

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
DECEMBER 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. 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 14, 2021.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

OLD BUSINESS:

2. 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
3. Comprehensive Plan Update - Next Steps and Timeline

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

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

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for December 14, 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 Roger Carr

ABSENT: Commissioner Katie West

Also Present: Fred Weck Zoning Administrator

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 9, 2021**

Chair Lobermeier noted a small typographical error on page 4 in the last sentence of the second paragraph.

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 9, 2021, AS AMENDED.

<i>Voting Aye:</i>	<i>Murdock, Teel, Carr, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>West</i>

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

- 2. Comprehensive Plan Update – Highway 8 Corridor**

Zoning Administrator Weck gave an overview of the feedback that was given by Eric Zweber from WSB. He stated that Mr. Zweber did not see a problem with the approach suggested buy the

Planning Commission. He noted that it should not be a problem if the bubble edge being used is a geographic features such as a road or a river and if they add some text on how to interpret the boundaries.

Chair Lobermeier asked if the text would be added in the code.

Zoning Administrator Weck stated that he thinks it would actually be added in the Comprehensive Plan itself.

Chair Lobermeier stated that his overall understanding was that Mr. Zweber was supportive and felt it could be worked out in the preliminary planning because zoning will follow the property lines. He stated that he thinks what the Commission is really trying to convey is that this is the intent of what they want it to look like. He stated in the core downtown area, as well as the Highway 8 corridor, it would probably follow property lines where they are looking at more intense development and where there is more of a specific plan. He stated that he was happy to see Mr. Zweber's review and assumes that WSB would be able to produce this kind of map.

Zoning Administrator Weck stated that is also his assumption.

Commissioner Murdock stated that he understood what Mr. Zweber was saying in his response, but wonders if this map would confuse anyone when they go between the zoning and the planning map. He stated that he thinks that the explanation will be very important.

Chair Lobermeier stated that he thinks the Commission is kind of walking the line and trying to determine if the detailed map that goes along each property line gives too much information. He stated that Zoning Administrator Weck had shared the plan update from Chisago City, which is an example of seeing that level of detail. He noted that, to him, those details get pretty small. He questioned whether the Commission was just trying to convey the idea that here is the large, generalized land uses and when it comes time to plat, people should come in and talk things over with staff. He stated that he is also thinking about the staff report because that is usually where the Commission sees something mentioned that a piece of property or area was 'guided' for a particular thing.

Commissioner Murdock explained that he is always turning the County map GIS layers on and off as he is working on projects. He stated that it may be interesting to see the property boundaries under the map in a transparent sort of fashion.

Chair Lobermeier agreed that it would be good, as that map is prepared, that there are places where the lines can be followed. He stated that he keeps thinking about comments that have been made by Mayor Iverson regarding a map with this level of detail. He explained that she had been concerned that because there is so much there, it gets complicated and difficult to understand. He stated that he would like WSB to draft a version of this map because he would like to see it. He thanked Zoning Administrator Weck for his work to firm up the Highway 8 Corridor map and noted that he feels he did a good job delineating what was located along the corridor, such as businesses or residences.

Zoning Administrator Weck explained that, for the most part, he tried to follow what the City has for current commercial or areas where it is butted up against residential developments such as Liberty Ponds that will not be changed. He stated that for larger lots that have homes on them but could be developed, he kept those on the map, and gave the example of homes on Hamlet Avenue.

Chair Lobermeier asked about the first map that is labeled Hazel Avenue Wetlands. He stated that there is a strip that has no property shown on either side which is shown as commercial.

Zoning Administrator Weck stated that he believes part of the reason that nothing is shown is because part of it is wetlands and that there are already established homes in the area. He gave

a general overview of some of the items depicted on the map.

Chair Lobermeier asked if there were provisions in place to preserve the Highway 8 corridor.

Zoning Administrator Weck stated that in the last few days, the Highway 8 plan was submitted to MnDot for review. He explained that when Highway 8 is improved, the existing 150 foot setback will go away because the point of that was to reserve areas in case they needed to expand the roadway.

Chair Lobermeier noted that vacant triangle just north of the nursery.

Zoning Administrator Weck explained that is one lot and believes much of it will end up being taken away as right-of-way.

Chair Lobermeier noted that Commissioner West had brought up some concerns about residential conflicts if the City moved forward and zoned this area as commercial. He stated that there will be a number of residences that would be non-compliant, so that is something that will have to be thought about following the completion of the Comprehensive Plan.

Zoning Administrator Weck stated that the biggest area will be on Hamlet Avenue and gave an overview of what is currently in place and which parcels may be ripe for development because the homes are fairly old.

Commissioner Murdock asked what would happen if it was designated as commercial and someone wanted to sell it to a new residential user.

Zoning Administrator Weck confirmed that would still be allowed. He explained that if it was zoned commercial, as long as they had not vacated the home for longer than a year, it would still be considered a legal non-conformity.

Chair Lobermeier stated that there are not as many conflicts as he had expected along this corridor.

Commissioner Murdock asked what the next step would be once this is all put on a map. He asked if, similar to having a 'shovel ready' mindset, whether there was a way to create a script for developers or people interested in these parcels. He gave the example of someone who wanted to redevelop a residential property, they would have a checklist of what needed to be done, for example, do a pre-demo, asbestos and hazardous material survey, and specific permits in order to create a tool for them to help facilitate the redevelopment. He stated that Zoning Administrator Weck can do that right off the top of his head, but it may be helpful to have it down on paper.

