AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 28, 2021
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 August 24, 2021.

2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for September 14, 2021

SCHEDULED PUBLIC HEARINGS:

3. Preliminary Plat: D-21-010 "Re-Plat of Diamond Ridge
Location: 261st Street and Emerald Avenue
Applicant:Beckman Custom Homes, LLC - Charles Beckman
Property ID Numbers: 21.00040.01 - 21.00040.06

NEW BUSINESS:

OLD BUSINESS:

4. Comprehensive Plan Update - Maps

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

5. October 12, 2021: Comprehensive Plan Update

UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 24, 2021
7:00PM

CALL TO ORDER:
Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 24, 2021 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, Kevin Teel, Bryan Murdock, and Katie West.

ABSENT: Roger Carr

Also Present: Fred Weck Zoning Administrator, City Administrator Robb Linwood, and Council Liaison Brett Ohnstad

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 August 10, 2021**

   A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER LOBERMEIER, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 10, 2021 AS SUBMITTED.

   Voting Aye: *Murdock, West, Teel, and Lobermeier*
   Voting Nay: *None*
   Abstain: *None*
   Absent: *Carr*

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

2. Comprehensive Plan Update – Vision Statement, Table 5, Table 1.8, Table 20, Maps

The Commission reviewed the Council's draft of a Vision Statement which was created in July and presented at the last Council work session, but there was not a quorum, so no action was taken. City Administrator Linwood noted that he is hoping the Council will approve it at their next work session.

Chair Lobermeier noted that there is a Vision Statement in the Comprehensive Plan and wanted to make sure that the two statements are compatible.

City Administrator Linwood stated that he thinks the Vision Statement shows the core values and what the guiding principals are. He stated that it is a good idea to look at them at the same time to see how they work off of each other.

Commissioner Murdock stated that he doesn't quite understand the title "Budget Goals" such as building for inclusivity. He suggested that may be better called operational goals because he is not sure that this type of goals falls under the budget.

City Administrator Linwood stated that the Council discussed it and felt that building for inclusivity was a budget goal.

Commissioner West stated that she thinks being a regional leader is a goal and noted that the document reads well. She stated that one thing she questions is whether the draft vision statement should be connected to our heritage. She stated that when she read it aloud it seemed kind of forced and did not really flow well.

Chair Lobermeier stated that he wanted to make sure that the Comprehensive Plan statement and the Council Vision Statements mesh and that there is not conflict between the two statements.

City Administrator Linwood noted that he thinks it is fine if the two statements do not completely jive. He noted that the concern raised by Commissioner West regarding the heritage, the intent was just to honor the history and past as well as where they are going in the future. He stated that he did not think the Commission needed to rework the mission statement to match the Council document.

Chair Lobermeier stated that in their current form, they can kind of work together.

Commissioner Teel asked for a clarification of 'prior to new investments' meant under the budget goals. He stated that he also questioned the use of the word 'age' in the last paragraph.

City Administrator Linwood stated that he believes the prior to new investments portion was referencing infrastructure. He stated that the reference to 'age' was intended to address the goal of people being able to age happily within the City.

Councilmember Ohnstad stated that the phrase that is frequently used is 'age in place' which means a community where people can live their whole life here and find everything they need through all stages.

Chair Lobermeier suggested moving the discussion on to Table 5.

Zoning Administrator Weck explained that the new districts for consideration.

Chair Lobermeier stated that there had been conversation about whether having this type of table is helpful to the Comprehensive Plan or more about plan implementation. He stated that he feels the Comprehensive Plan has to have good descriptions for the land use categories

Commissioner Murdock asked if there would be some value in having zoning for the parks and public facilities, so the City could identify an area where they want a future park.

Chair Lobermeier noted that parks tend to be created most often as part of a development.

Zoning Administrator Weck explained some of things that would make him hesitant to make that change.

Commissioner West stated that she would be a bit leery of creating a park land or public facility zoning because it may end up hindering possible development or business investments.

Commissioner Teel asked if there was a description somewhere for the City Center.

Chair Lobermeier stated that he thinks it was listed on Core Downtown, but does not see a description.

The Commission discussed the various descriptions and the land use categories.

There was a consensus to remove the word 'light' from the 'Light Industrial'.

Chair Lobermeier stated that he thinks these changes are good changes for the text of the plan, but questioned if the table is even needed. He stated that he would suggest that the table becomes an implementation tool.

Commissioner Murdock asked how to the City can protect environmentally sensitive areas with zoning and gave examples of Shoreland District, wetlands, or wellhead areas.

Zoning Administrator Weck stated that he is not sure some of that can be shown on a zoning map.

Commissioner Murdock questioned how the City can handle an area that it would like to reserve for something, such as facilities or parks.

Zoning Administrator Weck stated that may be done in cities who are more developed because there is not much left for development, but hasn't been done in a City such as Wyoming that has much more still available.

Chair Lobermeier suggested moving the discussion onto page 18.

Commissioner Murdock suggested clarifying commercial and residential construction in millions because he did not understand it how it is currently written.

Commissioner West stated that she questions whether this section is needed in the Comprehensive Plan.

Commissioner Murdock stated that he thinks it is an interesting table and provides data that is helpful in tracking the City's progress. He suggested that this may make sense to change to a line graph.

Commissioner Teel suggested that perhaps this is something that is just included in the annual review rather than be included in the Comprehensive Plan.

Zoning Administrator Weck stated that it is good information, but it is a static point in history and is simply a snapshot.

Commissioner Murdock asked if there was a way to separate single family and commercial dollar figures.

Zoning Administrator Weck stated that it is possible.

Commissioner Murdock stated that he thinks a line graph that shows that information would be helpful.

Commissioner West stated that while she thinks it is interesting information, she expressed concern that this information may actually dissuade a development from coming to the City.

Commissioner Murdock suggested that Zoning Administrator Weck add some of the information and details that he has stored inside his head from the various years, so it is captured when people go back through this table.

Chair Lobermeier stated that Commissioner West had implied that this information may not belong under housing and would be better suited to being under Community Profile or under Economic Development so he will look for a new home for this information within the document. He moved the discussion on to Table 20 and suggested that Commission go line by line.

The Commission discussed details of Table 20, Major Plan Implementation Actions, and the responsible party and date for each item.

Land Use – Zoning Administrator Weck suggested holding off on discussion the Greenwood area. The Commission suggested removing item 1.2.

Transportation Plan – Noted the need to include the Parks and Trails Master Plan. The Commissioned suggested removing item 2.3 and 2.8.

Utilities – The Commission clarified responsible parties but did not suggest any changes.

Housing – The Commission suggested adding the roadblocks or barriers for item 4.2.

Parks, Trails, and Recreation – The Commission noted that the Parks and Trails Master Plan that is being worked on. The Commission discussed the community interest that has been expressed about creating a Splash Pad.

Natural Environment and Sustainability – The Commission discussed reviewing the required parking within the Code in order to consider a reduction. They discussed the tree inventory that is currently happening and asked for an update of the details of the inventory at the next meeting.

Economic Development – The Commission discussed the idea of engaging a public funding specialist to assist the City in pursuit of grants and loans. City Administrator noted that item 7.14 was completed in 2018 and 2019 for tax abatement and TIF, so that item could be removed. The Commission discussed the importance of completing the feasibility study for the intersections. They noted that 7.28 should be changed from 'explode' to 'explore'.

Chair Lobermeier asked Zoning Administrator Weck to talk briefly about maps.

Zoning Administrator Weck gave a brief overview of the maps.

Chair Lobermeier stated that the color coding is a bit confusing and it is difficult to differentiate between some of the colors. He noted that it appears as though the entire City is under a 500 year floodplain. He stated that he thinks this does a good job of showing how little land is actually available. He stated that the Land Use map still needs to be reviewed and a decision made on whether the Commission is still comfortable with it and whether it is still valid. He stated that for the next meeting, the Commission needs to digest and decide if this map is what they want it to be for the Comprehensive Plan.

COMMUNICATIONS: NONE

UPDATES:

3. Hallberg RV Storage Facility Site Plan and Setback Variance approved by the City Council

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE AUGUST 24, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:41 PM.

Voting Aye:	*Murdock, West, Teel, and Lobermeier*
Voting Nay:	*None*
Abstain:	*None*
Absent:	*Carr*

UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 14, 2021
7:00PM

CALL TO ORDER:
Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 14, 2021 to order at 7:20 PM

CALL OF ROLL:
On a Call of the Roll the following members of the Wyoming Planning Commission were present: Kevin Teel, and Katie West.

ABSENT: Roger Carr, Bryan Murdock and Mark Lobermeier,

Also Present: City Administrator Robb Linwood, and Mark Erichson, City Engineer, WSB

DETERMINATION OF A QUORUM:

No quorum of planning commission members were present. The September 14, 2021 Meeting agenda was continued to the September 28th, 2021 Regular Meeting of the Wyoming Planning Commission

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

COMMISSIONER MEMBER TEEL ADJOURNED THE, "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:22PM.

Voting Aye:	*West, Teel, and*
Voting Nay:	*None*
Abstain:	*None*
Absent:	*Carr, Lobermeier and Murdock*

CITY OF WYOMING
Planning Commission

TO:	**Planning Commission**
FROM:	**Tom Ramler-Olson, City Planner** **Fred Weck**
MEETING DATE:	**September 14, 2021**
RE:	**Preliminary Plat Review**
APPLICANT/OWNER:	**Beckmann Custom Homes, LLC**
PROPERTY:	**PID R21.00040.01, R21.00040.02, R21.00040.03, R21.00040.04, R21.00040.05, R21.00040.06**
FILE NO.:	**D-21-010**

Requested Action

Beckmann Custom Homes, LLC ("applicant") is requesting preliminary plat review of a proposed subdivision. The preliminary plat submitted by the applicant shows a three-lot subdivision at the western terminus of 261st Street west of Interstate 35. The property has a combined area of 2.89 acres and contains a wetland to the northwest.

In 2006, this property was platted to have six (6) parcels with right-of-way for an extension of Emerald Ave that would meet 261st Street. In April 2021, the City reviewed a sketch plan of the subdivision which showed ten (10) lots instead of the original six. Between 2006 and this year, rules governing development near wetlands were expanded to require a 20-foot setback from a delineated wetland edge. This change and other issues prompted the latest 3-lot configuration for the proposed subdivision. Another change with this proposal is the proposed vacation of the right-of-way that accommodates the extension of Emerald Ave. Instead, 261st Street would terminate in a cul-de-sac at the property's eastern edge and have an area of approximately 17,350 square feet or 0.40 acres. The ROW vacation will not be heard until final plat review.

Staff Recommendation

Based on analysis against the requirements of Article III, Division 2, of the City of Wyoming Subdivision Ordinance, staff recommends tabling consideration of the proposed preliminary plat. Staff is generally supportive of the three-lot subdivision and the cul-de-sac. However, we recommend delaying consideration until the applicant has satisfactorily addressed all staff comments detailed in the analysis below.

General Staff Review

The following describes the zoning and land use of surrounding properties.

Direction	Subject property is R3, Single Family Residential
North	Undeveloped, wetland
West	Undeveloped, wetland
South	R1, Rural Residential I
East	R3, Single Family Residential

General Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The Applicant previously submitted a sketch plan for City review and comment. Following that review, the Applicant has now advanced to the second step which is preliminary plat.

Comprehensive Plan Designation

The subject property is guided Lower-Density Suburban Neighborhoods in the City's Comprehensive Plan. The Lower-Density Suburban Neighborhoods land use category is described as follows:

"The Lower Density Suburban Neighborhoods Areas are locations that can be subdivided and economically served with either public or private shared wastewater treatment systems. Parcels for single-family housing in the Lower Density Suburban Neighborhoods should be in the range of 9,000 to 18,000 square feet. These neighborhoods may also include types of housing that have more than one dwelling per building and have an outdoor entrance for each dwelling, such as townhouses."

Lots 1 and 2 have lot areas of 42,800 square feet and 42,322 square feet, respectively; Lot 3 is at about 23,673 square feet. The area of Lot 1 is diminished by the wetland, which consumes about 25,000 square feet, leaving about 18,000 square feet. The area of Lot 2 is also reduced by 3,700 square feet, which is still leaves about 40,000 square feet. Lots 2 and 3 greatly exceed the maximum lot area for the land use category of the project area. However, they will be served by municipal sewer and water.

Zoning

The lots are currently in the Single Family Residential District (R3). The purpose of this district is to establish an area of one-family residential buildings served by public sewer and water lines. The applicant is not proposing a change to the existing zoning district designation.

Unless approved as a PUD, conforming lots in the R3 District are required to have the following minimum dimensional standards:

Existing Zoning District Requirements

Zoning District	Lot Width	Lot Depth	Lot Size	Front Yard Setback	Side Yard Setback	Rear Yard Setback

R3	100 feet (215 on corner lots)	150 feet (not more than 4x the width)	15,000 square feet	30 feet from road ROW	10 feet (principal building)	35 feet (principal building)

The proposed lots meet all R-3 dimensional standards.

Utilities

There is existing watermain and sanitary sewer available within 261st Street to serve the proposed lots. The development is proposing extending the 8-inch watermain and 8-inch sanitary sewer into the cul-de-sac to serve the three proposed lots. A portion of 261st Street will require removal of asphalt pavement with the curb likely be saved. The roadway will require curb to curb pavement section replacement where disturbed by proposed utility construction. This was reflected on previous plans; however it is not shown on the current plan.

Roads and Traffic

The preliminary plat shows 261st Street terminating within the project area as cul-de-sac bulb. Staff is comfortable with the proposed cul-de-sac rather than the road making the through connection. 261st Street is an urban section and they are proposing a rural section for the cul-de-sac which is not a common practice. The applicant is choosing to move forward with the rural section cul-de-sac to likely meet their stormwater requirements given the lack of room for traditional stormwater management practices with an urban section roadway. Staff would like the applicant to evaluate installing an urban section consistent with the roadways leading into the development.

Grading

The applicant has not included a grading plan, but rather linework of the swale bottom and side slopes that follow the perimeter of the pond. It appears the swale will carry around the cul-de-sac and discharge into the wetland at the northern portion of the cul-de-sac. If the swale was at 1% grade the swale would be deeper at the outlet side by greater than 2-foot and the linework shown would not be reflective of what the grading would actually look like. The grading plan should also show the outlet swale adjacent to the neighboring property to ensure there are not impacts to this adjacent property.

Building type (slab on grade, look out, walk out, full basement) should be identified on the grading plan along with appropriate elevations to ensure adequate freeboard is provided from the 100-year high water level of adjacent wetlands.

Drainage/Natural Resources/Wetlands

A wetland delineation of the property was approved in 2020. The applicant has submitted a request for a De Minimis exemption to fill 240 square feet of wetland on Lot 1 and for an additional 1,253 square foot non-fill impact to the wetland, also on Lot 1. A condition of approval of the

preliminary plat will require that that De Minimis application be approved prior to review of the final plat.

The following is a summary of the drainage requirements. Additional comments on the design of the drainage system are noted on the plans reviewed and will be provided to the applicant.

- The site is outside of Comfort Lake Forest Lake Watershed District (CLFLWD) and does not require a permit through CLFLWD.
- The drainage report has not been submitted meeting the City requirements. The updates to the plans require updating the drainage report to show compliance with the City's Stormwater requirements including:
    - A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
    - Peak discharge rates from each point of site discharge may not increase from the pre-development condition for the 2-, 10-, and 100-year storm events.
    - The discharge volume may not increase from the pre-development condition for the 2-year storm event.
        - The volume standard must be met with a volume reduction practice (infiltration/water reuse) if feasible onsite.
        - If volume reduction practices are not feasible onsite, the applicant may use a different stormwater BMP however the volume conversion factors listed in Table 2.3.2 of the CLFLWD Stormwater Management rules must be applied to calculate the total required volume.
    - In order to show compliance with water quality requirements, the applicant must demonstrate the BMP is destined to capture the stormwater runoff volume of the 2-year storm event.
        - See CLFWD's Stormwater Management rules for order of preference in BMP selection which is adopted by the City.
    - The lowest building floor elevation must be 2 feet above the 100-year HWL of onsite BMPs.
        - Building elevations should be included on the plans to confirm freeboard requirements.
    - Any proposed storm sewer should be designed for a 10-year rainfall event.
- Development is outside of the 100-year floodplain, so there are no floodplain requirements.

Next Steps

If the application is not tabled the City Council will review the Planning Commission's Preliminary Plat recommendation at the next regularly scheduled meeting. In order to formally subdivide the property, the applicant will need to follow the final platting process set forth by the Subdivision Ordinance. After the approval of the preliminary plat, the applicant will need to submit the final plat for consideration. Concurrent with that review will be the request to vacate the ROW that was established to accommodate Emerald Ave.

City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

PRELIMINARY PLAT
SUBDIVISION APPLICATION

A Preliminary Plat Application is filed after the Planning Commission has reviewed the Sketch Plan Application for the proposed subdivision. The application is reviewed by the Plat Review Committee and then forwarded on to the Planning Commission for a public hearing. After the public hearing the application is considered by the City Council.

Applicant(s): Name(s) Beckmann Custom Homes, LLC

Address 15827 Madison St. NE

City Ham Lake State MN Zip 55304

Work and home phone numbers 612-599-6141 Email Beckmanncustomhomes@gmail.com

Owner(s): (if other than Applicant(s)) - Same as Applicant

Name(s)_____

Address_____

City_____ State_____ Zip_____

Work and home phone numbers_____ Email_____

Signature of owner(s)_____ Date_____

Legal description of property: Proposed Replat of Diamond Ridge - part of SW 1/4 of Sec. 19, T. 33N, R 21W

Property Identification Number R.21. Not Assigned Yet

Present use of property: Unimproved

Proposed use of property: Single Family Residential

Present zoning of property: R3 Single Family Residential

Total acreage of property: 2.89 acres (3 lots and R/W) + 56.16 acres (outlot)

Total acreage in wetlands or floodplain: 0.66 acres wetland (lots) + 56.16 acres wetland (outlot)

Number of proposed lots: 3 Lots

Acreage of proposed parkland dedication: 0 acres

__11 full size copies of the proposed preliminary plat.

__2 reduced copies (no larger than 11 X 17).

__A copy of proposed protective covenants, if applicable.

__Grading, drainage and erosion control plans.

__Septic site evaluation reports.

__Wetlands delineation report.

__Applications for any necessary variances, conditional use permits, or rezoning.

__Copies of permit application submittals to all agencies with jurisdiction over wetlands or water bodies and channels on the development site.

__ List of any special assessments.

__Environmental Assessment Worksheet, if necessary.

Signature of Applicant(s) Charles L Beckmann Date 8-23-21

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.

A public hearing can be scheduled only after a complete application has been received.

****

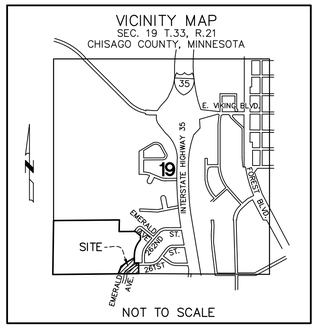
Application # D-21-010 OFFICE USE ONLY Date Application Received 8/23/21

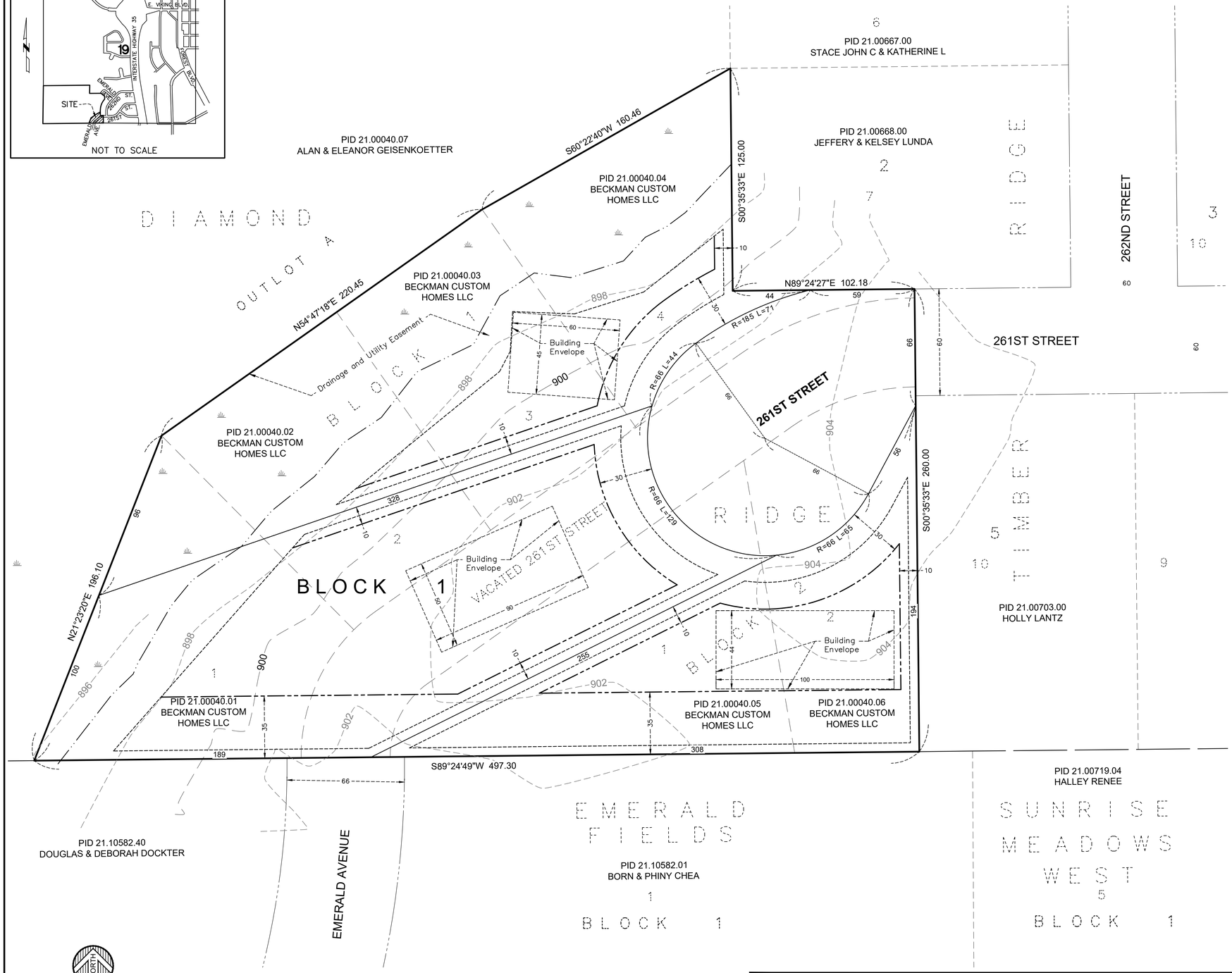
Date Complete Application Received 8/23/21 120 Days 12/21/21 By: [illegible] Official

$450.00 + $70.00/Lot + Consultant Escrow = Total Date Paid 8/23/21 Check # —

Consultant Escrow $1,000.00 without improvements; $10,000.00 with improvements + $500.00 per lot for 30 or more lots.

PRELIMINARY PLAT
RE-PLAT OF DIAMOND RIDGE





PROPERTY DESCRIPTION:

Lots 1, 2, 3 and 4, Block 1 and Lots 1 and 2 Block 2, DIAMOND RIDGE according to the plat thereof Chisago County, Minnesota, and vacated 261st Street in said plat.

