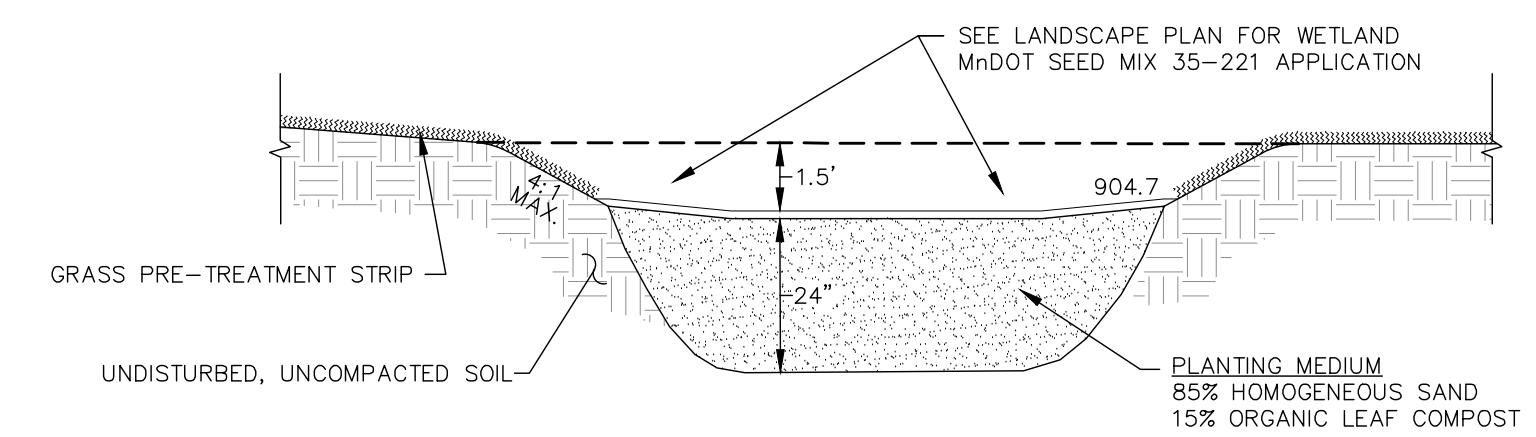
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

POND 100 SECTION



STORMWATER WETLAND 101



Wetland Buffer Zone

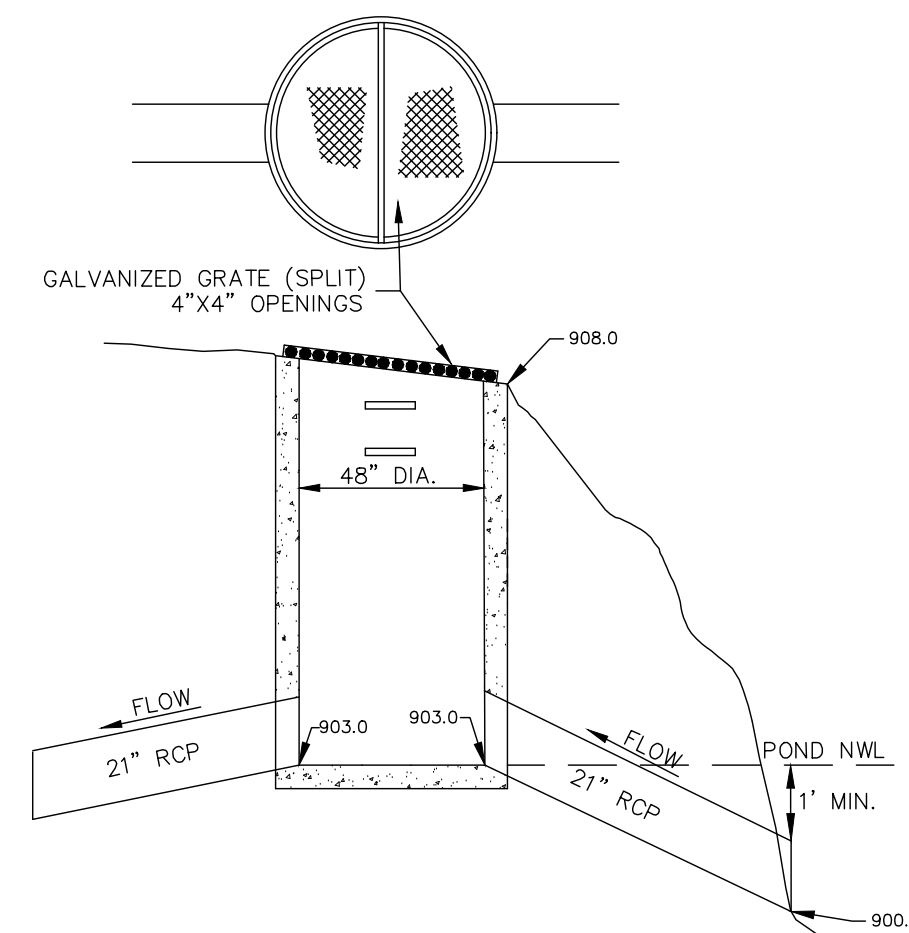
This area is protected as a wetland buffer area under the Rules of the Comfort Lake-Forest Lake Watershed District. No disturbance (mowing, dumping, grading, filling, or placement of structures) in the wetland or buffer area is allowed.

This sign marks the upslope edge of the buffer. The plantings downslope of this sign contain native trees, flowers, shrubs, and grasses that provide food and shelter for birds, fish, and other native wildlife. Native plants also anchor the soil to prevent erosion and filter pollutants from adjacent properties to improve the quality of water entering the wetland.

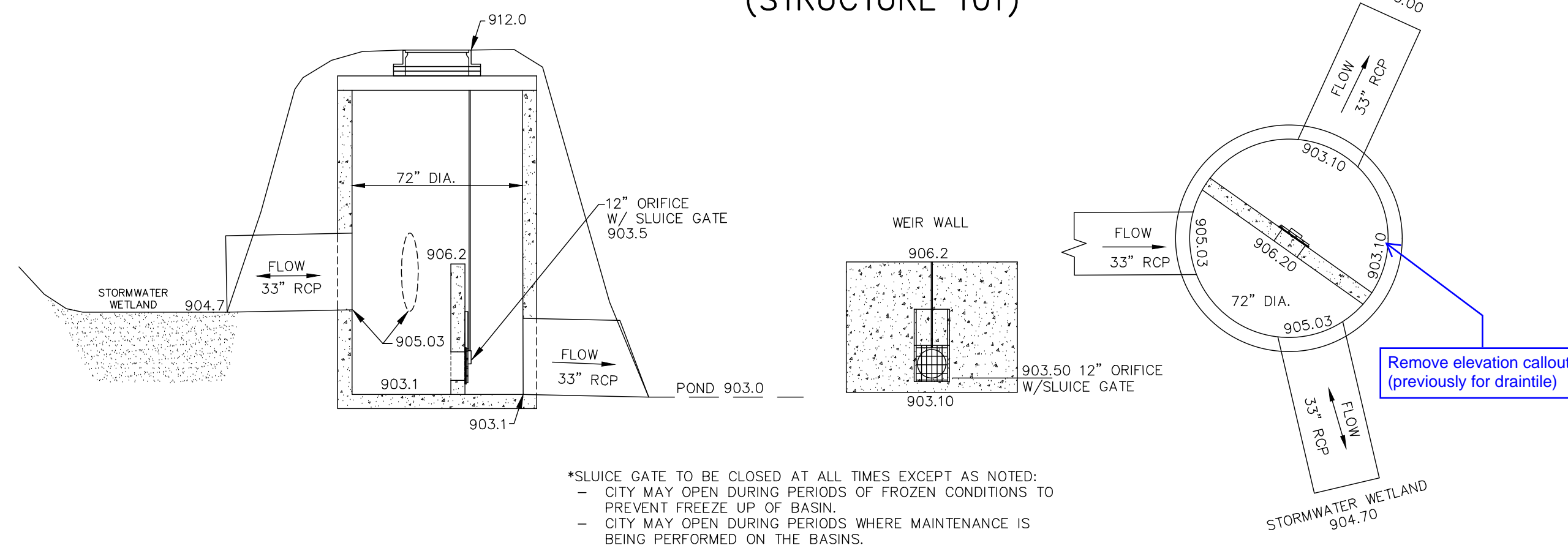
Thank you for keeping this buffer in its natural and undisturbed state.