SURVEY NOTES:

1. Orientation of this bearing system is based on the Chisago County Coordinate System NAD83 (1996 adj.)
2. No address has been assigned to these properties.
3. Existing Total Acreage: = 126,145 Sq. Ft. or 2.89 Acres
4. Proposed Lot Area Summary:
   Lot 1, Block 1: 42,800 Sq. Ft. or 0.98 Acres - Buildable Area = 6,573 Sq. Ft. or 0.15 Acres
   Lot 2, Block 1: 42,322 Sq. Ft. or 0.97 Acres - Buildable Area = 22,768 Sq. Ft. or 0.52 Acres
   Lot 3, Block 1: 23,673 Sq. Ft. or 0.54 Acres - Buildable Area = 8,031 Sq. Ft. or 0.18 Acres
   Dedicated Right of Way: 17,350 Sq. Ft. or 0.40 Acres
5. Property zoned as (R-3) Single Family Residential, (per City of Wyoming Zoning Map)
   Minimum Requirements:(per City of Wyoming City Code)
   Lot Size: 15,000 Sq. Ft.
   Lot Depth: 150 Feet
   Lot Width: 100 feet at building setback line
6. Building Setbacks (per of City of Wyoming City Code)
   Front Yard Regulations: 30 feet from right of way
   Side Yard Regulations: Principal Building/Accessory Building/Driveway =10 feet/3 feet/5 feet
   Rear Yard Regulations: Principal Building/Accessory Building = 35 feet/3 feet
7. Elevations shown are per the NAVD88 datum.
   Benchmark: MnDOT Geodetic Monument 1380 BT- Elev=911.18 NAVD88
8. The subject property lies within Zone X, areas of determined to be outside the 0.2% annual chance floodplain. per FEMA Flood Insurance Rate Map No. 27025C0350D, Community No. 270076, effective date April 17, 2012.

OWNER
BECKMANN CUSTOM HOMES LLC
PO BOX 126
ANDOVER, MN 55304
612-599-6141

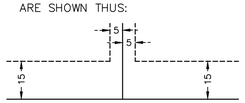
SURVEYOR/ENGINEER
WIDSETH
P.O. BOX 37
FOREST LAKE, MINNESOTA 55025
(651) 464-3130

WETLAND SPECIALIST
WIDSETH
610 FILMORE ST.
ALEXANDRIA, MINNESOTA 55308
(320) 762-8149

LEGEND

- WETLAND SYMBOL
- LOT LINE
- RIGHT OF WAY EXISTING
- BOUNDARY LINE
- SECTION LINE
- LOT LINE PROPOSED
- EASEMENT LINE
- EDGE OF DELINEATED WETLAND
- BUILDING SETBACK LINE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 15 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THIS PLAT.

DATE:	August 23, 2021
SCALE:	AS SHOWN
DRAWN BY:	SLD
CHECKED BY:	SK
FILE NUMBER:	2020-10572

DATE	AMENDMENTS	BY

PREPARED FOR: **BECKMANN CUSTOM HOMES LLC**

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT 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.

Shawn M. Kupcho L.S. DATE: 8/23/21 LIC. NO. 49021

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

261ST STREET CUL-DE-SAC IMPROVEMENTS

WYOMING, MINNESOTA

CHISAGO COUNTY

CITY OFFICIALS

MAYOR:	LISA IVERSON
CITY COUNCIL:	LINDA NANKO YEAGER DENNIS SCHILLING CLAIRE LUGER BRETT OHNSTAD
PUBLIC WORKS SUPERINTENDENT:	CHARLES ALMHJELD
CITY ADMINISTRATOR	ROBB LINWOOD

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET
C1.1	PLAN LEGEND
C2.0	DETAILS
C2.1	DETAILS
C3.0	SWPPP MAP
C3.1	SWPPP NARRATIVE
C3.2	EROSION CONTROL PLAN
C4.0	SITE PLAN
C5.0	UTILITY PLAN & PROFILE

THIS PLAN CONTAINS 9 SHEETS

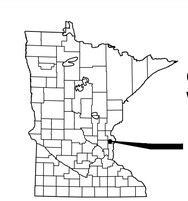
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: _____ Typed or Printed Name: Timothy M. Houle

Date: _____ License No.: 25132

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATON "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.



CHISAGO COUNTY
WYOMING, MN

PROJECT LOCATION

GOPHER STATE ONE CALL
1-800-252-1166

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TIMOTHY M. HOULE DATE: 8/23/2021 LIC.NO. 25132

DATE	REV#	REVISIONS DESCRIPTION	BY
			ADB

DATE: AUGUST, 2021
SCALE: AS SHOWN
DRAWN BY: PMB
CHECKED BY: ERY
JOB NUMBER: 2020-10572

DIAMOND RIDGE REPLAT - 261st STREET CUL-DE-SAC
BECKMANN CUSTOM HOMES
WYOMING, MN

TITLE SHEET

SHEET NO.
C1.0

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SURVEY MONUMENTS

- BENCH MARK
- FOUND CIM
- FOUND CPNT.
- FOUND JLM
- FOUND LATH
- FOUND PIPE
- FOUND READING
- STAKED CIM
- STAKED CPNT.
- STAKED JLM
- STAKED PIPE

EXISTING TOPO SYMBOLS

- AC UNIT
- FENCE POST
- FLAG POLE
- GUARD POST
- GUY ANCHOR
- GUY POLE
- HANDICAP SYMBOL
- MAILBOX
- SHRUB
- SIGN DOUBLE POST
- SIGN SINGLE POST
- TREE CONIFER
- TREE DECIDUOUS
- TREE STUMP
- TV DISH
- WETLAND SYMBOL
- YARD LIGHT

EXISTING UTILITY MUNICIPAL SYMBOLS

- APRON
- LIFT STATION
- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM CATCH BASIN
- STORM INLET

EXISTING UTILITY MUNICIPAL SYMBOLS (cont.)

- STORM MANHOLE
- WATER CURB STOP
- WATER HANDHOLE
- WATER HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER WELL
- UTILITY SIZE & TYPE

EXISTING UTILITY PRIVATE SYMBOLS

- ELEC GROUND LIGHT
- ELEC HANDHOLE
- ELEC LIGHT POLE
- ELEC MANHOLE
- ELEC METER
- ELEC PEDESTAL
- ELEC POLE
- ELEC SIGNAL
- ELEC TRANSFORMER BOX
- GAS METER
- GAS VALVE
- LP TANK
- TELE HANDHOLE
- TELE MANHOLE
- TELE PEDESTAL
- TELE POLE
- TV HANDHOLE
- TV PEDESTAL

SOIL BORING SYMBOLS

- LASER-INDUCED FLUORESCE BORING
- LYSIMETER
- MONITOR WELL
- PERC TEST
- PIEZOMETER
- RECOVERY WELL
- SOIL BORING
- SOIL VAPOR POINT
- VAPOR SURVEY POINT

PROPOSED UTILITY MUNICIPAL SYMBOLS

- APRON PROPOSED
- SANITARY CLEANOUT PROPOSED
- SANITARY LIFT STATION PROPOSED
- SANITARY LIFT STATION VALVE MANHOLE PROPOSED
- SANITARY MANHOLE PROPOSED
- SANITARY PLUG PROPOSED
- STORM CATCH BASIN PROPOSED
- STORM MANHOLE PROPOSED
- WATER 11 1/4° BEND PROPOSED
- WATER 22 1/2° BEND PROPOSED
- WATER 45° BEND PROPOSED
- WATER 90° BEND PROPOSED
- WATER CAP PROPOSED
- WATER CROSS PROPOSED
- WATER CURB STOP PROPOSED
- WATER HYDRANT PROPOSED
- WATER REDUCER PROPOSED
- WATER SLEEVE PROPOSED
- WATER TEE PROPOSED
- WATER VALVE PROPOSED

PROPOSED UTILITY PRIVATE SYMBOLS

- ELEC LIGHT POLE PROPOSED

EROSION CONTROL SYMBOLS

- SURFACE DRAINAGE ARROW
- STORM DRAIN INLET PROTECTION

TRAFFIC CONTROL DEVICES & SYMBOLS

- TRAFFIC CONTROL SIGN (1 POST)
- TRAFFIC CONTROL SIGN (2 POST)
- TYPE III BARRICADE
- DRUM CHANNELIZER
- FLASHING ARROW OR MESSAGE BOARD

EXISTING TOPOGRAPHIC LINES

- CENTER LINE
- EDGE OF WOODS
- FENCE BARB WIRE
- FENCE CHAIN LINK
- FENCE WOOD
- FORCEMAIN
- OVERHEAD CABLE TV
- OVERHEAD ELECTRIC
- OVERHEAD TELE
- RAILROAD
- RETAINING WALL
- SANITARY SEWER
- SANITARY SEWER SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- UNDERGROUND CABLE TV
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELE
- WATERMAIN
- WATERMAIN SERVICE
- WETLAND EDGE

R/W, LOT & EASEMENTS LINES

- BUILDING SETBACK LINE
- LOT LINE PROPOSED
- EASEMENT LINE
- EASEMENT LINE PROPOSED
- LOT LINE
- MNDOT CONTROLLED ACCESS LINE
- RIGHT OF WAY EXISTING
- RIGHT OF WAY PROPOSED

PROPOSED CONSTRUCTION LINES

- FENCE CHAIN LINK PROPOSED
- FENCE WOOD PROPOSED
- FENCE BARB WIRE PROPOSED
- FORCEMAIN PROPOSED
- SANITARY SEWER PROPOSED
- SANITARY SERVICE PROPOSED
- STORM SEWER PROPOSED
- STORM SEWER DRAIN TILE PROPOSED
- WATERMAIN PROPOSED
- WATERMAIN SERVICE PROPOSED

EROSION CONTROL LINES

- BALE CHECK
- BIO ROLL
- SILT FENCE
- SILT FENCE TYPE HEAVY DUTY
- SILT FENCE TYPE MACHINE SLICED
- SILT FENCE TYPE PREASSEMBLED
- FLOTATION SILT CURTAIN

HATCH PATTERN AND SHADING LEGEND

- RANDOM RIPRAP
- SOD
- SEED
- HYDRAULIC STABILIZER
- EROSION CONTROL BLANKET
- TEMP. ROCK CONSTRUCTION ENTRANCE
- BUILDING WALL HATCH
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- EASEMENT PATTERN

DOCUMENTATION SYMBOLS

A / 2A — SECTION ARROW - SECTION NUMBER TOP; PAGE OF SECTION BOTTOM

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PLAN LEGEND

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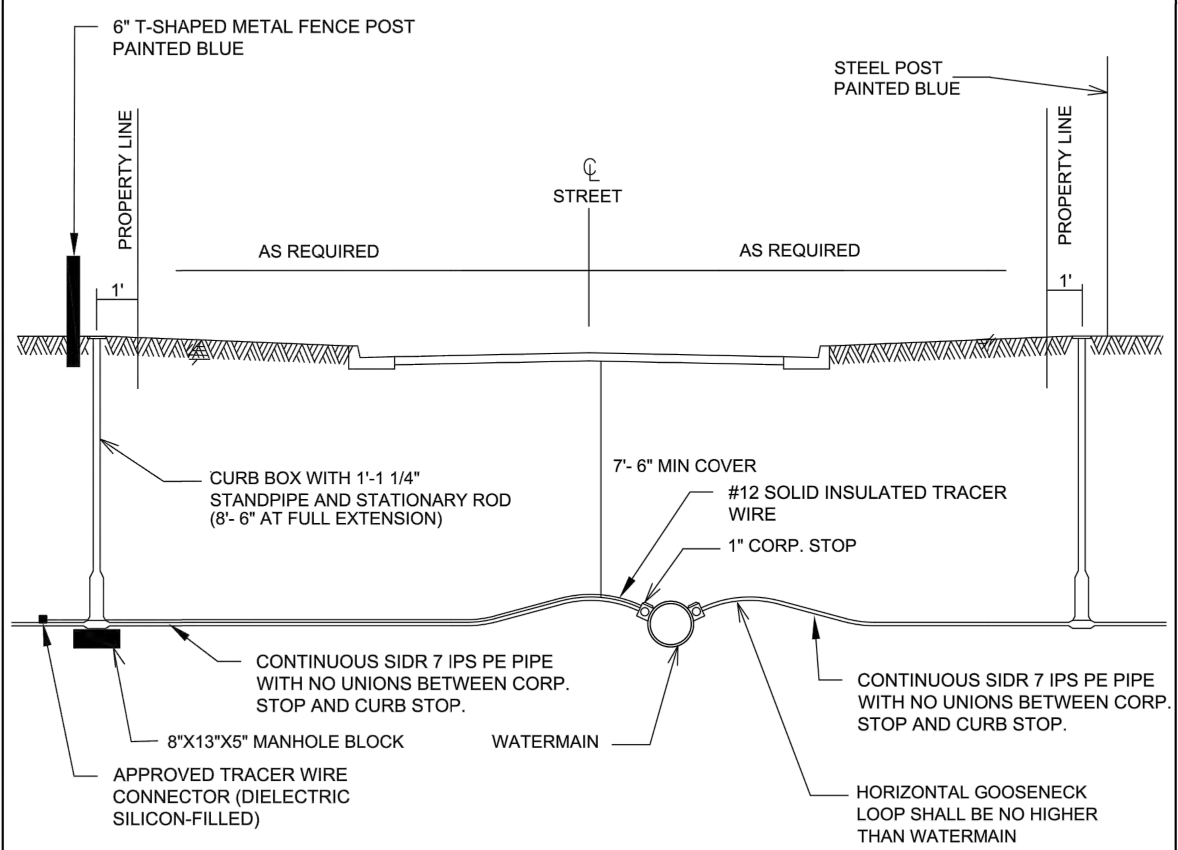
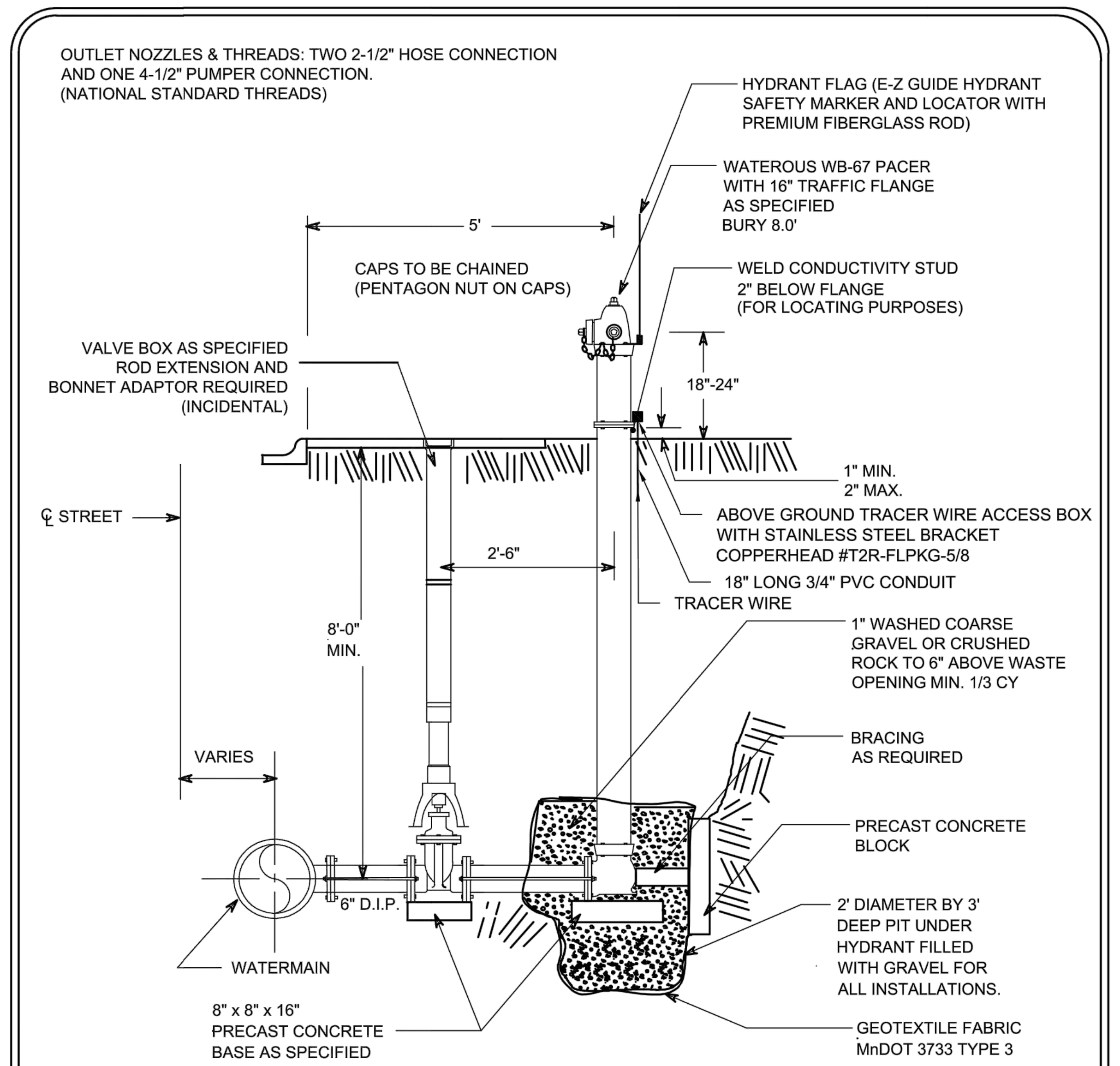
C1.1



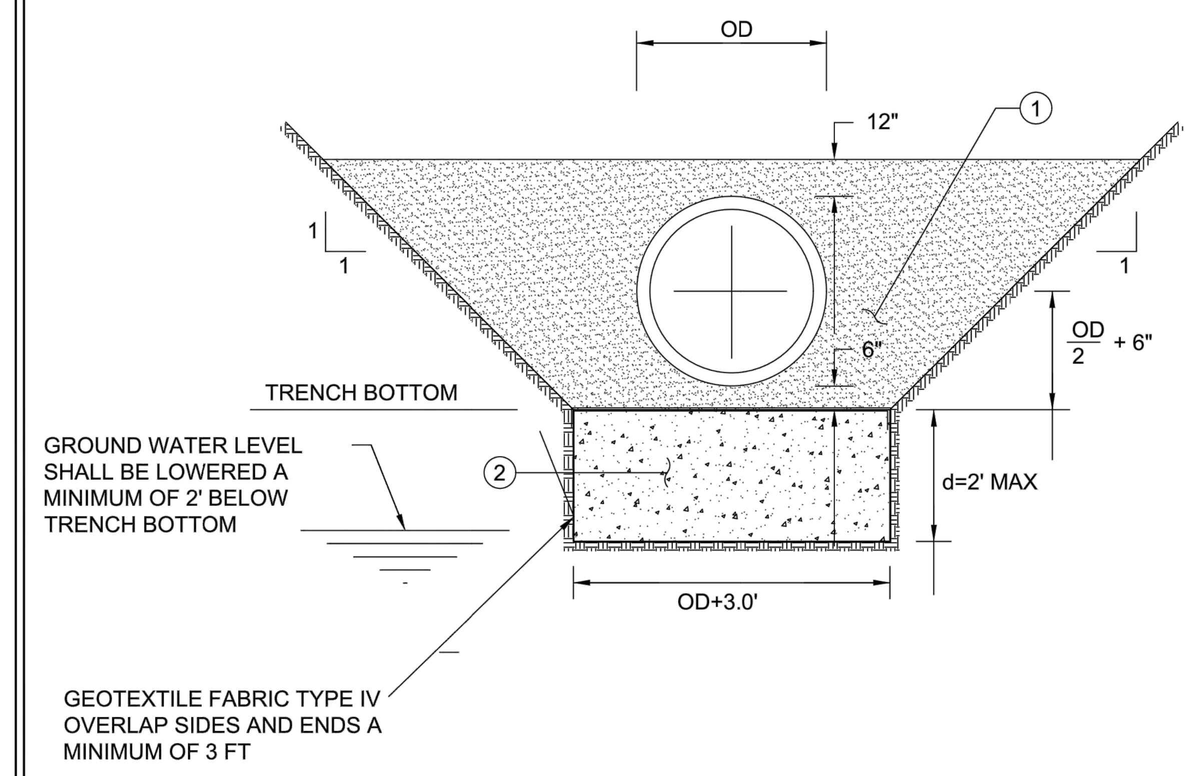
NOTES:
1. CURB BOXES INSTALLED IN AREAS WHERE BOULEVARD IS TO BE CUT AT A LATER DATE SHALL BE INSTALLED AT DEPTH REQUIRED, CURB BOX EXTENTION FOR BOXES EXCEEDING 7.5' IN LENGTH ARE TO BE BID AT CONTRACT PRICE AND SHALL INCLUDE STACK COUPLINGS, CONNECTIONS, ETC.
2. CURB BOXES LOCATED IN DRIVEWAYS, WALKS OR PARKING LOTS SHALL UTILIZE THE FORD MINNEAPOLIS PATTERN CURB BOXES A-1 OR CITY APPROVED EQUIVALENT.
3. CORP. STOPS SHALL BE FORD BALLCORP FB600-4 AND CURB STOPS SHALL BE FORD BALL VALVE B22-444M OR CITY APPROVED EQUIVALENT.
4. TYPICAL WATER SERVICE 1" TO 2 1/2" POLYETHYLENE (AS DIRECTED BY THE ENGINEER.

Special Details		
TYPICAL WATER SERVICES FOR WATERMAIN	Date: 03-01-10 Revised: 03-16-20	WY-W-2



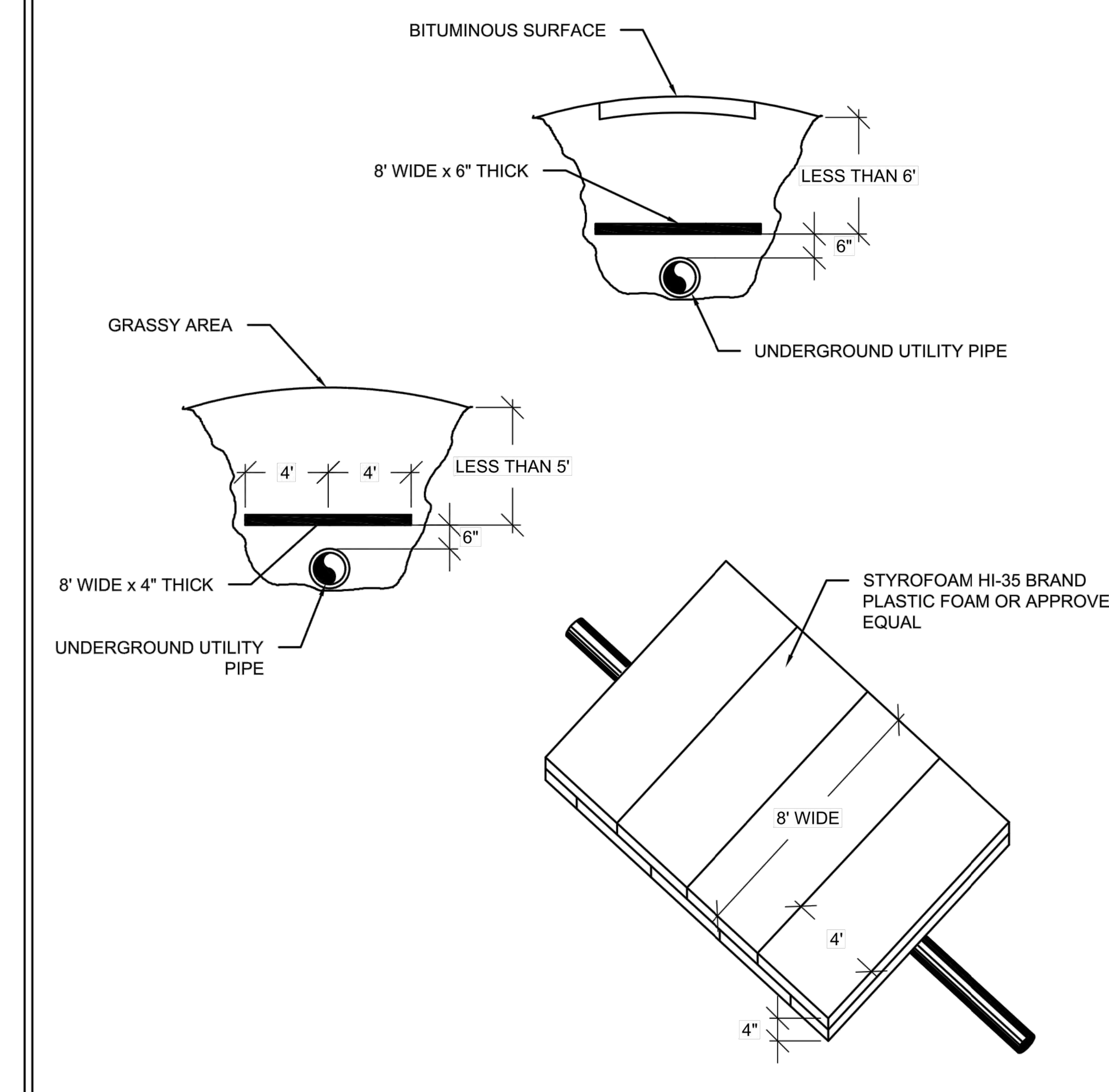
NOTES:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BASE COURSE OF BITUMINOUS IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURER'S STANDARDS.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" TIE RODS. TIE ROD SHALL EXTEND FROM TEE TO VALVE AND VALVE TO HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIED RODS.
3. HYDRANTS SHALL HAVE A 16" BREAK OFF TRAFFIC FLANGE
4. ALL RODS AND RETAINERS TO BE COATED WITH BITUMASTIC.
5. YELLOW "OUT OF ORDER" TAG TO BE INSTALLED ON THE PUMPER CONNECTIONS AFTER BACKFILL.
6. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
7. ALL WATERMAIN BOLTS SHALL BE CORE-BLUE OR APPROVED EQUAL.

Special Details		
TYPICAL HYDRANT INSTALLATION	Date: 03-01-10 Revised: 03-16-20	WY-W-1



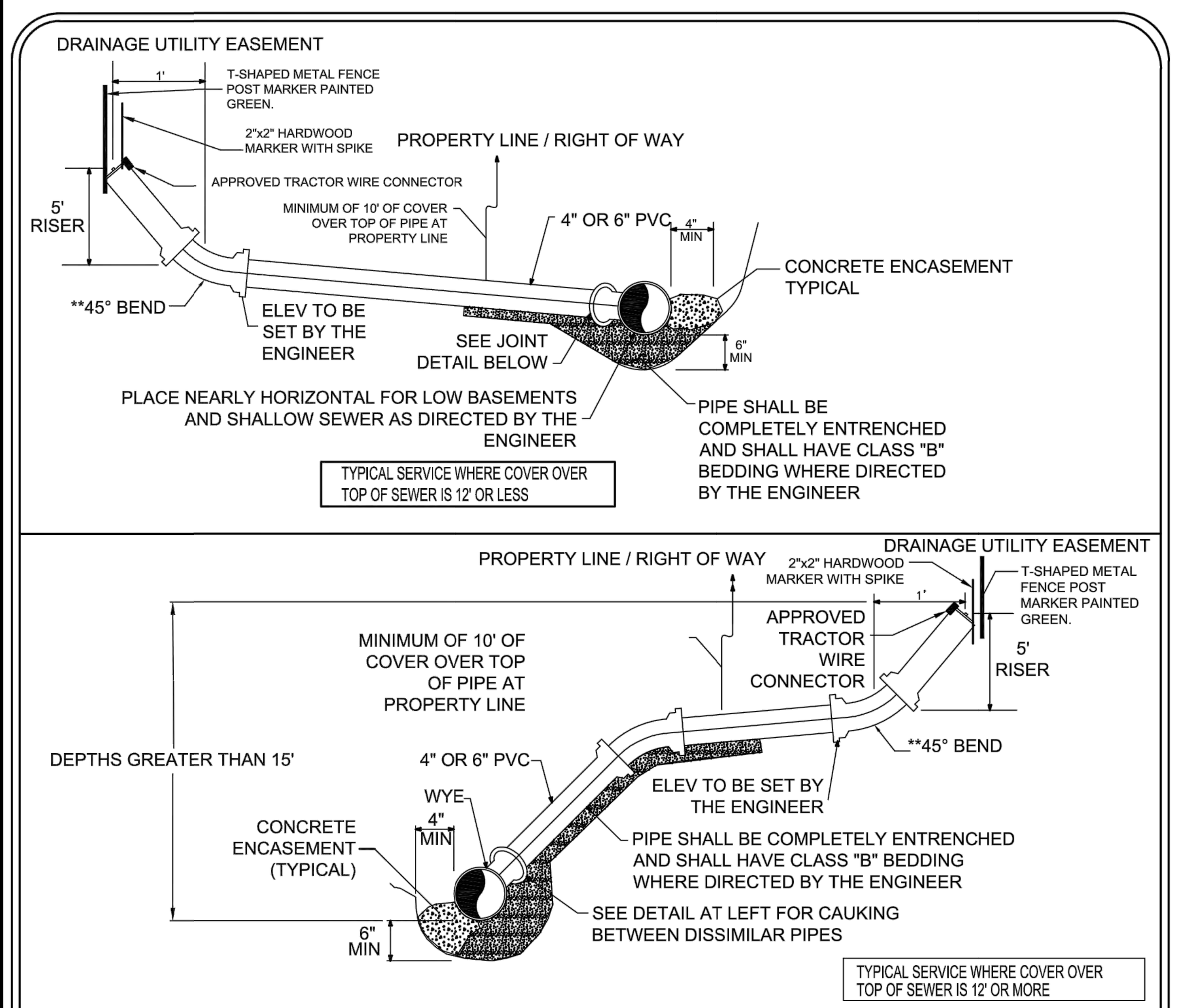
1. GRANULAR PIPE BEDDING MATERIAL (MNDOT SPEC 3149.2F) (INCIDENTAL)
2. 1½" CLEAR AGGREGATE BEDDING. TO BE USED ONLY IN AREAS AS DIRECTED BY ENGINEER. (NO PAYMENT WILL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER). GEOTEXTILE FABRIC TYPE IV CONSIDERED INCIDENTAL.

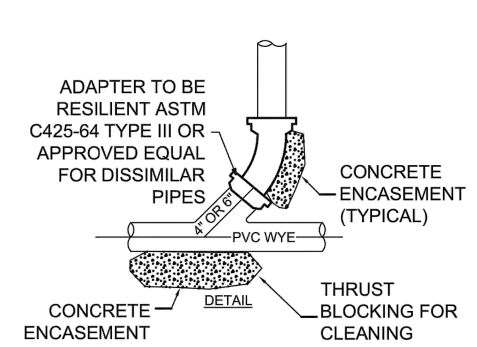
Special Details		
PVC PIPE BEDDING DETAIL	Date: 02-18-15 Revised: 03-16-20	WY-SS-7



NOTE:
UNDERGROUND UTILITY PIPE CROSSING 8'x8'x4" THICK CENTERED OVER PIPE

Special Details		
INSULATION DETAIL	Date: 03-01-10 Revised: 03-16-20	WY-W-9



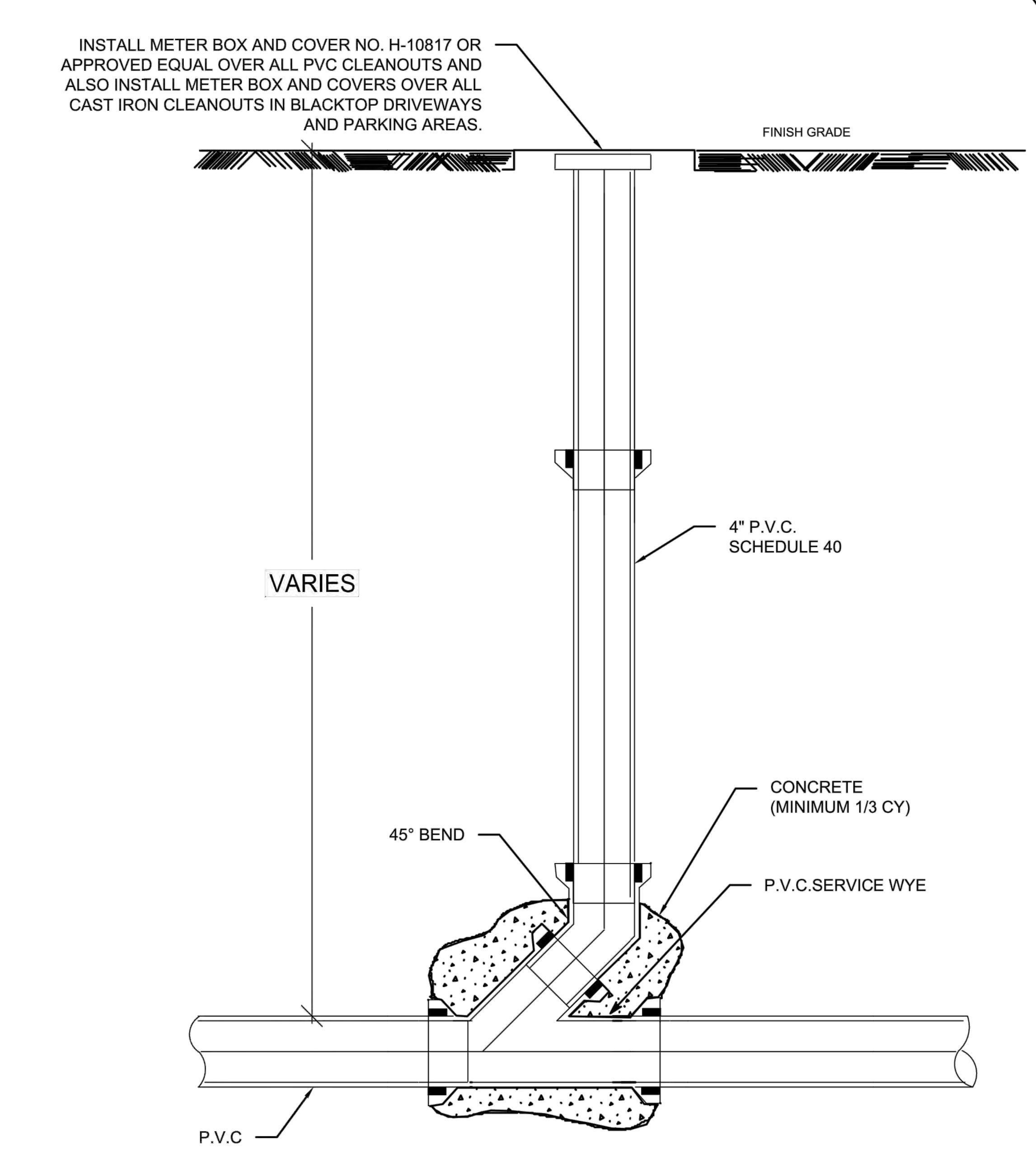


NOTES:
CIP = EXTRA STRENGTH CAST IRON SOIL PIPE.

PVC = POLY-VINYL CHLORIDE SDR 26

1. ALL SERVICE CONNECTIONS INCLUDING NECESSARY BENDS AND SPECIAL FITTINGS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER LINEAR FOOT OF 4" OR 6". NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR CONCRETE ENCASEMENT OR PIPE BEDDING.
2. ALL SERVICE CONNECTIONS SHALL TERMINATE AT THE PROPERTY LINE OR AS SPECIFIED.
3. SERVICE STRUB SHALL BE PLUGGED AND MARKED WITH A 4"x4" TIMBER PROTUDING 3' OUT OF THE GROUND PAINTED GREEN.

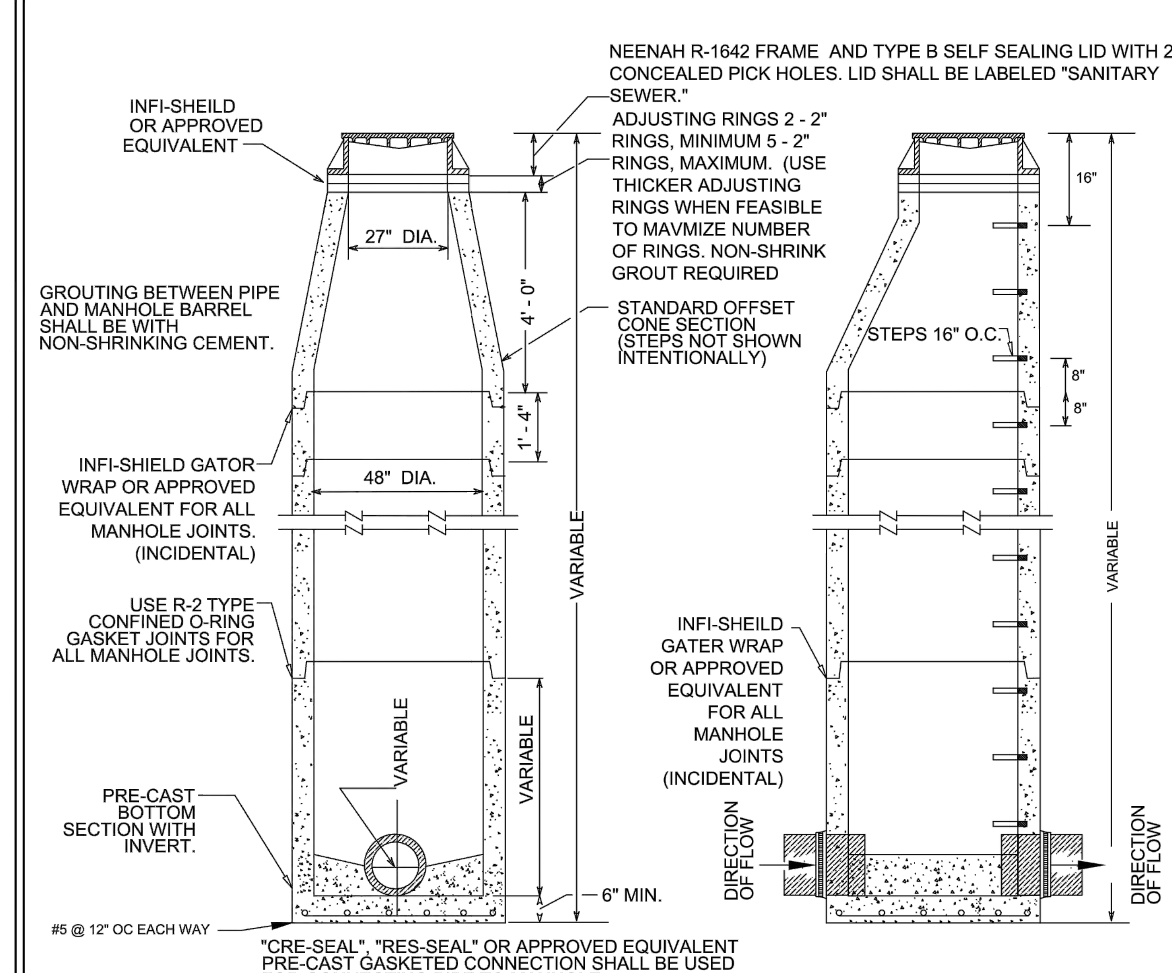
Special Details		
TYPICAL SERVICE CONNECTION FOR SANITARY SEWER	Date: 03-01-10 Revised: 03-16-20	WY-SS-4



NOTES:
1. 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 ACCOMODATE CONSTRUCTION SHALL BE INCLUDED IN THE CLEANOUT BID ITEM.
2. INSTALL EVERY 75 FEET OR AS DIRECTED BY ENGINEER

Special Details		
SANITARY SEWER SERVICE CLEANOUT	Date: 03-01-10 Revised: 03-16-20	WY-SS-3

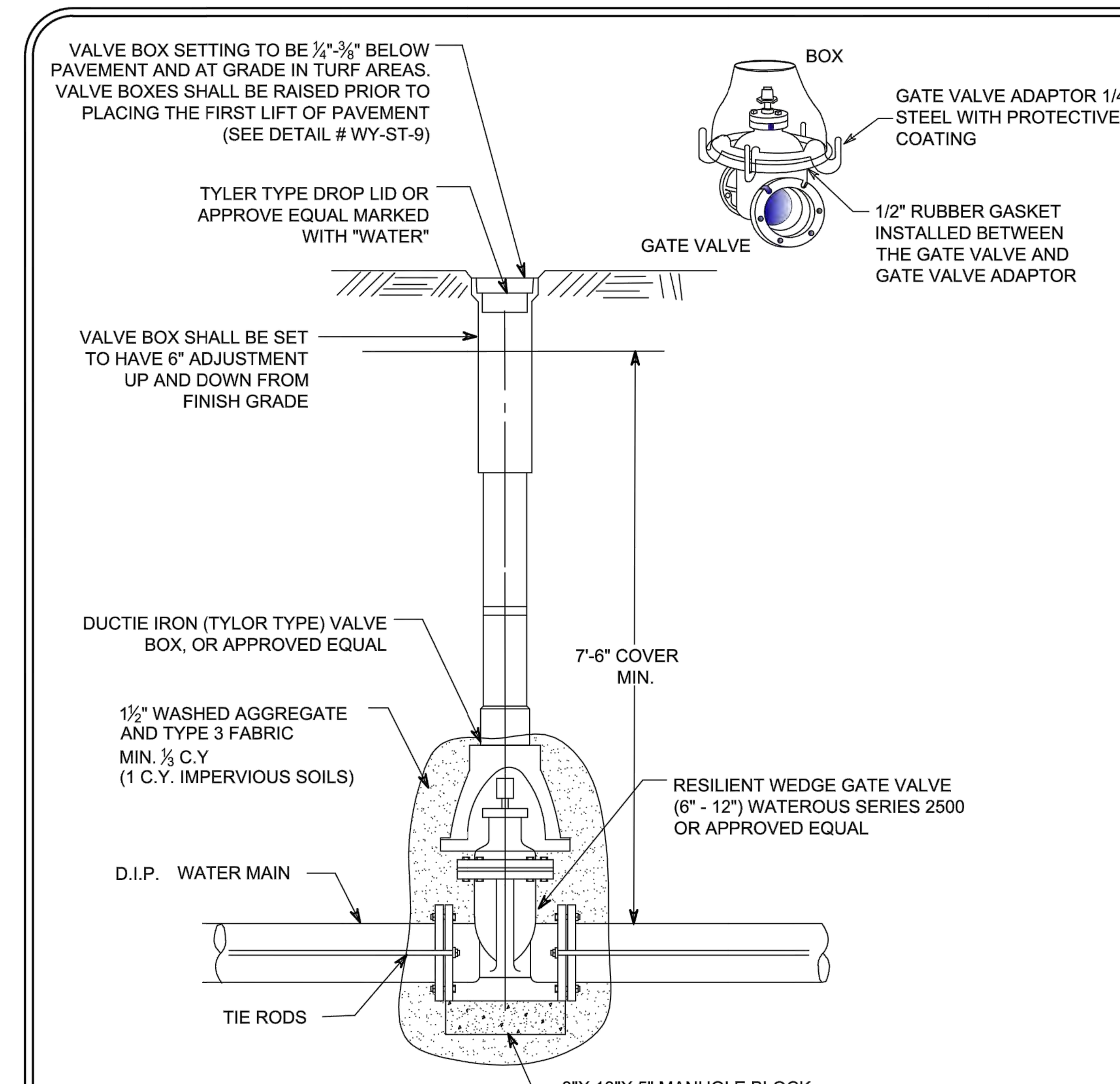
MANHOLES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.



NO SCALE

NOTES:
1. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED
2. MANHOLE STEPS SHALL BE CAST IN ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF MANHOLE
3. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
4. MANHOLE COVERS SHALL BE CAST WITH THE WORDS "SANITARY SEWER"
5. THE INITIAL & FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCLUDED IN THE UNIT PRICE BID FOR CASTING THE ASSEMBLY
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLES.
8. ALL MANHOLES TO HAVE INFI-SHIELD OR ENGINEER APPROVED EQUIVALENT EXTERNAL MANHOLE CHIMNEY SEAL OR AS APPROVED BY ENGINEER.
9. MARKING POST SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AT ALL MANHOLES LOCATED OUTSIDE OF THE STREET SECTION.
10. SERVICES SHALL NOT ENTER THE MANHOLES UNLESS APPROVED BY THE CITY ENGINEER.

Special Details		
STANDARD MANHOLE FOR SANITARY SEWER	Date: 03-01-10 Revised: 03-16-20	WY-SS-1



NOTES:
1. GATE VALVES SHOULD BE USED ON 6" THROUGH 12" WATERMAIN.
2. VALVE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER.
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALLOW A 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE NUT AFTER INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH 3/4" THREADED TIE RODS TO THE MAIN. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
5. THE HEIGHT OF THE CAST IRON OR DUCTILE IRON ADJUSTMENT RING IS DETERMINED BY THE THICKNESS OF THE WEAR COURSE.
6. CAST IRON OR DUCTILE IRON ADJUSTMENT RINGS TO BE INSTALLED AS PER MANUFACTURE'S RECOMENDATION.
7. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

Special Details		
VALVE BOX INSTALLATION	Date: 03-01-10 Revised: 03-16-20	WY-W-3

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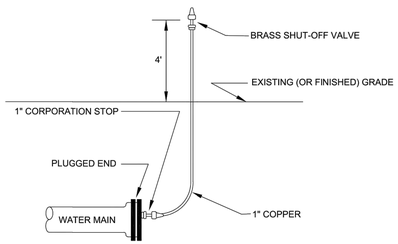
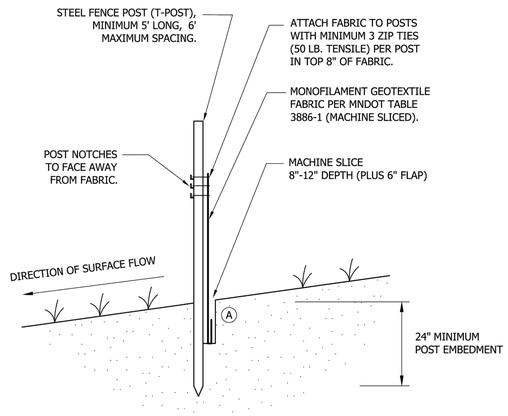


NOTE:
1. RE-USE EX.AIR BLEED LINES AND PLUGS ON PROPOSED STUBS. INSTALLATION TO BE MADE AT NO ADDITIONAL COMPENSATION. FURNISH NEW GASKETS WHERE REQUIRED.
2. NEW LINES WILL BE PAID FOR AT UNIT PRICE BID FOR 1" COPPER AND 1" CORPORATION STOP, AS SPECIFIED. ALL OTHER WORK TO BE INCIDENTAL TO THE PROJECT.
3. TO BE REMOVED AFTER TESTING AND/OR PRIOR TO FREEZE-UP. INSTALL BLOCKING AT PLUGGED END AFTER COPPER REMOVAL.

TEMPORARY AIR BLEED INSTALLATION DETAIL	Special Details		
	Date: 03-01-10	Revised: 03-16-20	WY-W-6

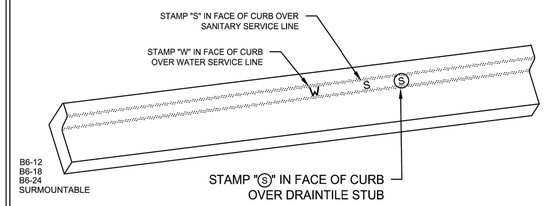


NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY-DUTY (ERO-1B) OR STANDARD (ERO-1C) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

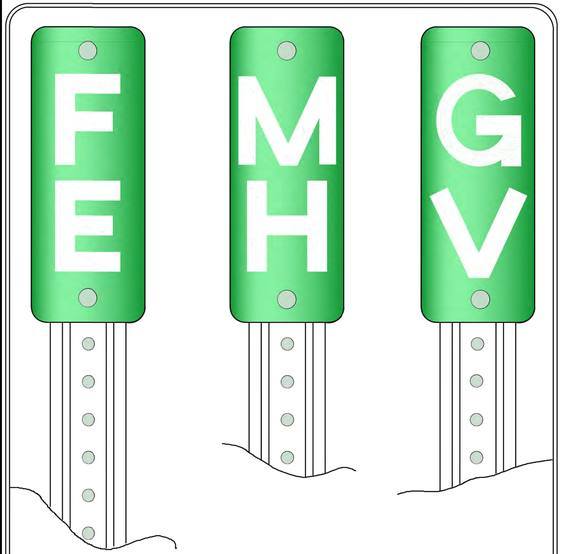
(A) COMPACTION:
AFTER "SLICING" IN THE FABRIC AND *BEFORE* INSTALLATION OF STEEL POSTS, DRIVE INSTALLATION EQUIPMENT OVER THE "SLICE" WHILE FABRIC IS LAYING ON THE GROUND. *THEN* INSTALL STEEL POSTS AND PULL UP FABRIC TO ATTACH AT A UNIFORM HEIGHT.