www.clfwd.org

OUTLET CONTROL STRUCTURE POND 100

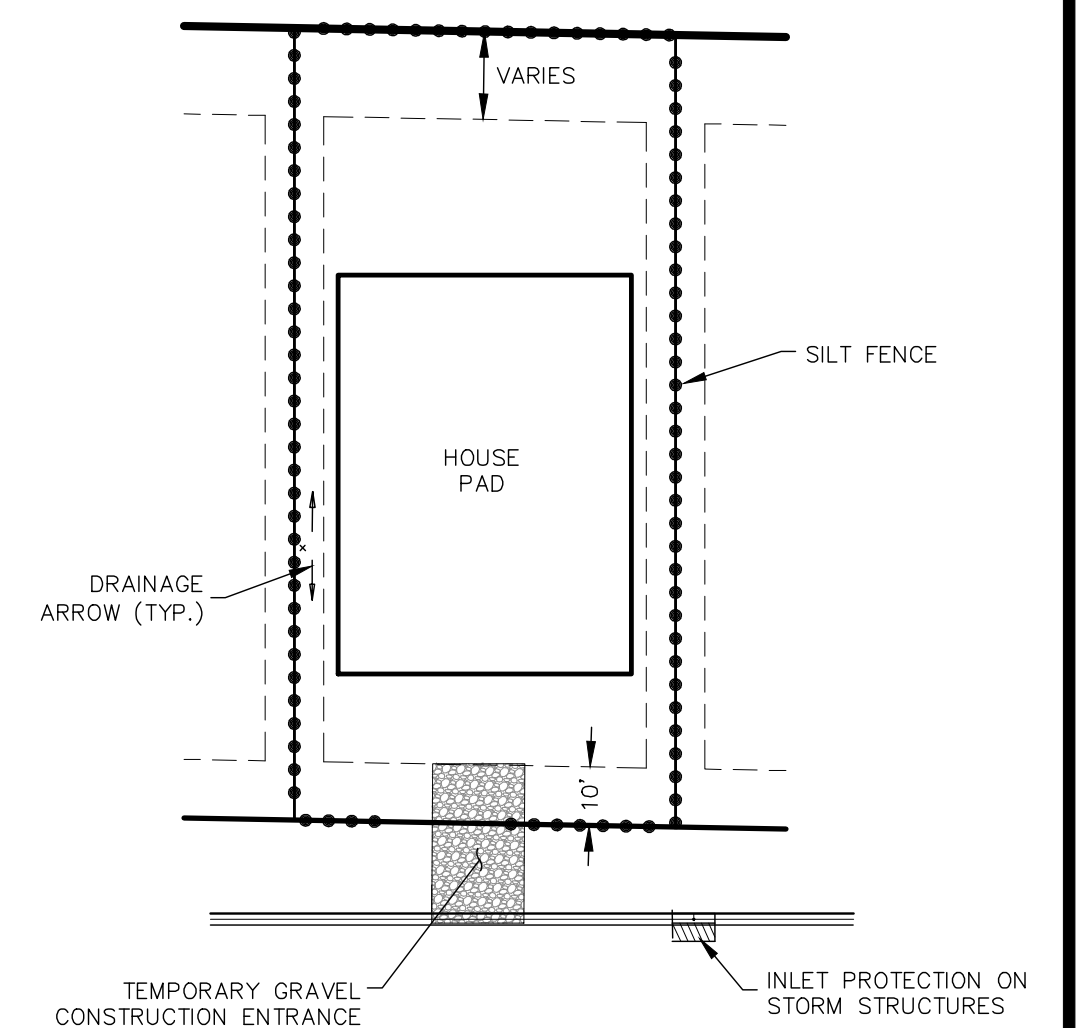


SPLITTER STRUCTURE FOR STORMWATER WETLAND 101 (STRUCTURE 101)