SILT FENCE MACHINE SLICED	Special Details		
	Date: 03-01-10	Revised: 03-13-20	WY-EC-2

NOTES:
1. ALL NEW AND EXISTING WATER SERVICE LOCATIONS SHALL BE MARKED IN CURB AS SHOWN. STAMPING OF SERVICE LOCATIONS SHALL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE CURB.
2. STAMPS FROM CITY OF WYOMING PUBLIC WORKS TO BE USED FOR A REFUNDABLE SECURITY DEPOSIT OF $500.
3. STAMPS NOT PLACED BY CITY STAMP WILL NOT BE ACCEPTED AND THAT SECTION OF CURB MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

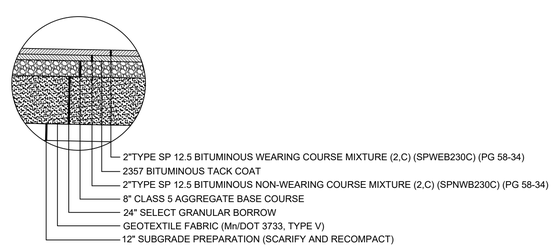


UTILITY SERVICE LOCATION STAMP IN CURB	Special Details		
	Date: 03-04-15	Revised: 03-16-20	WY-ST-12



NOTES:
1. STRUCTURE MARKER SIGNS SHALL BE FURNISHED AND INSTALLEDFOR ALL STRUCTURES LOCATED OUTSIDE OF THE STREET RIGHT OF WAY AND SHALL BE CONSIDERED INCIDENTAL.
2. 0.063" THICK ALUMINUM SIGN. WHITE LETTERS ON GREEN HIGH INTENSITY PRISMATIC REFLECTORIZED BACKGROUND.
3. U-CHANNEL POST, MINIMUM 1.2LB./FT. 6'- 6" LONG, PAINTED GREEN.
4. SIGNS TO BE INSTALLED ON RIGHT HAND SIDE OF STRUCTURE (12" FROM STRUCTURE TOWARD ROAD) WHEN FACING STRUCTURE AT ROAD.

STRUCTURE MARKER SIGN	Special Details		
	Date: 03-01-10	Revised: 03-16-20	WY-SIG-1



TYPICAL SECTION - EMERALD AVENUE

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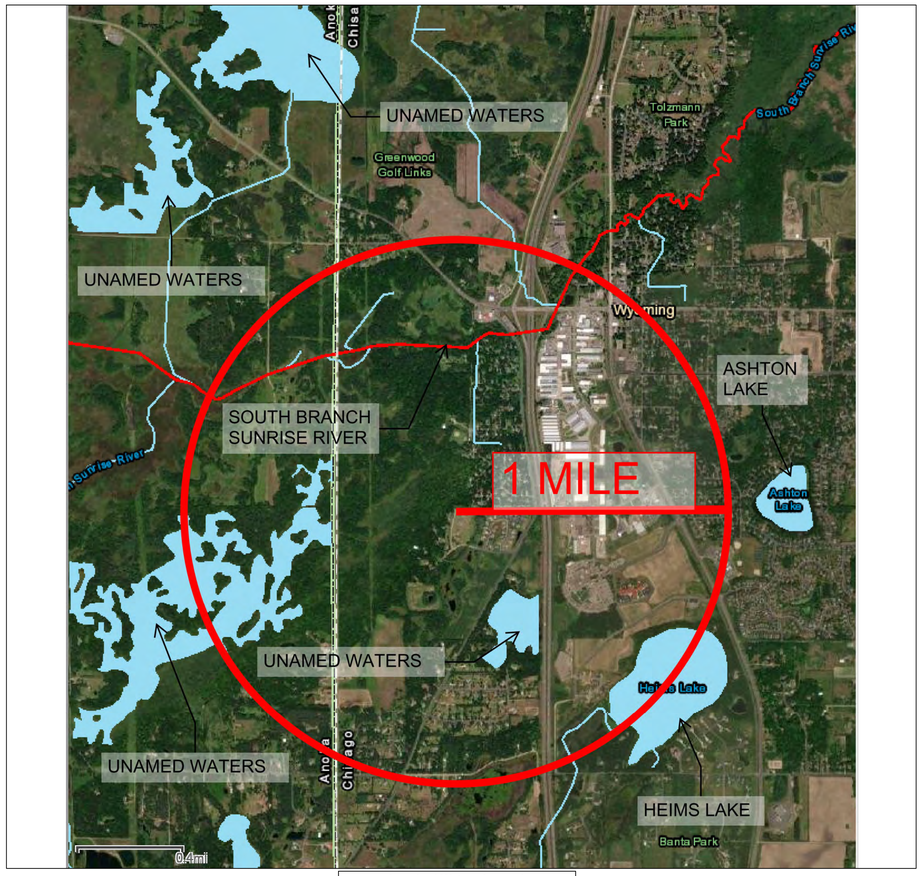
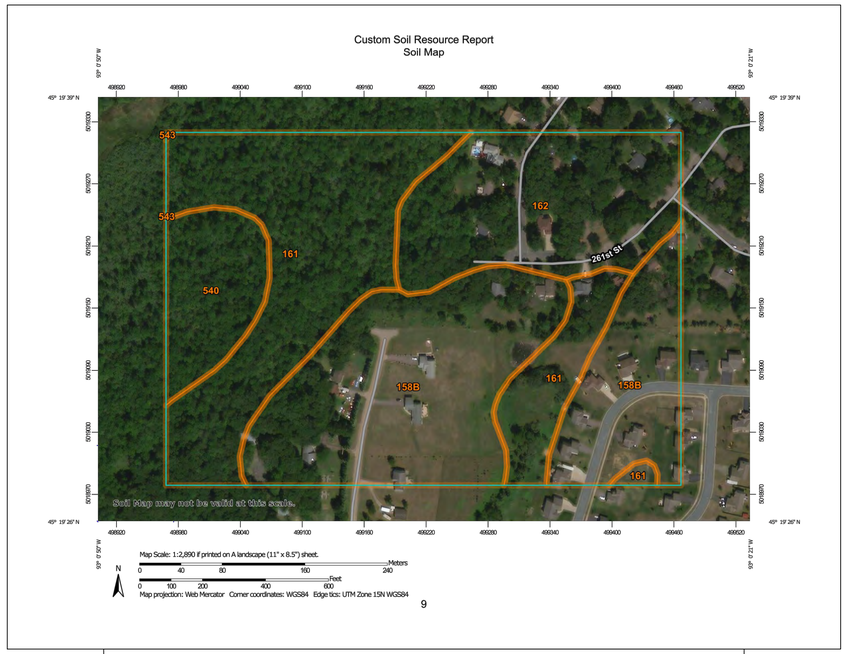
IMPAIRED WATERS DATA



Impaired Waters Legend

Delisted waters	
Delisted lakes	
Delisted streams	
Impaired waters	
Impaired lakes	
Impaired lakes partially within reservations	
Impaired lakes wholly within reservations	
Impaired streams	
Impaired streams partially within reservations	
Impaired streams wholly within reservations	
Impaired wetlands	
Impaired beaches	
List corrections	
Lake corrections	
Stream corrections	
Surface waters	
All lakes	
All streams	
Counties	
Watershed boundary	

SOIL DATA



9

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chisago County, Minnesota
Survey Area Data: Version 17, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 3, 2015—Sep 13, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

10

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
158B	Zimmerman fine sand, 1 to 6 percent slopes	16.2	38.4%
161	Isanti loamy fine sand	13.9	33.0%
162	Lino loamy fine sand	8.5	20.2%
540	Seelyeville muck	3.5	8.3%
543	Markey muck	0.0	0.0%
Totals for Area of Interest		**42.2**	**100.0%**

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

TIMOTHY M. MOULE DATE: 8/23/2021 LIC.NO. 25132

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: AUGUST, 2021
SCALE: AS SHOWN
DRAWN BY: PMB
CHECKED BY: ERY
JOB NUMBER: 2020-10572

DIAMOND RIDGE REPLAT - 261st STREET CUL-DE-SAC
BECKMANN CUSTOM HOMES
WYOMING, MN

SWPPP MAP

SHEET NO.
C3.0

J:\Beckmann Custom Homes-44746\2020-10572\CADD\Civil\C-SW-2020-10572.dwg Plotted by:Dawson Hughes 8/20/2021 3:13:24 PM

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STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

Project Location:

The project is located on the east side of County Road 66, approximately 0.4 miles north of County Road 3 and approximately 1.2 miles north east of the intersection of County Road 66 and County Road 3.

Existing Site Description:

The existing site is undeveloped with dense tree cover. The property is accessible on the west side from Pine Bay Road.

Proposed Site Description:

The proposed project will consist of the creation of 13 lots ranging from 2.0-2.2 acres in size. An 18' bituminous road with 2' class 5 shoulders approximately 1,590 feet in length will serve the proposed development. For the purpose of this SWPPP, it is assumed that each future property owner of the 2.0-2.2 acre lots will construct a driveway, one or two accessory structures, and a single family residence. It is assumed that each property owner will create approximately 15,000 square feet of impervious surface coverage. Each homeowner will be responsible for treating 1 inch of runoff over all their new impervious surface coverage (each lot owner would be responsible for storing and treating approximately 1,250 cubic feet of runoff). If a particular lot does not create 9,200 square feet of impervious surface coverage, they can modify the SWPPP or develop their own SWPPP to provide a water quality treatment volume consistent with the total amount of impervious surface coverage created as part of their proposed improvements. Potential BMP's have been provided herein with this SWPPP for guidance and implementation by each individual lot owner.

The proposed site consists of Hydrologic Soil Group A soils. Type A soils are primarily found around within the project disturbed area. There are no improvements that take place near wetlands. The existing and proposed drainage areas will remain the same for existing and proposed conditions and will utilize infiltration swales.

Only small modifications will be incorporated to the interior drainage area boundaries to maximize the amount of runoff that will be directed to the infiltration swales constructed.

Runoff is will be pretreated prior to entering an infiltration swale, as it will be directed to a grass buffer around the infiltration swale or it will be directed across a vegetated filter strip prior to entering the infiltration swale.

Runoff will be pretreated prior to entering an infiltration swale, as it will be directed to a grass buffer around the infiltration swale or it will be directed across a vegetated filter strip prior to entering the infiltration swale.

Subdivision Requirements:

There is a generic example plan sheet provided for the new landowners that intend to build on one of the 2.0-2.2 acre lots. The example plan has outlined appropriate BMP's to be implemented to attain the appropriate protection for the assumptions of each lot. Note that the BMP's are subject to change in type and quantity depending on the existing lot's soil, terrain, and proposed grading. Each individual home site will need to implement the appropriate BMP's necessary to protect any and all receiving waters from sediment to the fullest extent possible. Supplemental information has been provided in this SWPPP regarding special provisions for a common plan of development. These documents outline the erosion and sediment control requirements and special criteria for a common plan of development. Each landowner will need to fill out a CSW Subdivision Registration Form to transfer the NPDES Construction Stormwater Permit coverage to themselves, or another contractor, or both. A CSW Subdivision Registration Form has been included in this SWPPP.

Receiving Waters:

Water Body ID	Water Body Name	Type	Special Water	Impaired Water
18031201	Cross Lake	Lake	N	Y
18027100	Daggett	Lake	N	N
18028100	Tamarack	Lake	N	N
18028000	Tiff	Lake	N	N
18065200	Unnamed	Lake	N	N
18064900	Unnamed	Lake	N	N
18062100	Unnamed	Lake	N	N
18065000	Unnamed	Lake	N	N

Dates of Construction:

The project will be started August 2021, with construction being completed in November 2022.

Contact Information:

Owner:

Government Solutions Team, LLC

Greg C. Haglin and Roseanne Haglin

523 Carver Lane

Lebanon, TN 37087

greg@haglin.org

218-894-6815

Contractor: **TBD**

[Company]
[Contact]
[Address]
[City, State Zip]
[Email]
[Phone]

Estimated Erosion Prevention and Sediment Control Quantities

Roadway

Item	Estimated Quantity
Seeding	1.61 AC.
Construction Exit	1 EA.
Silt Fence	3,180 L.F.

Individual Lots

*Erosion prevention and sediment control quantities may need to be altered depending on individual lot terrain.

Item	Estimated Quantity
Seeding (Individual Lot)	0.03 AC.
Total Seeding (All 13 Lots)	0.45 AC.
Silt Fence (Individual Lot)	810 L.F.
Total Silt Fence (All 13 Lots)	10,530 L.F.

Dewatering:

It is anticipated that dewatering will be required during portions of the utility installation. The discharge for dewatering can be directed to the stormwater ponds, but measures shall be taken so that erosion does not occur at the discharge of the dewater pipe. The water shall be conveyed to the pond in a non-erosive manner and shall have minimal potential for erosion.

Total disturbed area within project areas are as follows:

Project Disturbed Area =	28.5 AC
Existing Impervious =	0 AC
Proposed Impervious Area =	5.3 AC

Unique Storm Water Management Features

There are special or impaired waters within one mile of the project site will receive stormwater runoff. The Cross-Lake Reservoir (Main Basin) has an EPA-approved impairment for: Mercury in fish tissue.

These impairments are considered non-construction related and do not require any additional best management practices (BMPs) or plan review for compliance with the NPDES/SDS construction permit.

TMDL Implementation Plans Containing Storm Water Requirements

No TMDL Implementation Plans currently exist for the receiving waters on this project.

Long Term Maintenance

Long term maintenance of the permanent storm water management system will be the responsibility of the landowners of the new development. The inlet filter strip and infiltration swales shall be inspected annually. The infiltration swales shall be cleaned and restored to design grade after one half of the storage volume has been filled with sediment. The outlet shall be monitored and repaired for any erosion or defects that may develop.

Erosion Control Supervisor Requirements

The Contractor must identify an Erosion Control Supervisor (ECS) who is knowledgeable and experienced in the application of erosion and sediment control Best Management Practices (BMP's). The ECS must work with the Contractor to oversee and implement the SWPPP, and the installation, inspection, and maintenance of erosion and sediment control BMP's before, during and after construction. The Contractor/ECS is required to comply with the training requirements in 2018 Permit Reference 21 of the NPDES Permit. The permittee(s) shall ensure that employees are properly trained in the following areas with certification proof provided at the pre-construction conference.

SWPPP Preparation:

Name: Emma Young

Dates of instruction and training specifics are on file at Widseth Smith Nolting and are available upon request.

Site Manager:

Name: _____
Dates of Training: _____
Instructors Name providing Training: _____
Content of Training (incl. hours): _____

BMP Installer:

Name: _____
Dates of Training: _____
Instructors Name providing Training: _____
Content of Training (incl. hours): _____

The Contractor/ECS shall develop a chain of responsibility with all operators on the site to ensure that the SWPPP will be implemented and stay in effect until the project site has undergone Permit Termination Conditions in accordance with 2018 Permit Reference 13 of the NPDES Permit and a Notice of Termination (NOT) has been submitted to the MPCA in accordance with 2018 Permit Reference 4 of the NPDES Permit. The Contractor/ECS must routinely inspect the entire construction site at least once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inch in 24 hours. The Contractor shall take action to eliminate any deficiencies found during these inspections. The Contractor must provide 2 rain gauges to be installed on the construction site. Inspections, maintenance, and documentation must be in accordance with the NPDES Permit 2018 Permit Reference 11. See 2018 Permit Reference 24.5 of the NPDES Permit for record retention requirements. Copies of the inspection records are to be submitted to the Engineer.

The Contractor/ECS must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMP's, designed to correct problems or address situations in accordance with 2018 Permit Reference 6 of the NPDES Permit.

Individual Site Plans will be required by the E.C. Supervisor as deemed necessary. Refer to MnDot 1717.

A daily inspection log will be required by the E.C. Supervisor of all sediment, erosion and materials on site (ie: chemicals, etc.). This log shall be kept current.

The E.C. Supervisor shall provide an inlet staging schedule and protection plan for the entire project. This plan and schedule shall be presented to the engineer at the pre-construction conference. Minimum requirements of the plan and schedule shall include:

- date of proposed inlet protection device installation
- protection device utilized
- estimated duration of device in operation
- schedule of subsequent devices that will be utilized for inlet protection

The contractor shall have a petroleum release plan and shall have all necessary materials on hand to implement the plan. All employees shall be trained in implementation of the plan. The MPCA shall be informed of any petroleum spills greater than 5 gallons.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

Construction Practices to Minimize Storm Water Contamination

- Stockpiles should be constructed away from slopes and natural drainage ways and have sediment controls at the base.
- Collected solid waste, sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- No construction materials can be buried on site.
- Licensed sanitary waste management handler must dispose of sanitary waste.
- Fertilizers must be stored in covered locations.
- Restricted access to chemical storage areas must be provided to prevent vandalism.
- All chemicals must be stored in locked containers when not in use.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge.
- Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- Vehicles must be monitored for leaks and preventative maintenance scheduled.
- Spill kits must be available during equipment fueling and maintenance operations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
- Asphalt substances must be applied according to manufactures recommendations.
- Spray guns must be cleaned on removable surfaces such as tarpaulins.
- Contractor/Erosion Control Supervisor must make a spill response plan before the application of any chemical that may be harmful to the environment.
- All spills must be reported immediately. Spill cleanup materials must be available on site. Material shall include but not limited to brooms, mops, rags, gloves, absorbent material, sand plastic and metal containers. Spills that reach storm water conveyance systems connected to a Water of the State must be immediately reported to the MPCA State Duty Officer.
- Contractor must control weeds on the entire project site.
- Form release oil must be applied over a pallet covered with absorbent material to collect excess fluid. The absorbent material shall be replaced when saturated.
- Dust control must be provided as conditions warrant.
- If this project is not stabilized before winter conditions stop construction activities, it shall be the contractor's responsibility to ensure sediment does not reach a water of the state. A written plan of this activity shall be presented to the engineer 1 month before expected project shut down for the season occurs. This plan shall include but not be limited to:
  - date of proposed bmp employment
  - duration of bmp's employed
  - schedule of subsequent bmp's employed

Temporary and Permanent Erosion Control Practices

BMP's proposed for temporary and permanent erosion control are shown on the erosion control plan sheets and are further identified as follows:

Temporary Erosion Control Methods

All disturbed soil areas shall be temporarily mulched with Type 1 mulch within 7 days if the area is not being actively worked. Temporary seed mix 22-111 at a rate of 31 lbs/ac of Pure Live Seed will be used only in cases where disturbed soil areas are anticipated to remain unworked in excess of 7 days prior to placement of Type 1 mulch.

Permanent Erosion Control Methods

Permanent erosion control will be achieved by using Seed Mixture 25-131 at a rate of 220 lbs/ac of Pure Live Seed, Type 2 Fertilizer with a composition of 0-10-20 at a rate of 200 lbs/ac, and Hydraulic Soil Stabilizer, Type 5 at a rate of 2100 lbs/ac on all disturbed construction areas.

Temporary Sediment Control Methods

Silt fence or windrowed topsoil will be used as the primary control. Biorolls will be used as secondary control along each side of roadway at all low points and areas of high velocity drainage to prevent sediment from draining off roadway.

Rock construction entrances shall be placed at all locations construction vehicles will be exiting the project area.

Unique Environmental Concerns

There are no wetlands that are adjacent to the project.

Timing of BMP Installation

Erosion and sediment control BMP's must be installed as necessary to minimize erosion from disturbed surfaces and capture sediment onsite. All BMP's must conform to 2018 Permit Reference 8 and 9 of the NPDES Permit.

Erosion Prevention Practices

The Contractor/ECS is responsible for the Erosion Prevention Practices contained in 2018 Permit Reference 8 of the NPDES Permit. The Contractor/ECS must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading and other construction practices that minimize erosion. The location of areas not to be disturbed must be delineated (marked) on the development site before work begins.

All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the construction site, must be stabilized within 200 lineal feet from the property edge, or from the discharge into any surface water. Stabilization must be complete within 24 hours after connecting to surface water.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Sediment Control Practices

The Contractor/ECS is responsible for the Sediment Control Practices contained in 2018 Permit Reference 9 of the NPDES Permit. Sediment Control Practices must be installed on all down gradient perimeters before any upgradient land disturbing activities begin. There shall be no unbroken slope length greater than 75 feet for slopes with a grade of 3:1 or steeper. These practices must remain in place until Permit Termination Conditions have been established in accordance with 2018 Permit Reference 13 of the NPDES Permit.

The timing of installation of Sediment Control Practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Short-term activities must be completed as quickly as possible and the practices must be installed immediately after the activity is completed. However, the Sediment Control Practices must be installed before the next precipitation event even if the activity is not complete.

All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed if a specific safety concern has been identified and the procedure in 2018 Permit Reference 9.8 of the NPDES Permit is followed.

Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduit and ditches unless there is a bypass for stormwater.

Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone or wood chip pads, concrete or steel wash racks, or equivalent systems. Street sweeping with collection must be used if such BMP's are not adequate to prevent sediment from being tracked onto the street (see 2018 Permit Reference 9.12 of the NPDES Permit).

Dewatering related to the construction activity must comply with 2018 Permit Reference 10 of the NPDES Permit. Dewatering discharge that may have turbid or sediment laden discharge must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible and BMP's must be implemented to prevent water containing sediment or other pollutants from being discharged to surface waters or downstream properties.

Contractor may construct temporary sedimentation basins in accordance with 2018 Permit Reference 14 of the NPDES Permit.

Pollution Prevention:

Each contractor on site is individually responsible for maintaining a clean and safe work site. The person responsible shall dispose of all solid waste properly and in compliance with the MPCA disposal requirements. Solid waste includes but is not limited to: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris. The person responsible shall be responsible for all hazardous materials during construction. Oil, gasoline, grease, paint and other hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks and unwanted discharges. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in accordance with the MPCA regulations. External washing of trucks and other construction equipment is prohibited on this project site.

Concrete washout site: all liquid and solid wastes generated by concrete washout operations must be contained in a leak proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with the MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

The following telephone numbers are provided for assistance to the contractors and are not necessarily comprehensive; it is the responsibility of the individual contractor to make sure of proper notification.

Poison Control (800) 222-1222
24 Hour Spill Emergency (800) 422-0798

Payment

Cost for permanent and temporary erosion and sediment control measures shown on the plans will be paid per unit bid prices. The costs to maintain and remove these devices shall be incidental to the bid items. The cost for temporary seeding, soil stabilization, or any additional temporary erosion and sediment control devices shall be paid according to MN/DOT Spec. 2573.5 or 2575.5 as applicable. All costs for documentation required by the Permit shall be incidental to other items unless a specific bid item is established.

Contacts

Agency	Permit	Name	Phone Number
MPCA	NPDES	Brittany Fyock	218-316-3862
County	County	Jake Frie	218-824-1124
SWPPP Design	WSN	Emma Young	218-316-3661
EC Supervisor			

Amendments to the SWPPP:

Date:

1.

2.

3.

4.

5.

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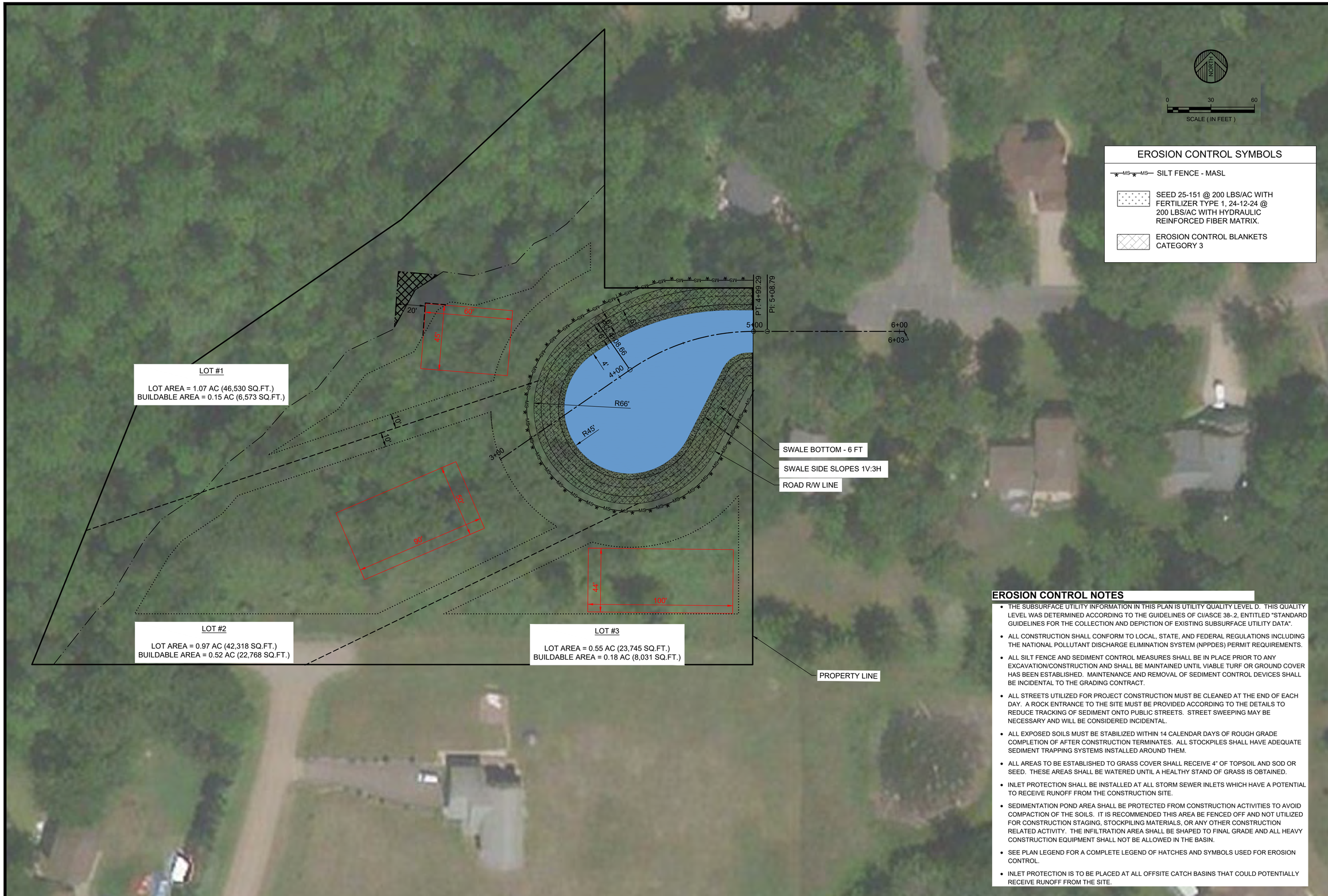
TIMOTHY M. HOULE DATE: 8/23/2021 LIC.NO. 25132

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: AUGUST, 2021
SCALE: AS SHOWN
DRAWN BY: PMB
CHECKED BY: ERY
JOB NUMBER: 2020-10572

DIAMOND RIDGE REPLAT - 261st STREET CUL-DE-SAC
BECKMANN CUSTOM HOMES
WYOMING, MN
SWPPP NARRATIVE

SHEET NO.
C3.1



EROSION CONTROL NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-.2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPPDES) PERMIT REQUIREMENTS.
- ALL SILT FENCE AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. MAINTENANCE AND REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS UTILIZED FOR PROJECT CONSTRUCTION MUST BE CLEANED AT THE END OF EACH DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO THE DETAILS TO REDUCE TRACKING OF SEDIMENT ONTO PUBLIC STREETS. STREET SWEEPING MAY BE NECESSARY AND WILL BE CONSIDERED INCIDENTAL.
- ALL EXPOSED SOILS MUST BE STABILIZED WITHIN 14 CALENDAR DAYS OF ROUGH GRADE COMPLETION OF AFTER CONSTRUCTION TERMINATES. ALL STOCKPILES SHALL HAVE ADEQUATE SEDIMENT TRAPPING SYSTEMS INSTALLED AROUND THEM.
- ALL AREAS TO BE ESTABLISHED TO GRASS COVER SHALL RECEIVE 4" OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- INLET PROTECTION SHALL BE INSTALLED AT ALL STORM SEWER INLETS WHICH HAVE A POTENTIAL TO RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.
- SEDIMENTATION POND AREA SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES TO AVOID COMPACTION OF THE SOILS. IT IS RECOMMENDED THIS AREA BE FENCED OFF AND NOT UTILIZED FOR CONSTRUCTION STAGING, STOCKPILING MATERIALS, OR ANY OTHER CONSTRUCTION RELATED ACTIVITY. THE INFILTRATION AREA SHALL BE SHAPED TO FINAL GRADE AND ALL HEAVY CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED IN THE BASIN.
- SEE PLAN LEGEND FOR A COMPLETE LEGEND OF HATCHES AND SYMBOLS USED FOR EROSION CONTROL.
- INLET PROTECTION IS TO BE PLACED AT ALL OFFSITE CATCH BASINS THAT COULD POTENTIALLY RECEIVE RUNOFF FROM THE SITE.

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DIAMOND RIDGE REPLAT - 281st STREET CUL-DE-SAC
BECKMANN CUSTOM HOMES
WYOMING, MN

EROSION CONTROL PLAN

SHEET NO.
C3.2

CROSS SECTION OF SWALE = 18 SQ FT LENGTH OF SWALE = 380 FT VOLUME OF SWALE = 6,840 CU FT

AREA OF NEW CUL-DE-SAC AND SHOULER (NEW R/W IMPERVIOUS) = 10,600 SQ FT

RED BOXES ARE ESTIMATED POTENTIAL BUILDING PADS
ASSUME 2,600 SQ FT HOMES
ASSUME 1/2 OF ROOF TO FRONT AND 1/2 OF ROOF TO BACK = 1,300 SQ FT
ESTIMATE 50 FT LONG x AVERAGE 30 FT WIDE DRIVEWAYS = 1,500 SQ FT
TOTAL NEW "PRIVATE" IMPERVIOUS AREA = (1,300 + 1,500) x 3 = 8,400 SQ FT

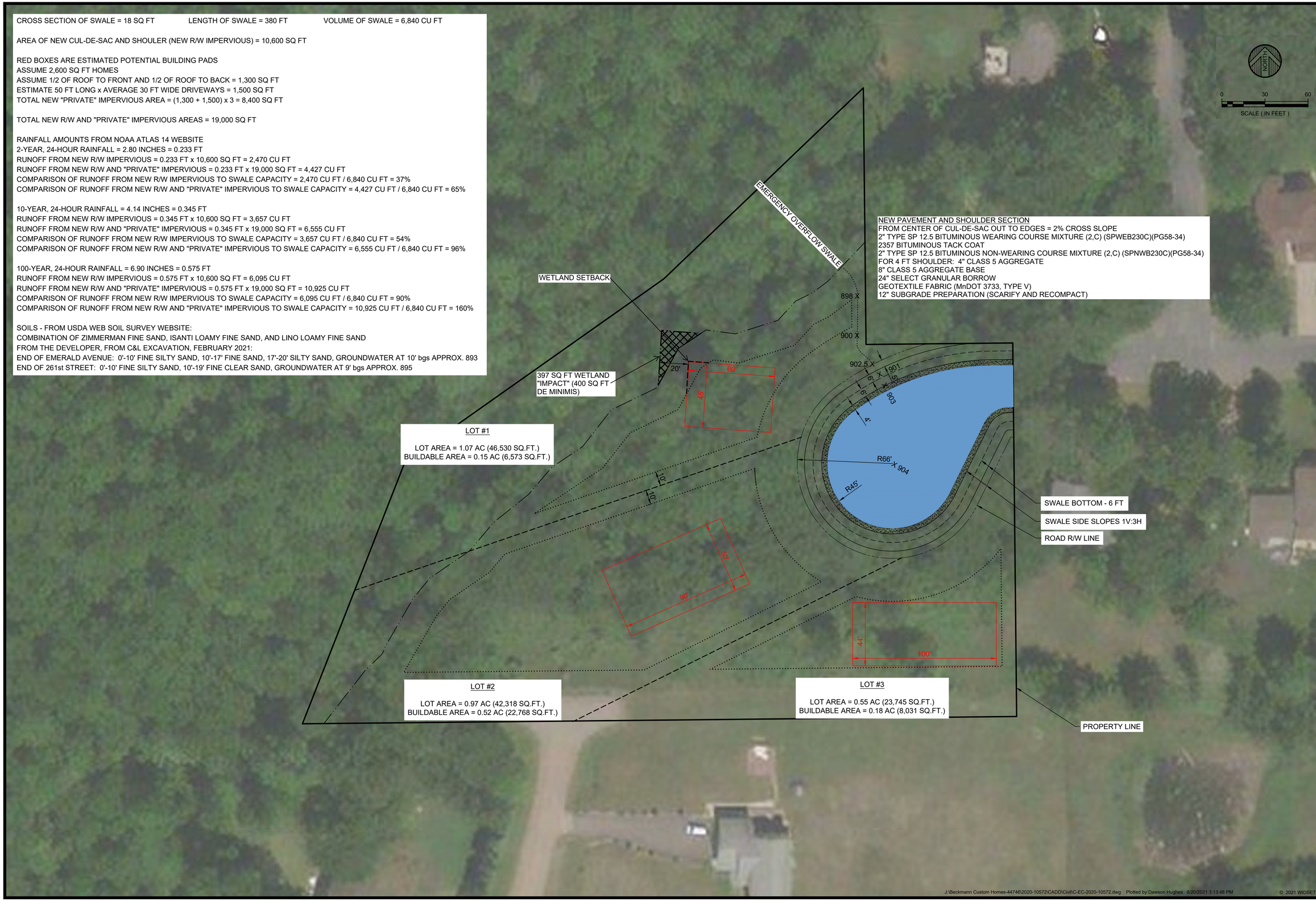
TOTAL NEW R/W AND "PRIVATE" IMPERVIOUS AREAS = 19,000 SQ FT

RAINFALL AMOUNTS FROM NOAA ATLAS 14 WEBSITE
2-YEAR, 24-HOUR RAINFALL = 2.80 INCHES = 0.233 FT
RUNOFF FROM NEW R/W IMPERVIOUS = 0.233 FT x 10,600 SQ FT = 2,470 CU FT
RUNOFF FROM NEW R/W AND "PRIVATE" IMPERVIOUS = 0.233 FT x 19,000 SQ FT = 4,427 CU FT
COMPARISON OF RUNOFF FROM NEW R/W IMPERVIOUS TO SWALE CAPACITY = 2,470 CU FT / 6,840 CU FT = 37%
COMPARISON OF RUNOFF FROM NEW R/W AND "PRIVATE" IMPERVIOUS TO SWALE CAPACITY = 4,427 CU FT / 6,840 CU FT = 65%

10-YEAR, 24-HOUR RAINFALL = 4.14 INCHES = 0.345 FT
RUNOFF FROM NEW R/W IMPERVIOUS = 0.345 FT x 10,600 SQ FT = 3,657 CU FT
RUNOFF FROM NEW R/W AND "PRIVATE" IMPERVIOUS = 0.345 FT x 19,000 SQ FT = 6,555 CU FT
COMPARISON OF RUNOFF FROM NEW R/W IMPERVIOUS TO SWALE CAPACITY = 3,657 CU FT / 6,840 CU FT = 54%
COMPARISON OF RUNOFF FROM NEW R/W AND "PRIVATE" IMPERVIOUS TO SWALE CAPACITY = 6,555 CU FT / 6,840 CU FT = 96%

100-YEAR, 24-HOUR RAINFALL = 6.90 INCHES = 0.575 FT
RUNOFF FROM NEW R/W IMPERVIOUS = 0.575 FT x 10,600 SQ FT = 6,095 CU FT
RUNOFF FROM NEW R/W AND "PRIVATE" IMPERVIOUS = 0.575 FT x 19,000 SQ FT = 10,925 CU FT
COMPARISON OF RUNOFF FROM NEW R/W IMPERVIOUS TO SWALE CAPACITY = 6,095 CU FT / 6,840 CU FT = 90%
COMPARISON OF RUNOFF FROM NEW R/W AND "PRIVATE" IMPERVIOUS TO SWALE CAPACITY = 10,925 CU FT / 6,840 CU FT = 160%

SOILS - FROM USDA WEB SOIL SURVEY WEBSITE:
COMBINATION OF ZIMMERMAN FINE SAND, ISANTI LOAMY FINE SAND, AND LINO LOAMY FINE SAND
FROM THE DEVELOPER, FROM C&L EXCAVATION, FEBRUARY 2021:
END OF EMERALD AVENUE: 0'-10' FINE SILTY SAND, 10'-17' FINE SAND, 17'-20' SILTY SAND, GROUNDWATER AT 10' bgs APPROX. 893
END OF 261st STREET: 0'-10' FINE SILTY SAND, 10'-19' FINE CLEAR SAND, GROUNDWATER AT 9' bgs APPROX. 895



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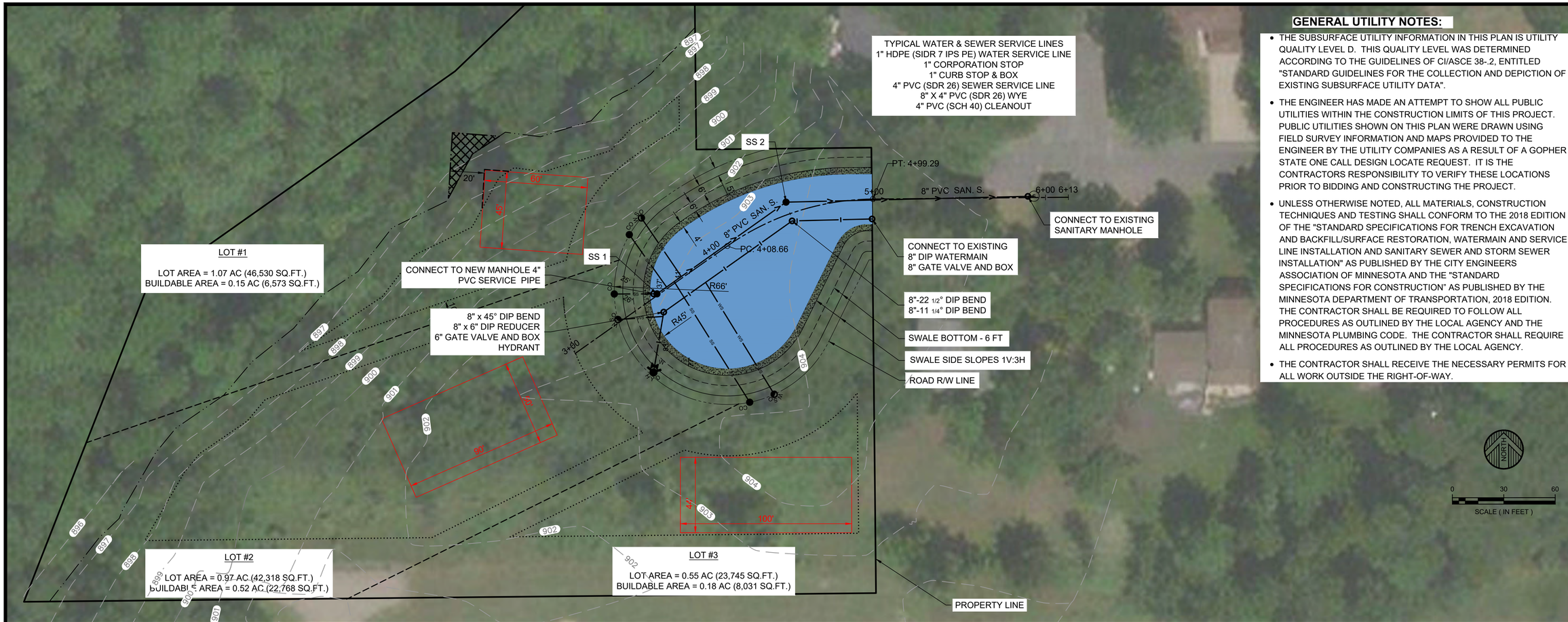
SITE PLAN

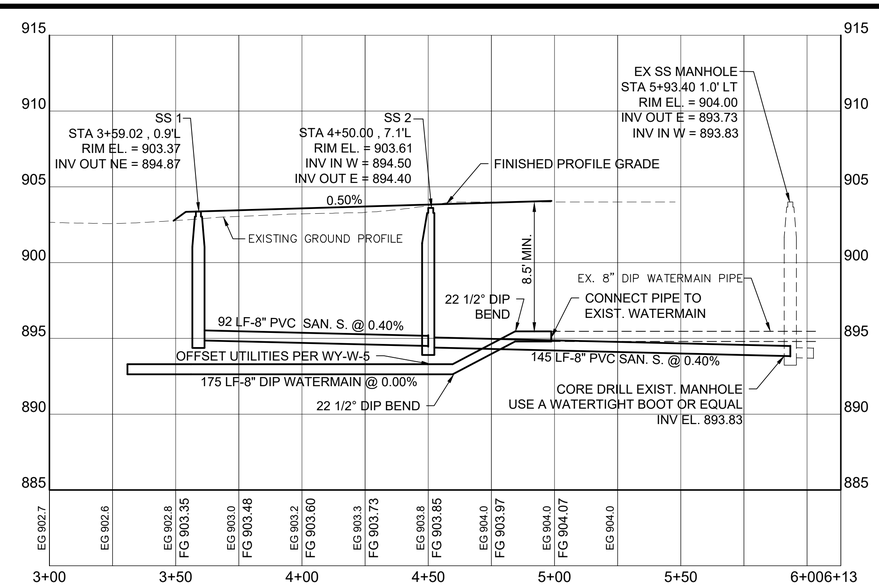
SHEET NO.
C4.0



GENERAL UTILITY NOTES:

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-.2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- THE ENGINEER HAS MADE AN ATTEMPT TO SHOW ALL PUBLIC UTILITIES WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT. PUBLIC UTILITIES SHOWN ON THIS PLAN WERE DRAWN USING FIELD SURVEY INFORMATION AND MAPS PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AS A RESULT OF A GOPHER STATE ONE CALL DESIGN LOCATE REQUEST. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THESE LOCATIONS PRIOR TO BIDDING AND CONSTRUCTING THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2018 EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2018 EDITION. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY AND THE MINNESOTA PLUMBING CODE. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE THE RIGHT-OF-WAY.

EMERALD AVENUE



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© 2021 WIDSETH

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

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.

TIMOTHY M. HOULE DATE: 8/23/2021 LIC.NO. 25132

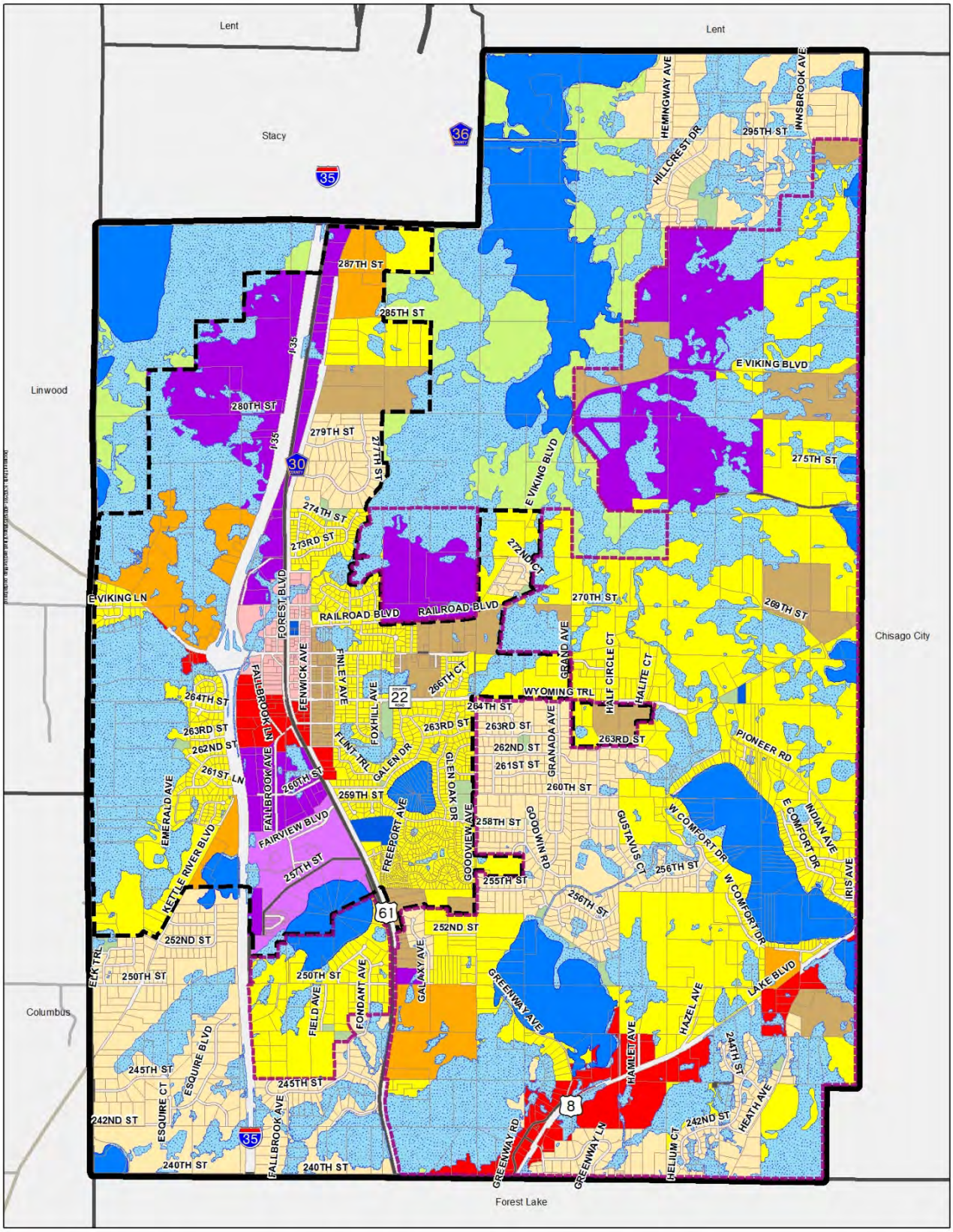
DATE	REV#	REVISIONS DESCRIPTION	BY
			AGB

DATE: AUGUST, 2021
SCALE: AS SHOWN
DRAWN BY: PMB
CHECKED BY: ERY
JOB NUMBER: 2020-10572

DIAMOND RIDGE REPLAT - 261st STREET CUL-DE-SAC
BECKMANN CUSTOM HOMES
WYOMING, MN

UTILITY PLAN & PROFILE

SHEET NO.
C5.0



Ultimate Service Area
2018 Urban Service Area
Water Bodies
Wetlands

Land Use

Semi-Rural Housing
Lower-Density Suburban Neighborhoods
Medium and Higher Density Suburban Neighborhood
City Center
Commercial
Mixed Use
Rural Research Development
Office and Health Care Business
Industrial and General Business Area
Public Facilities
Parks
Conservation and Open Space
ROW