- *SLUICE GATE TO BE CLOSED AT ALL TIMES EXCEPT AS NOTED:**
- CITY MAY OPEN DURING PERIODS OF FROZEN CONDITIONS TO PREVENT FREEZE UP OF BASIN.
 - CITY MAY OPEN DURING PERIODS WHERE MAINTENANCE IS BEING PERFORMED ON THE BASIN.

INDIVIDUAL LOT EROSION CONTROL



NOTES:

1. INSTALL SILT FENCE AROUND FRONT AND SIDE PROPERTY LINES. INSTALL REAR YARD SILT FENCE AROUND LOT CONSTRUCTION LIMITS.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PER LOT. ENTRANCE SHOULD BE 30' IN LENGTH, IF POSSIBLE AND CONSIST OF 2-3 INCH CLEAN CRUSHED STONE OR RECYCLED CONCRETE.
3. INSTALL INLET PROTECTION ON ALL STORM STRUCTURES SUSCEPTIBLE TO RUNOFF FROM LOT CONSTRUCTION.

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449
 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
 Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 11/21/23 License #: 25063

Drawn: DPE
 Designed: BJK
 Date: 11/21/23

Revisions: 1.

DAHLQUIST LAND HOLDINGS, LLC
 21133 Basalt St. NW
 Nowthen, MN 55330

KATIES GLEN
 Wyoming, MN

DETAILS

13 of 13



Communication

Date: January 5, 2024

Presented to: EDA Members

Presented by: Fred Weck, Zoning Administrator

Department: Administration

Reference: Chisago County Collaborative Initiative (CCCI)

Method: Communications

Background Information:

The Chisago County Collaborative Initiative (CCCI) would like to invite you to join us for an evening of networking and inspiration. The event will include dinner, a keynote speaker, and the opportunity to connect with friends, neighbors, and other community minded folks. We have Ben Winchester coming from the University of Minnesota Extension program to talk about the importance of rural communities in the overall picture of economic success. He will share about how Chisago County is uniquely poised to grow and develop in a way that honors our history, while making space for modern amenities and vitality for today's residents and businesses.

When: Wednesday, January 24th from 6:00 – 8:30 PM

Where: North Branch High School
38175 Grand Avenue
North Branch, MN 55056

Agenda:

6:00 – 6:50 PM – dinner in the North Branch High School Cafeteria, Networking, & Community Updates (Door # 1)

6:50 – 7:00 – break and move to NBHS Auditorium

7:00 – 8:30 – Keynote presentation from Ben Winchester, U of MN Extension Program Leader

RSVP:

Please let us know you'll be in attendance by clicking on this [link](#). There will not be a fee to attend this event thanks to a grant from The Initiative Foundation, but we do ask for RSVP's to ensure food quantities.

This event is open to the public and we encourage you to share this opportunity with others who would benefit from hearing Ben Winchester.

CHISAGO COUNTY COLLABORATIVE INITIATIVE

PRESENTS:

Ben Winchester

**RURAL SOCIOLOGIST,
U OF MN EXTENSION EDUCATOR,
KEYNOTE SPEAKER**



**1/24/2024
6:00 - 8:30 PM**

**NORTH
BRANCH
HIGH SCHOOL**

**6:00 - MEAL & UPDATES
7:00 - PRESENTATION**



**UNIVERSITY OF MINNESOTA
EXTENSION**