Figure LU-1
LAND USE PLAN
Wyoming, MN

N

0 3,100 Feet

wsb

South Aerial

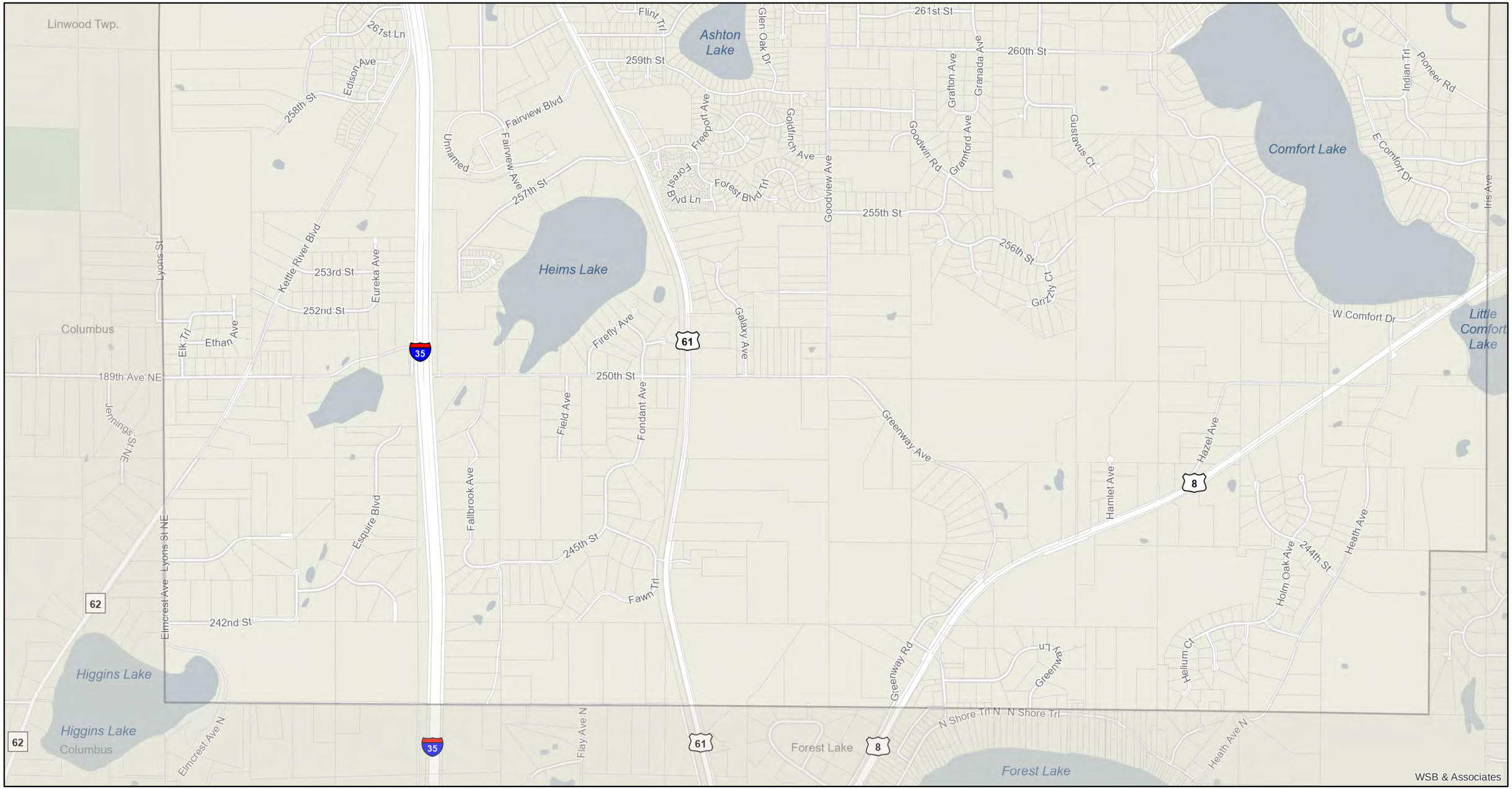
1 in = 1,505 ft

N

August 19, 2021

Map Powered By DataLink

South no Zoning



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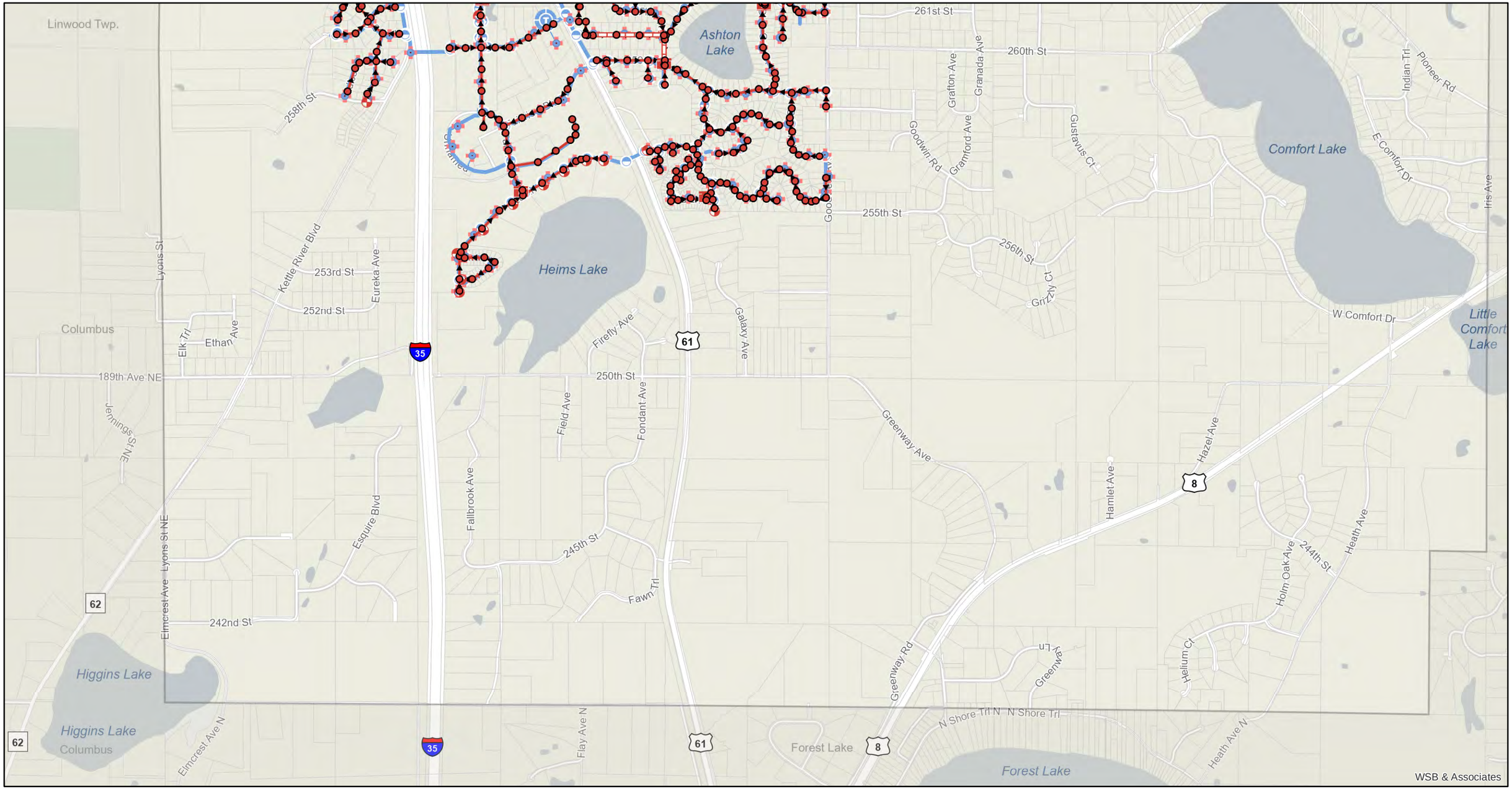
August 19, 2021

Map Powered By DataLink

South Sewer & Water



- Sewer Clean Outs
- Air Release
- Sewer Manholes
- Sewer System Valves
- Sewer Network Structures
- Sewer Pressurized Mains
- Sewer Gravity Mains
- Sewer Lateral Lines

Sewer Fittings

- Reducer
- Service Connection
- Tee

Water Network Structures

- Valve Manhole
- Water Tower
- Water Hydrants

Water System Valves

- Butterfly
- Gate
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Water Fittings

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August 19, 2021

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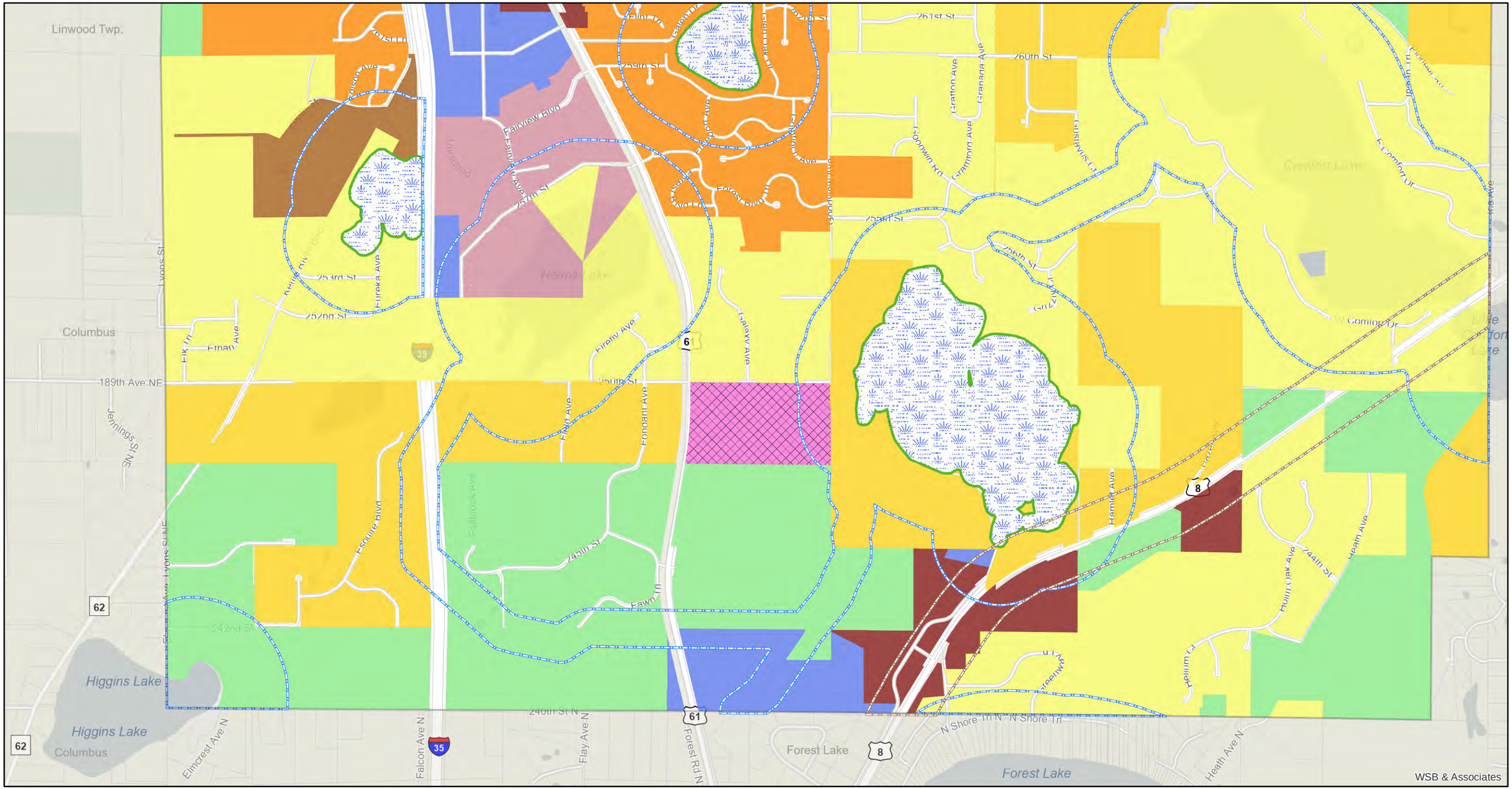
South with Zoning



WSB & Associates

Carlos Avery Wildlife Perimeter
Highway 8 Overlay District
Shoreland Management Overlay
Required Wetland Buffers
Significant Wetlands
Closed Landfill Restricted (CLR)

Zoning Designation

A - Agriculture
R1 - Rural Residential I
R2 - Rural Residential II
R3 - Single Family Residential
R4 - 1 and 2 Family Residential
R5 - Manufactured Homes
R6 - Limited Multiple Dwelling
C - Commercial
CB - Central Business
OHC - Office and Health Care
I - Industrial
MXD - Mixed Use District

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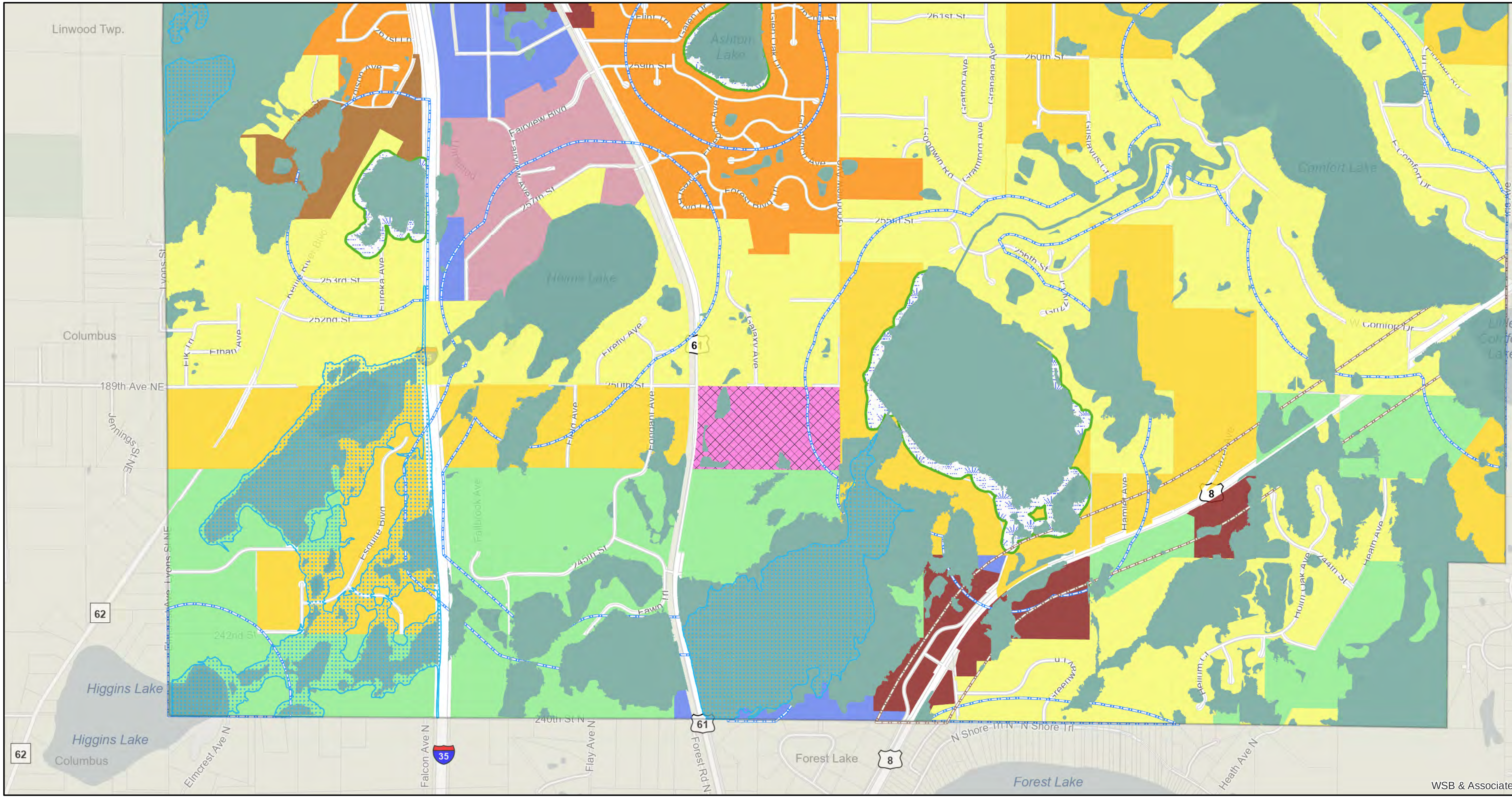
August 20, 2021

Map Powered By DataLink

South with wetlands



FEMA Floodplain
- 500 Year
- 100 Year
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CITY OF WYOMING, MINNESOTA
Wyoming
ESTABLISHED, 1855

1 in = 1,505 ft

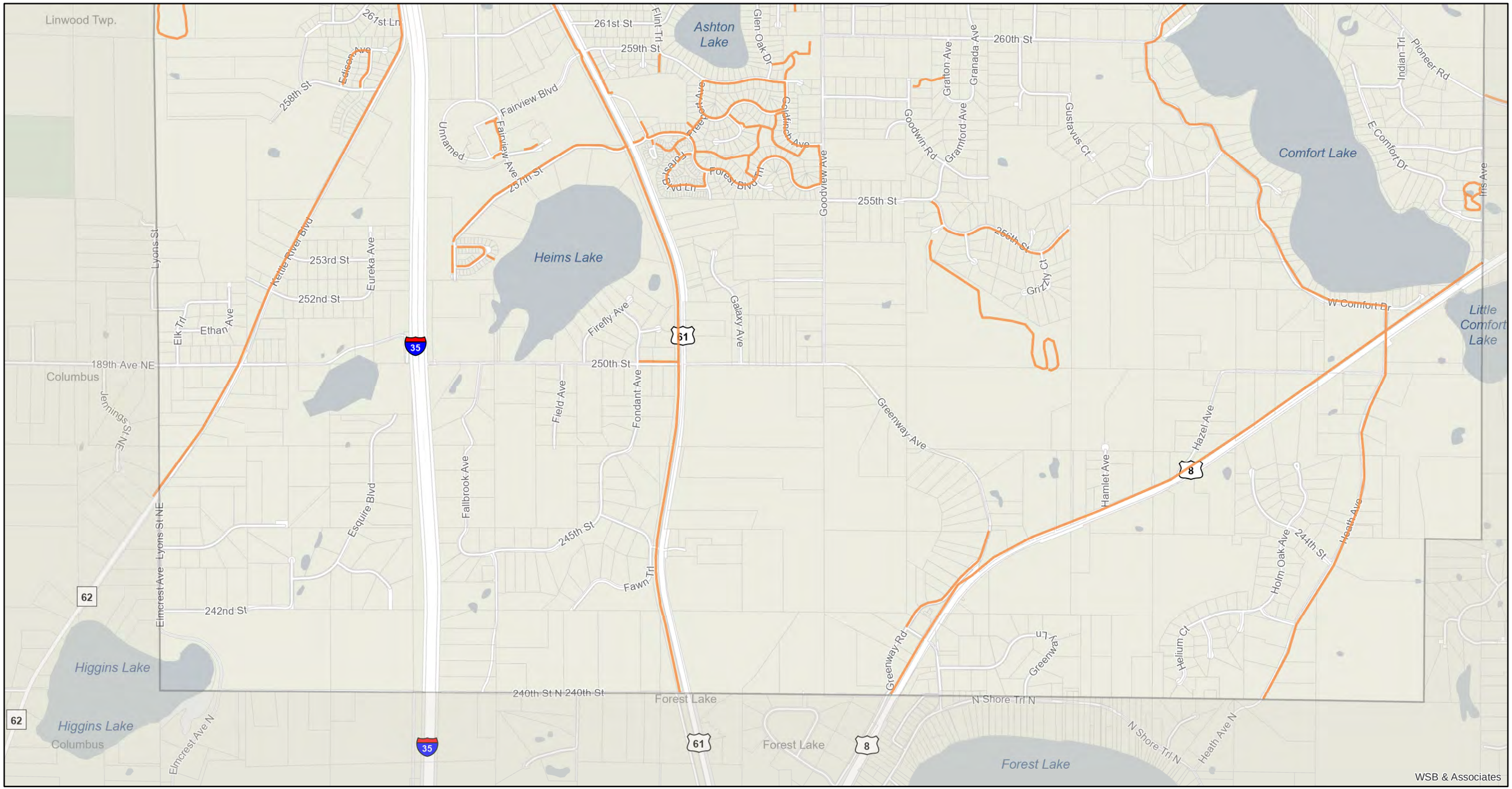
N

August 20, 2021

Map Powered By DataLink

wsb

South Trails & Paths



Trails and Paths

1 in = 1,505 ft

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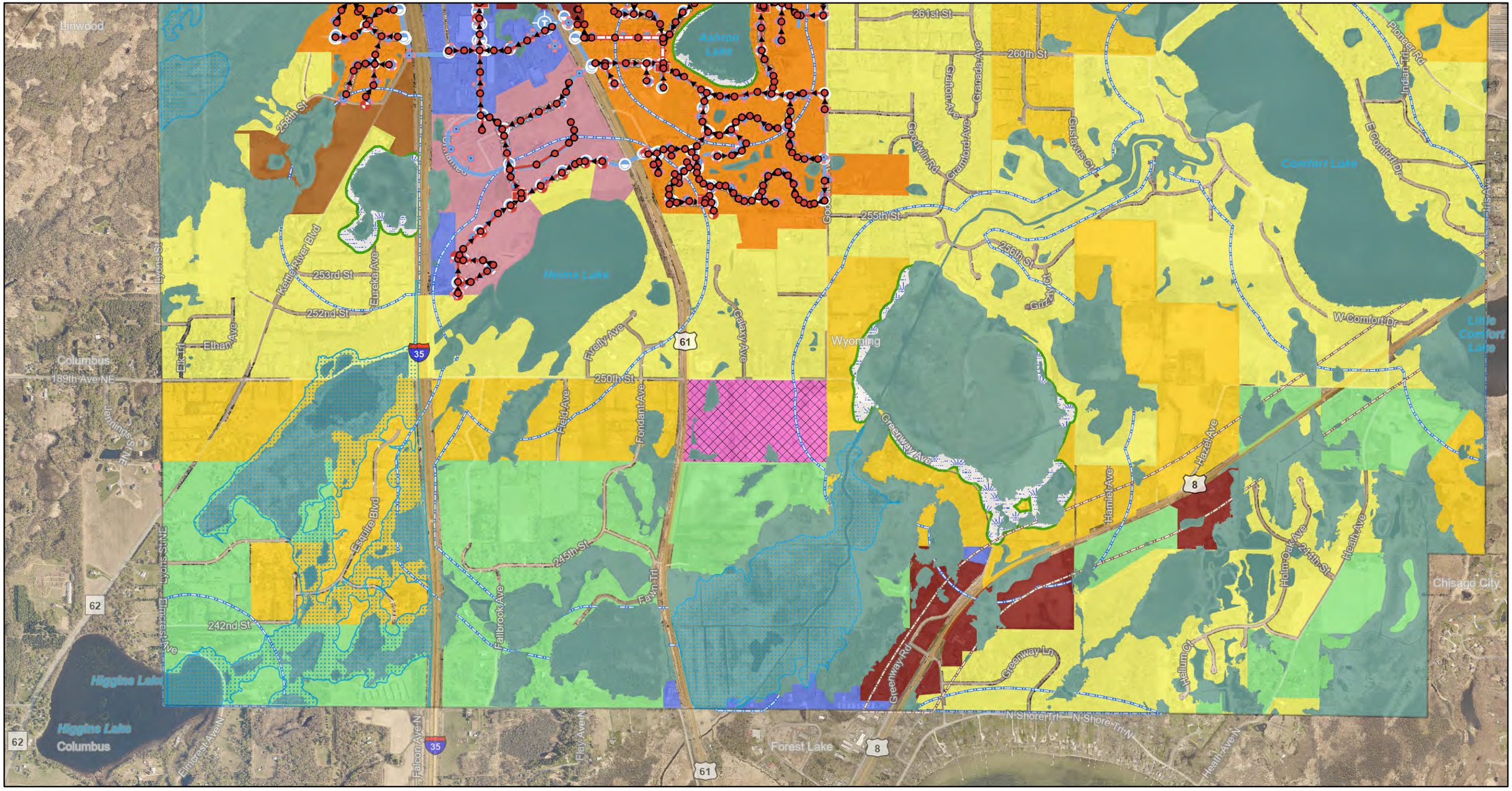
August 20, 2021

Map Powered By DataLink

South All



Sewer Clean Outs
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Sewer Manholes
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Sewer Network Structures
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Sewer Gravity Mains
Sewer Lateral Lines

Sewer Fittings
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Water Tower
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August 20, 2021

Map Powered By DataLink

Middle Aerial

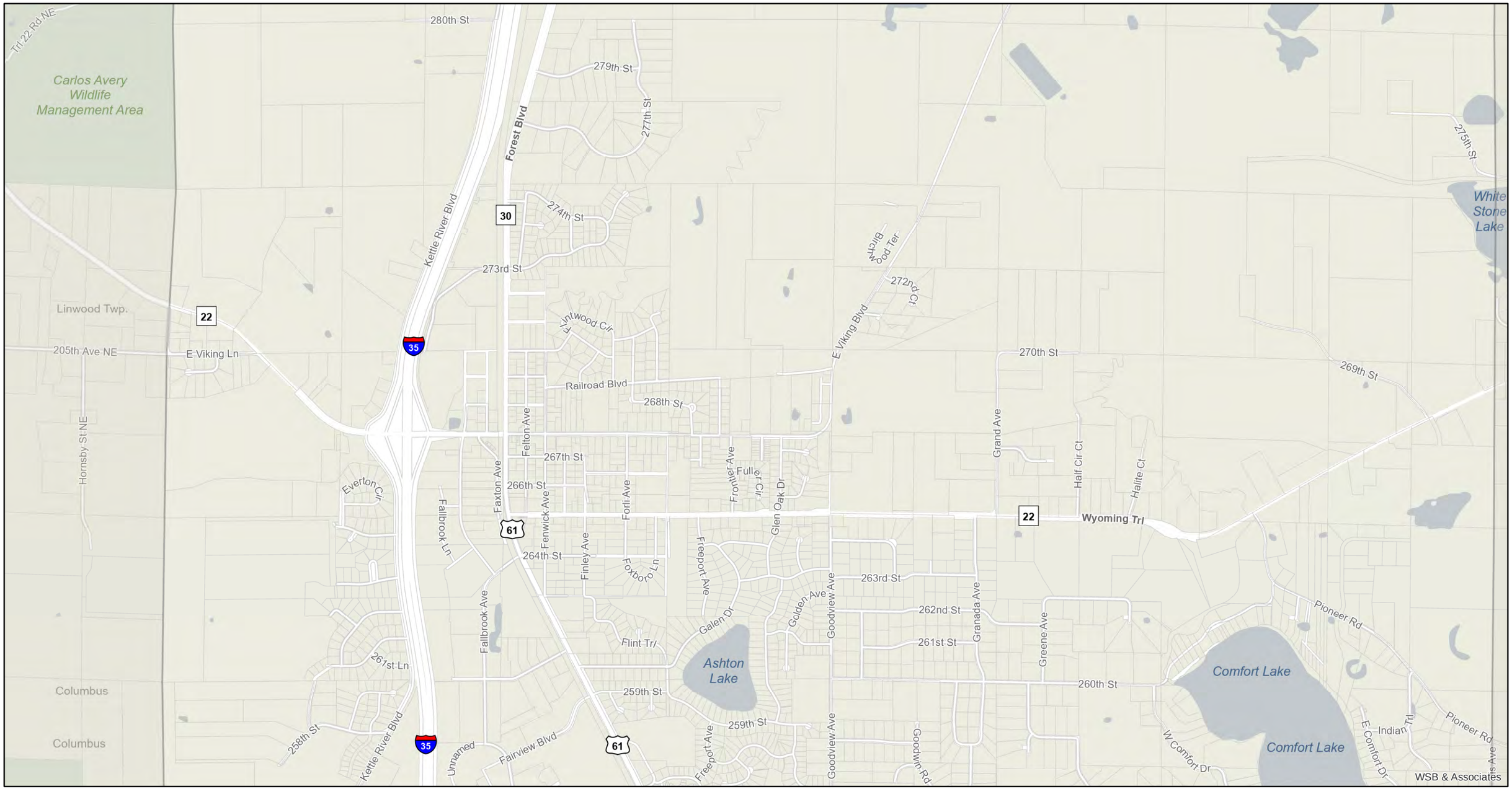
1 in = 1,505 ft

N

August 19, 2021

Map Powered By DataLink

Middle No Zoning



WSB & Associates

1 in = 1,505 ft

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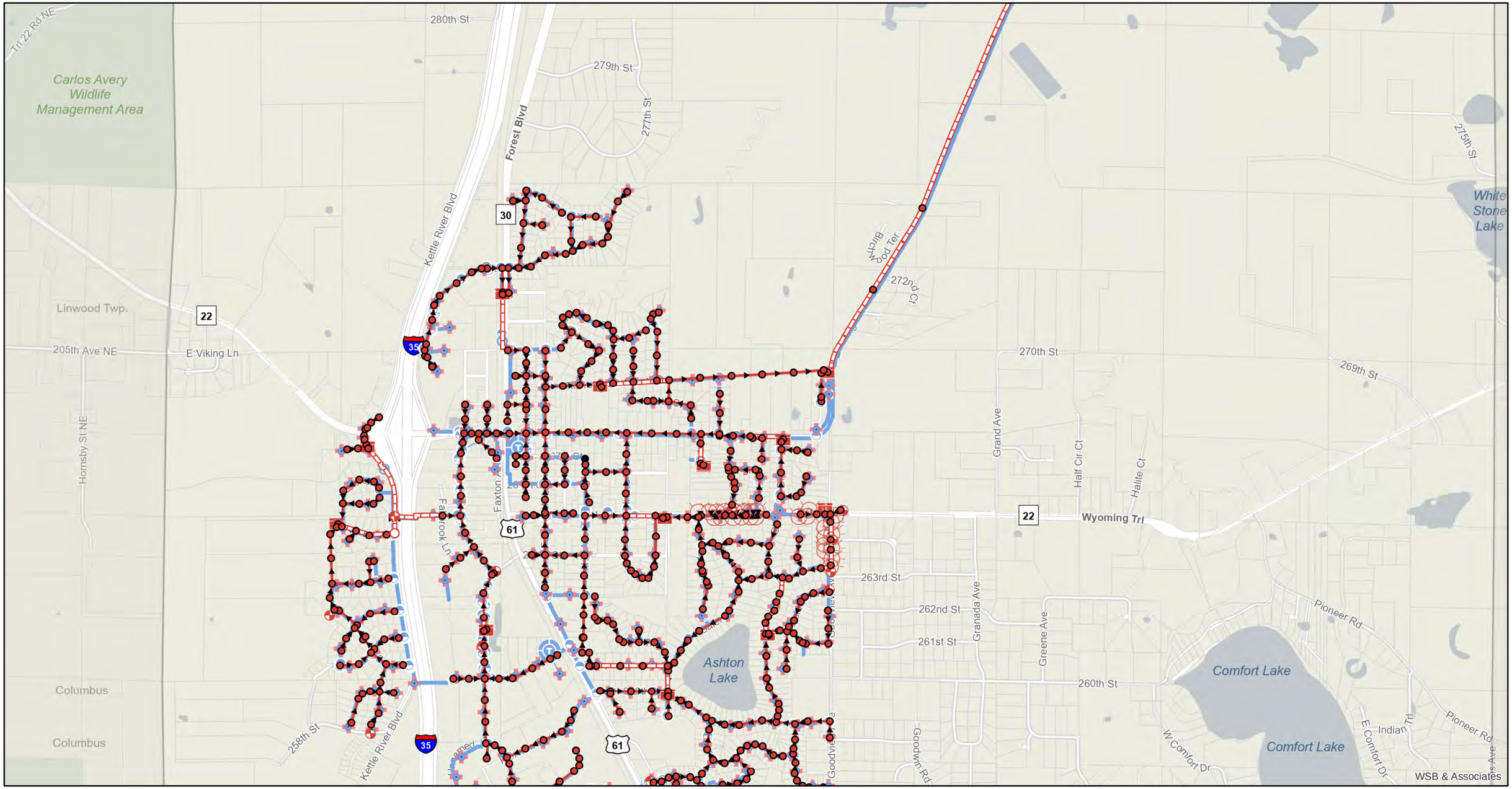
August 19, 2021

Map Powered By DataLink

Middle Sewer & Water



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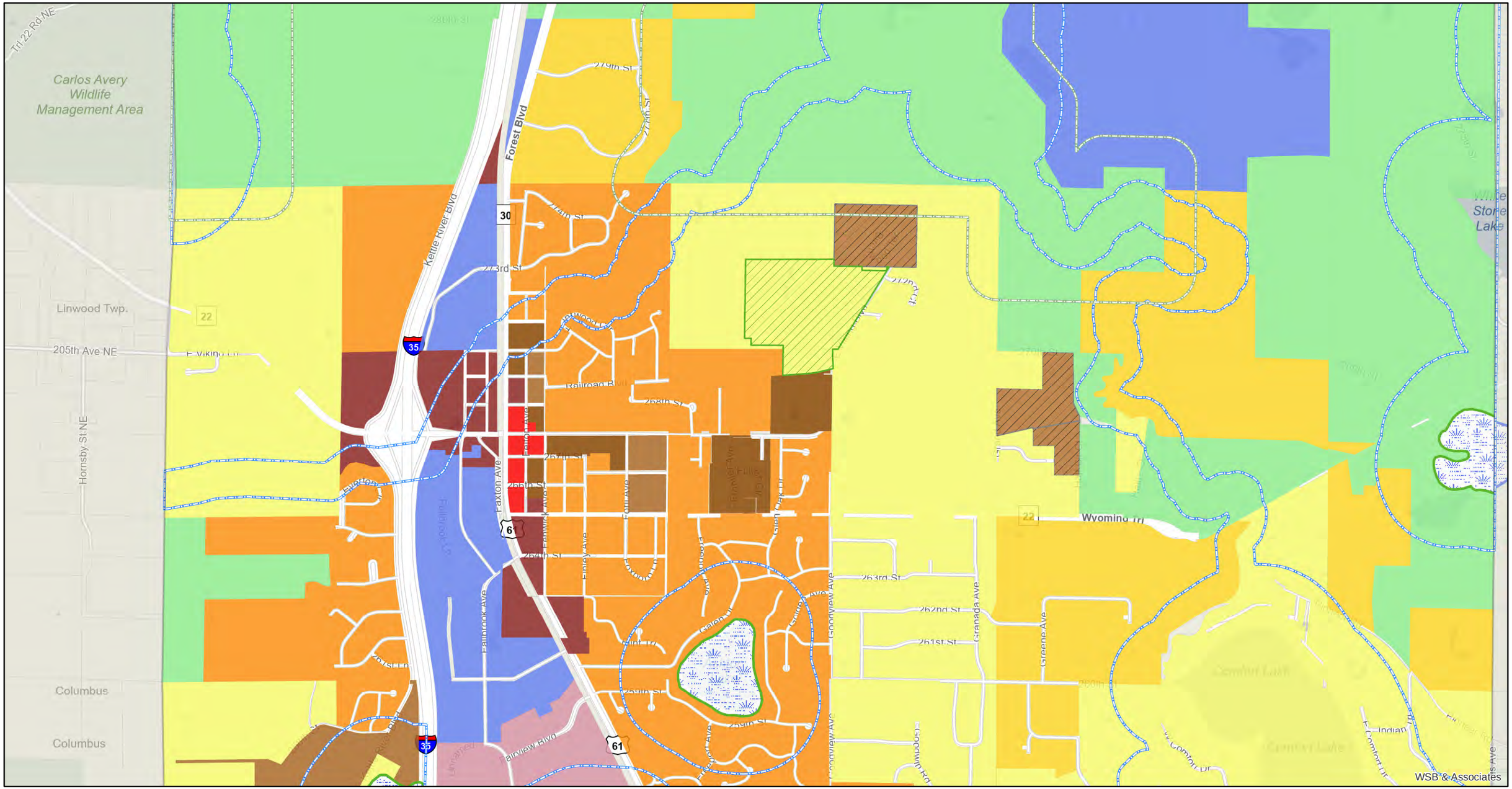
August 19, 2021

Map Powered By DataLink

Middle Zoning



1 in = 1,505 ft

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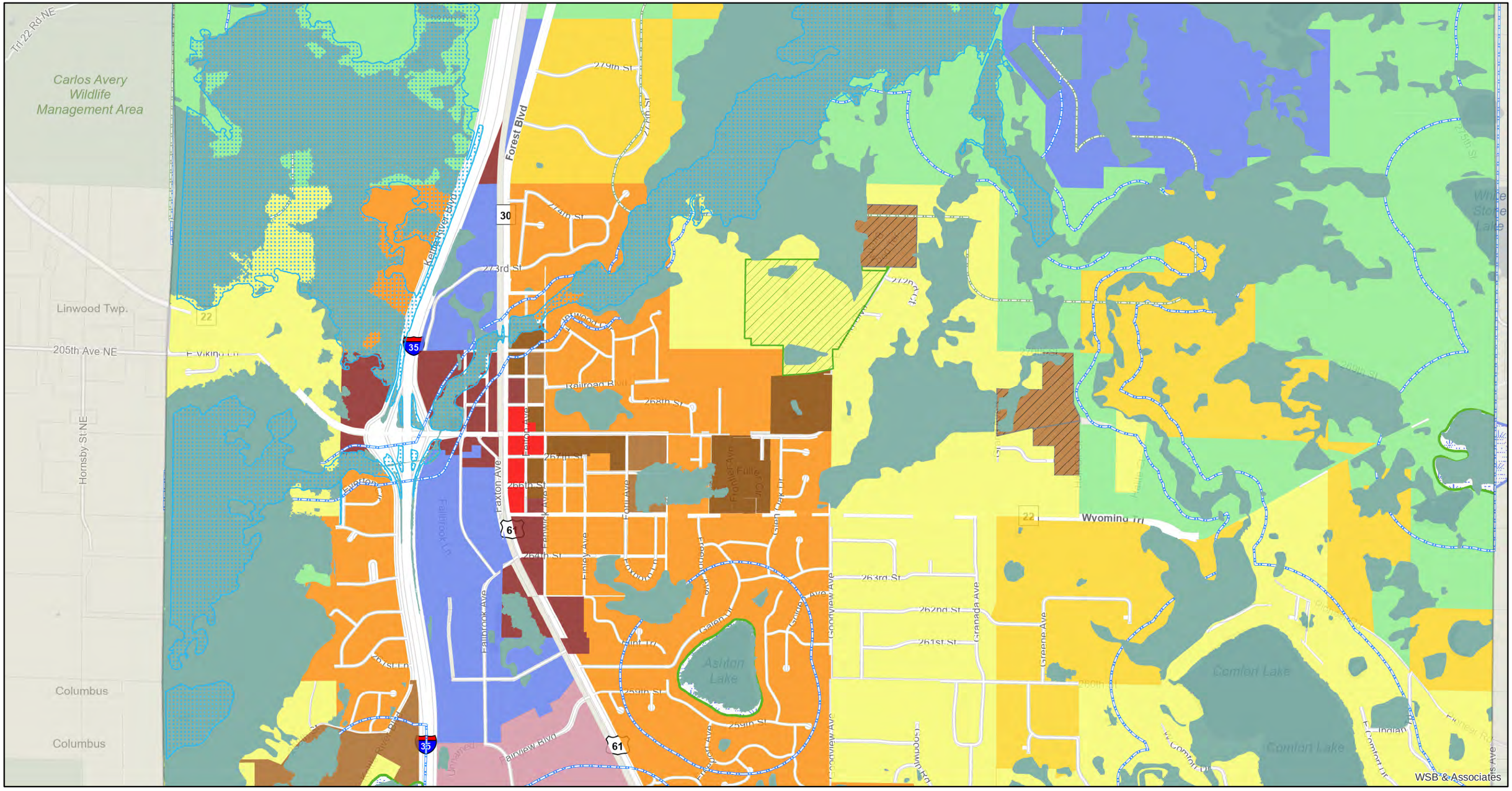
N

August 19, 2021

Map Powered By DataLink

Middle with wetlands



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Map Powered By DataLink

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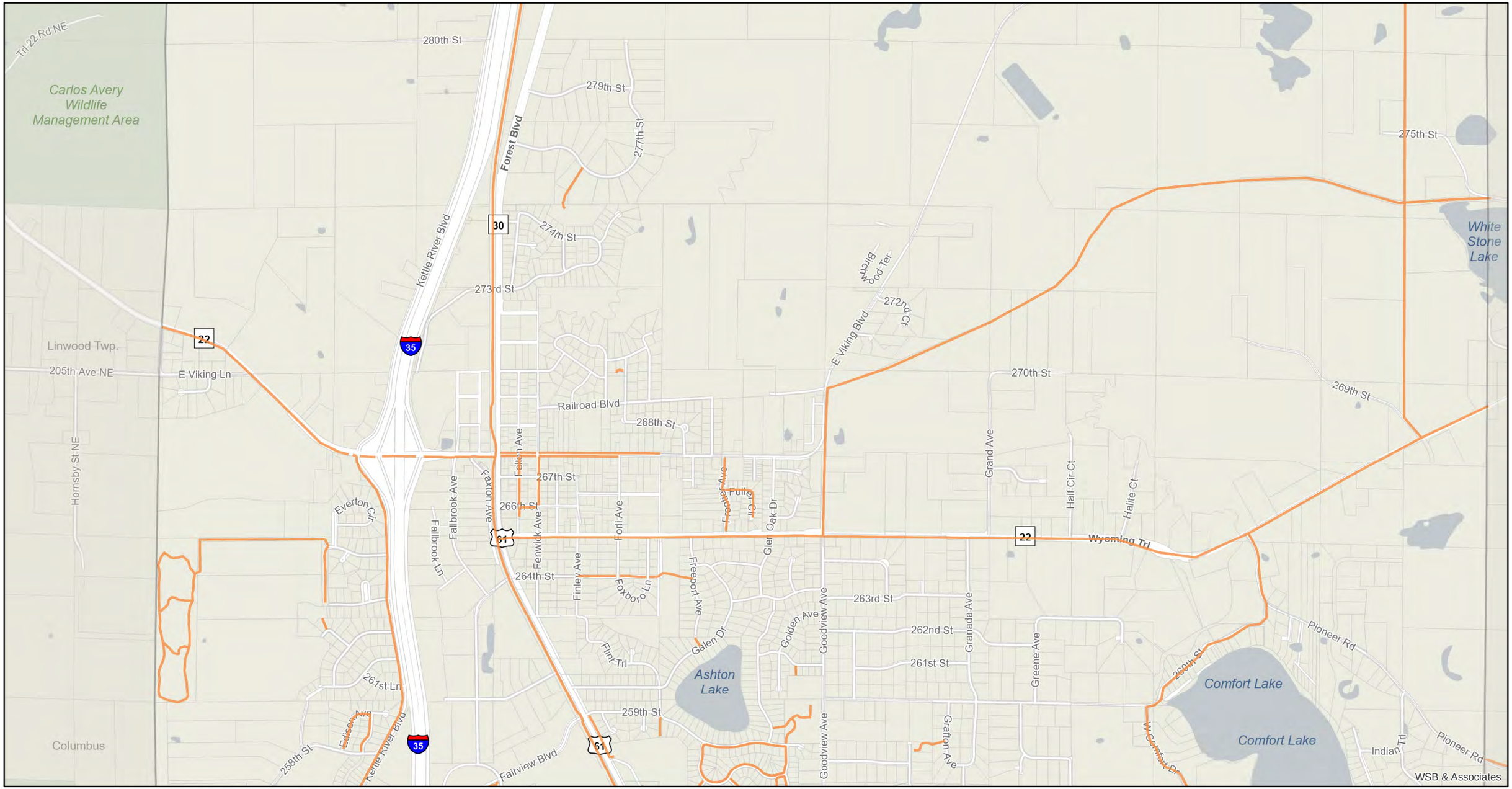


Trails and Paths

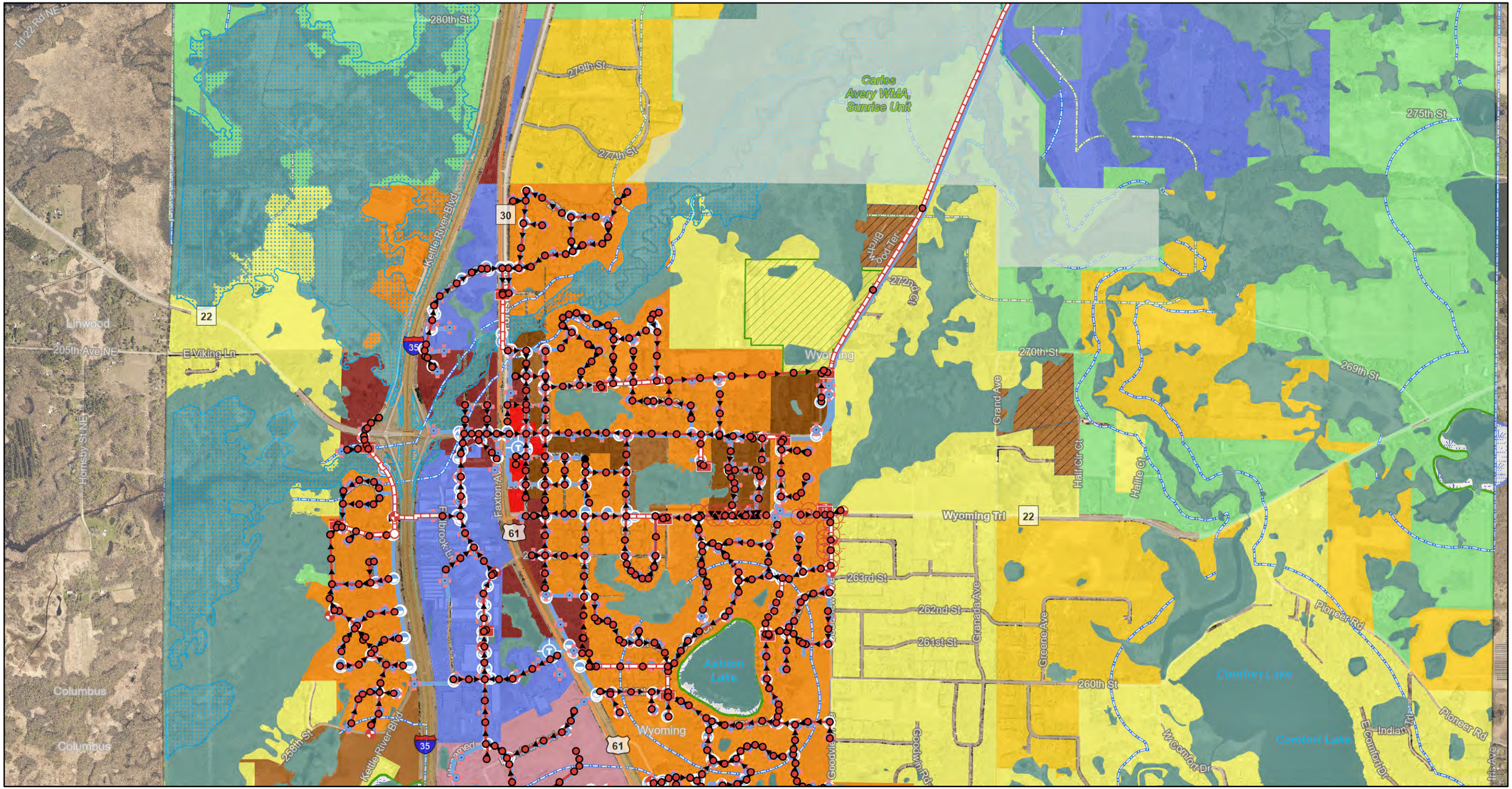
1 in = 1,505 ft

N

August 20, 2021

Map Powered By DataLink

Middle All



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August 19, 2021

Map Powered By DataLink

North Aerial

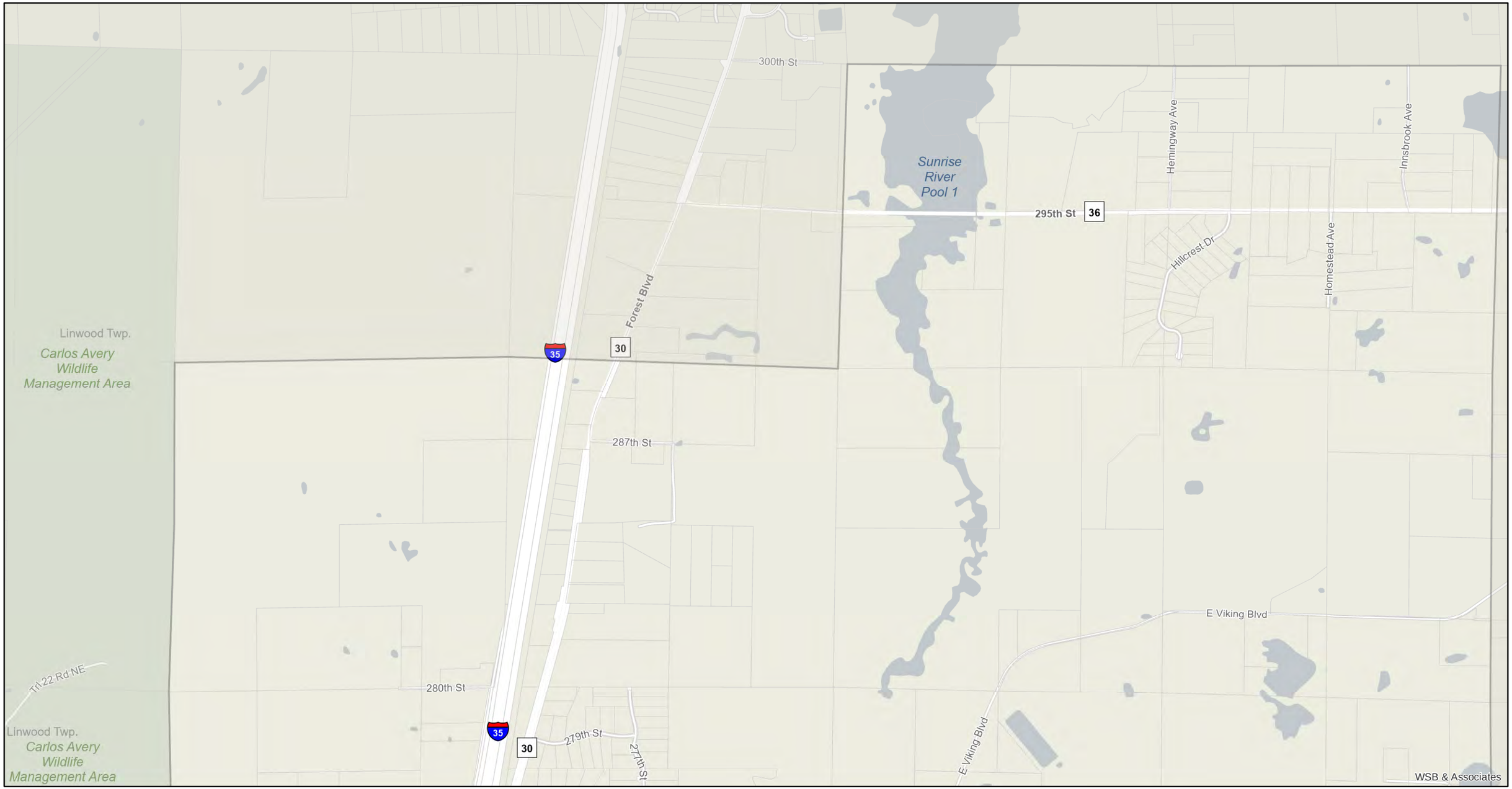
1 in = 1,505 ft

N

August 19, 2021

Map Powered By DataLink

North no Zoning



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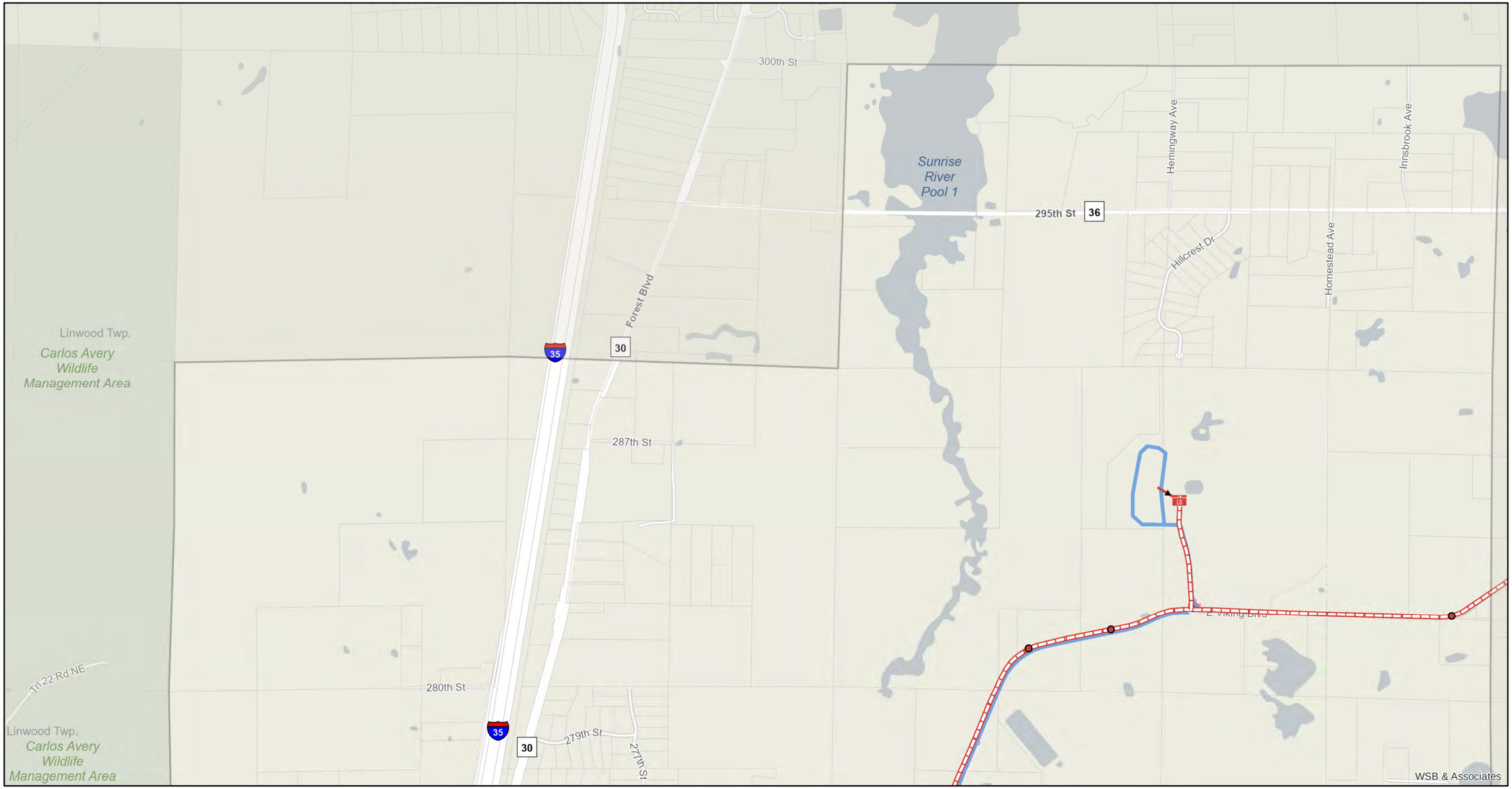
August 19, 2021

Map Powered By DataLink

North Sewer & Water



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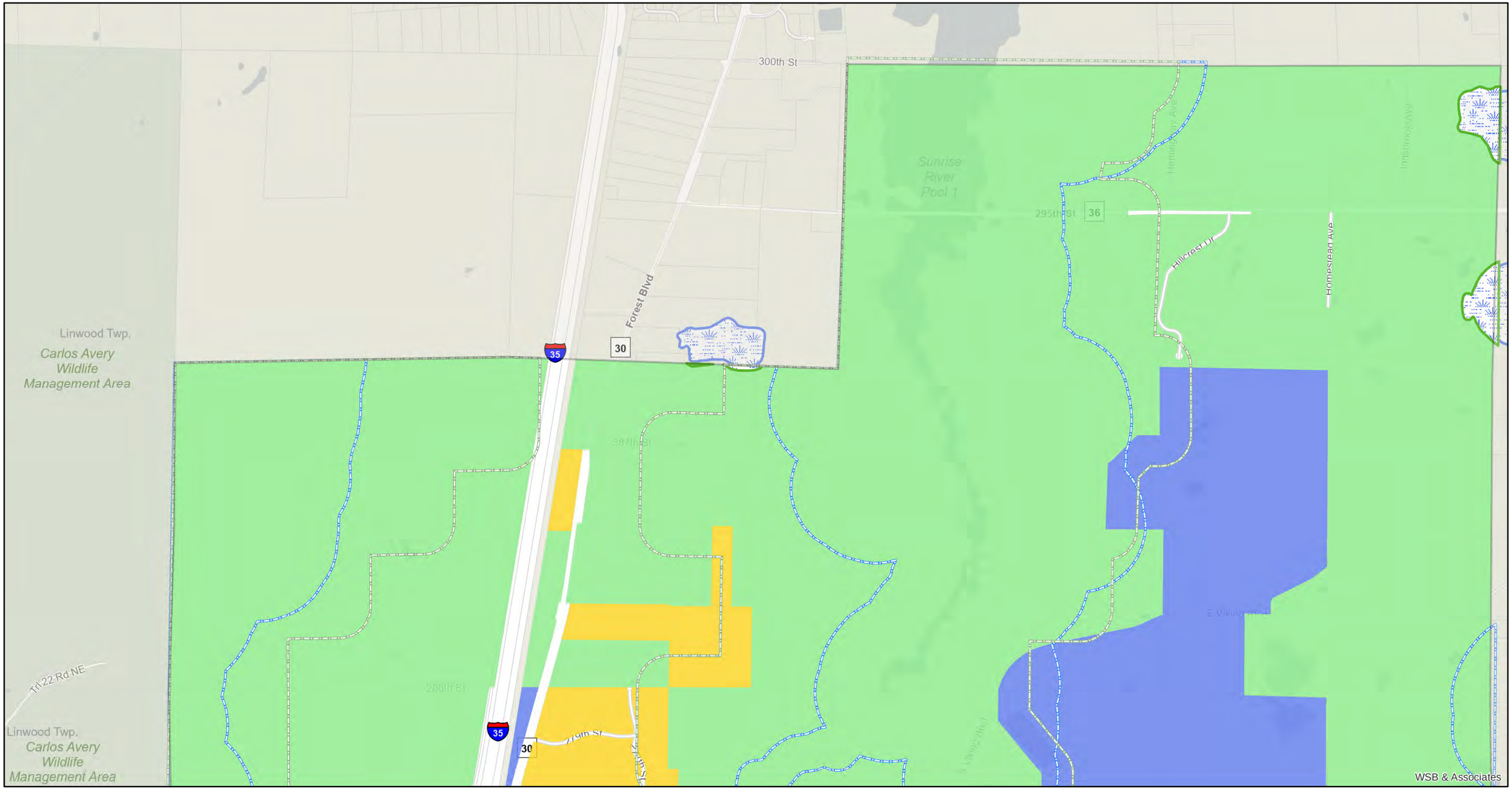
North with Zoning



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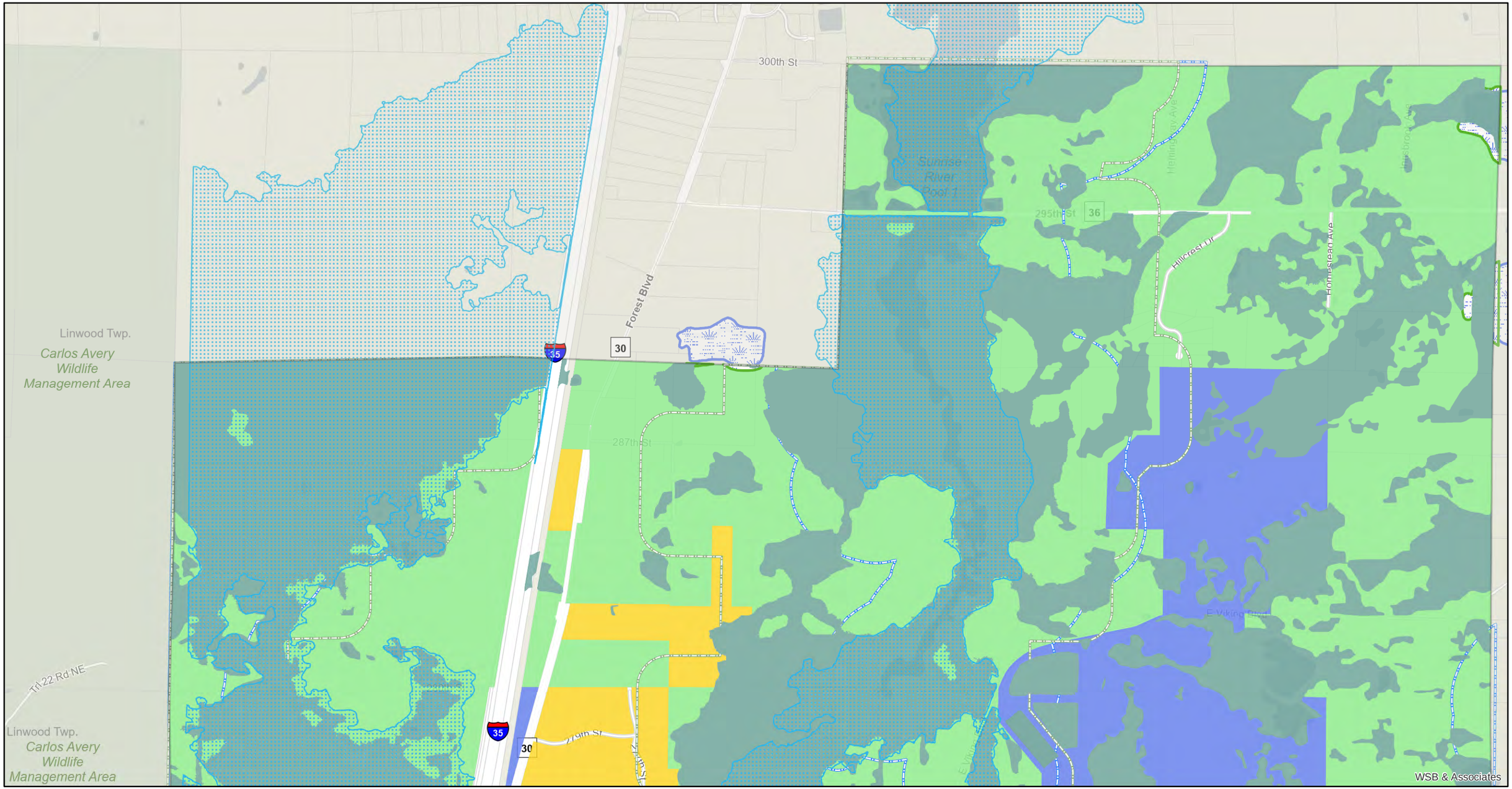

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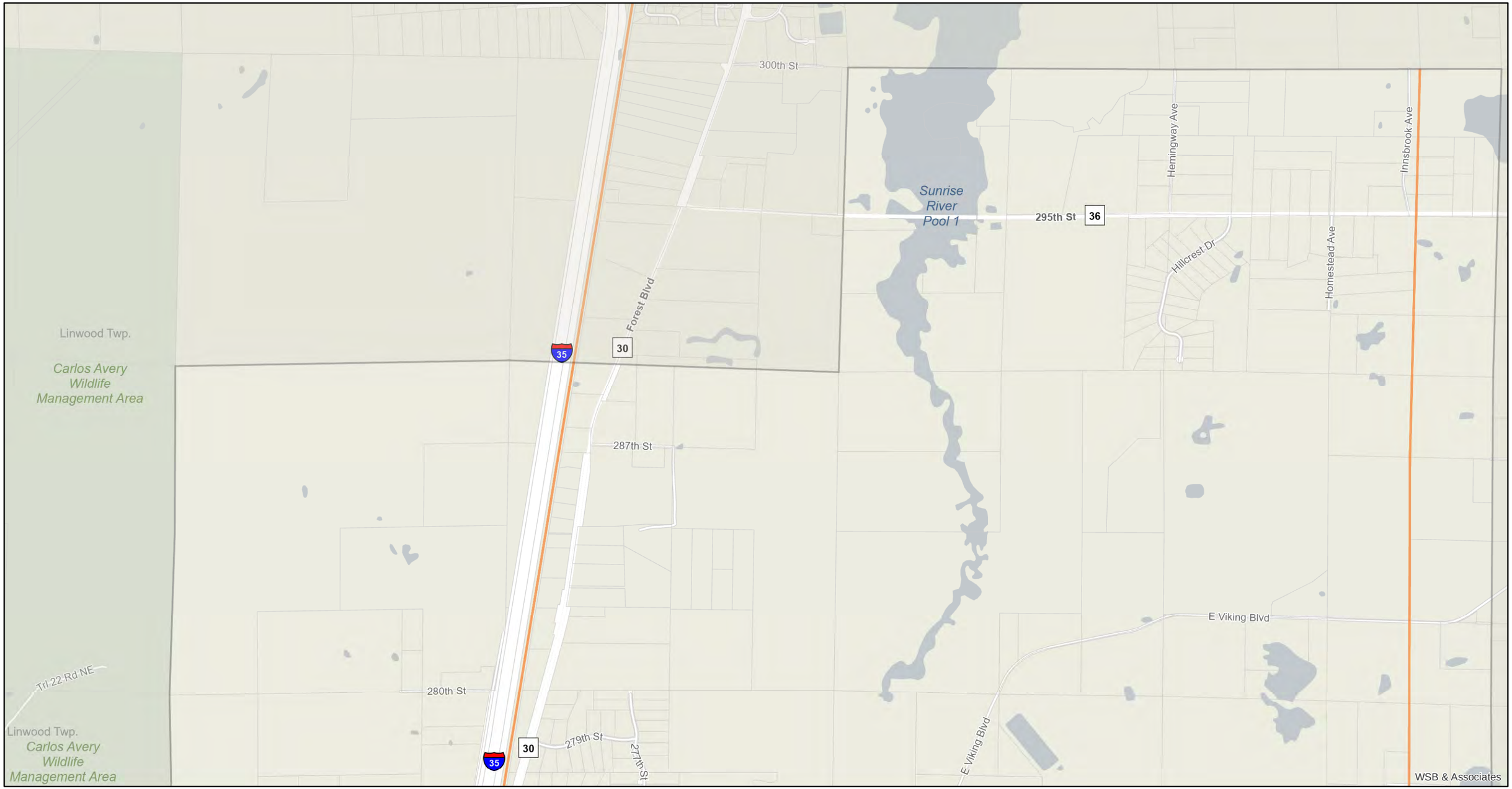
North Trails & Paths



Trails and Paths

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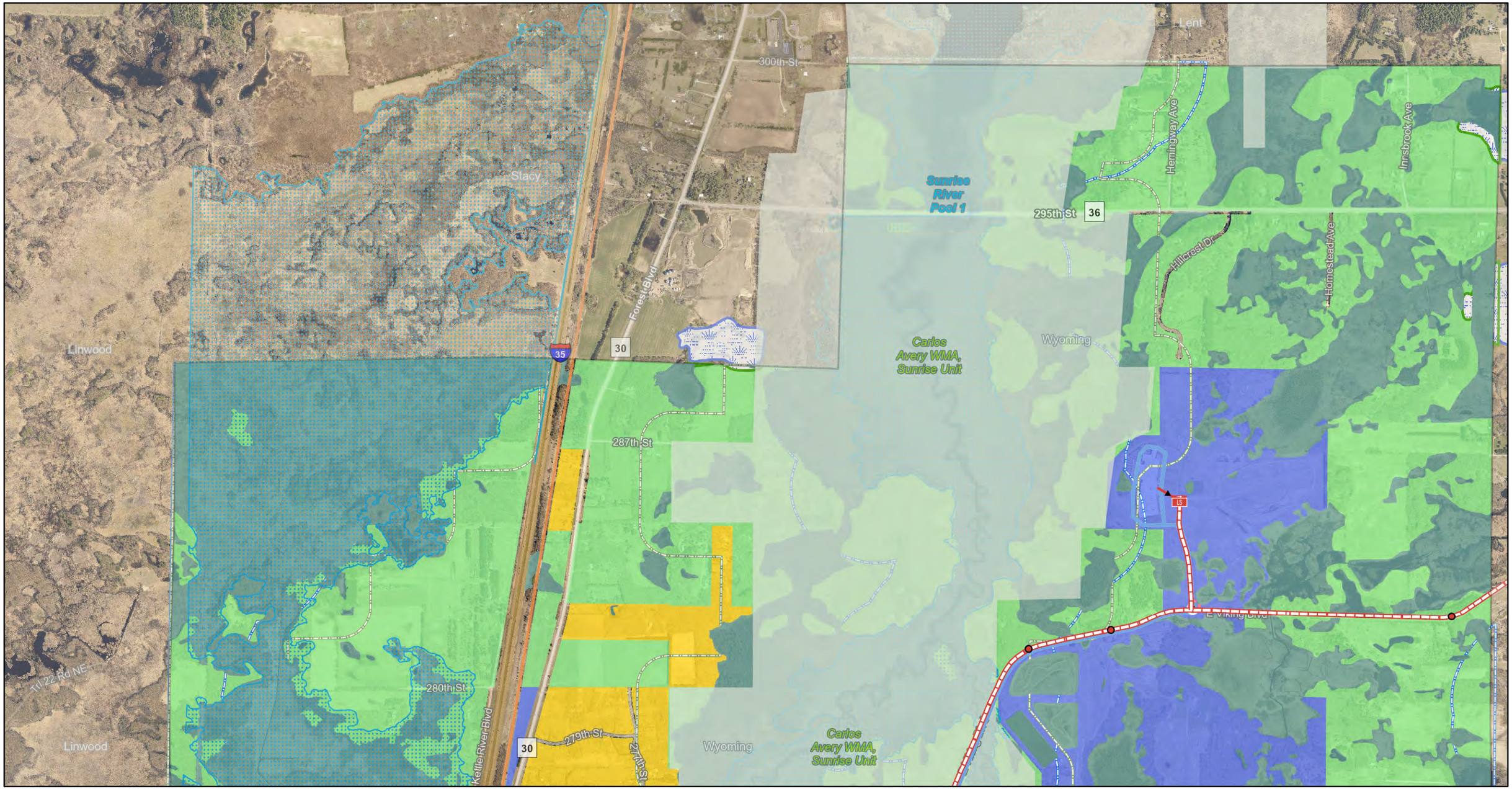
North All



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