Zoning Administrator Weck noted that the City had created a checklist for vacant land, for mostly commercial, that staff created at the request of the EDA. He stated he and City Administrator Linwood have had the conversation that along this area there is no City sewer and water and probably never will be, which depending on the user, may or not be a big deal. He noted that an industrial use that is not water intensive would be good, but to zone everything industrial opens the City up to things like mini-storage. He stated that he thinks the City will need to take a look and decide what they truly want in this area and what will be good for the semi-industrial use.

Commissioner Murdock stated that once this is put into the Comprehensive Plan, he asked whether there would be a communication sent out to the people in these areas.

Zoning Administrator Weck stated that for the Comprehensive Plan, it is communicated City-wide and they do not send individual letters. He stated that when it comes down to rezoning, then the property owners would definitely be contacted as well as everyone within 500 feet.

Commissioner Murdock suggested that there be something in the Comprehensive Plan about this change or about this designation because a description would help anybody reading it that may

happen to be in those zones. He gave the example of outlining that the City changed the land use in this particular area and then explain what that means. He suggested that there be some sort of public notice when the Comprehensive Plan is finished that calls out some highlights of the changes that were made.

Chair Lobermeier noted that he found the last page of the report intriguing that was out of the Chisago Comprehensive Plan update. He noted that the study area boundary crosses over into Wyoming a bit.

Zoning Administrator Weck explained that it was from 2006 and it has not really been updated since the annexation, so the map includes areas that they wanted to annex but did not get. He explained that he had included just as a reference point for the Commission.

Chair Lobermeier suggested that at the next meeting, the Commission begin to outline what needs to be done in order to finish the Comprehensive Plan.

COMMUNICATIONS: NONE

UPDATES:

3. Diamond Ridge Preliminary Plat to be taken from the table

Zoning Administrator Weck explained that the Commission will need to meet on December 28, 2021 to discuss Diamond Ridge.

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE DECEMBER 14, 2021 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:26 PM.

<i>Voting Aye:</i>	<i>Murdock, Teel, Carr, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>West</i>

CITY OF WYOMING
Planning Commission

TO: Planning Commission
FROM: Tom Ramler-Olson, City Planner
Fred Weck
MEETING DATE: December 28, 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

On September 28, 2021 the Planning Commission tabled the applicant's request for preliminary plat approval in order for the applicant to address the city engineer's and commission's concerns about stormwater, curb and gutter, and pedestrian access. The Planning Commission will need to make a motion, and then approve removing the request from the table before proceeding with discussion.

In a letter dated December 9, 2021 the applicant has extended the city's MN Statute 15.99 deadline for action on the request until January 19, 2022.

In a letter dated December 2, 2021 the applicant submitted a letter to the Planning Commission and City Council addressing the concerns brought up during the September 28th meeting.

On December 8, 2021 the applicant's engineer submitted new drawings for review by the city engineer. Those drawings with the city engineers comments are included with tonight's meeting packet.

On December 23, 2021 the applicant submitted a letter to the Planning Commission and City Council that, in part, supersedes a portion of the December 2nd letter concerning curb and gutter (it will be incorporated) and asks that the Planning Commission consider their request for preliminary plat approval at this meeting.

Included with this packet is a letter from the City Engineer dated December 23, 2021 recommending approval of the preliminary plat with the condition that all engineering comments from the City Engineer must be addressed.

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.~~

Staff is recommending approval of the preliminary plat with the following conditions:

- 1. That all engineering comments from the City Engineer must be addressed prior to review of the final plat.*
- 2. That De Minimis application be approved prior to review of the final plat.*

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. *Revised plans have been submitted.*

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. *This has been provided.*

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.
- *Revised plans with the City Engineers current comments are included with this report.*

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.



December 23, 2021

Mr. Fred Weck
Planning and Zoning Administrator and Building Official
City of Wyoming
14669 Fitzgerald Avenue North
Hugo, MN 55038

Re: Preliminary Plat Review
Diamond Ridge – Emerald Avenue
WSB Project No. 016476-000

Dear Mr. Weck:

We have reviewed the most recent plan submittal for the Beckman's Diamond Ridge- Emerald Avenue subdivision prepared by Widseth. Based on review of the documents, we are generally supportive of the preliminary plat from a zoning standpoint. We continue to have concerns with a number of items related to drainage and utilities. Staff has provided the applicant detailed redline comments on the plans that will need to be addressed. The main items are as follows:

1. Stormwater modeling and grading plan reflects driveways being inundated/overtopped with stormwater in the 10-year rainfall events. Roadside drainage along with yard drainage is also directed to drain over the top of driveways (no culverts) as it is routed to the stormwater management facility. This is not acceptable, and the applicant has now agreed to place concrete curb and gutter along the roadway.
2. Staff is confident that the stormwater management for the site can be met. Staff has shared with the applicant's engineer that the stormwater management could easily be accommodated in the rear of lots rather than the front of the lots. There is already a proposed storm sewer outlet extending between these lots and therefore not a cost factor.

The items noted above will likely change the location of the drainage and utility easements, but not the lot configuration. The applicant is also working to address other comments related to the sewer and water that will be extended to serve the three homes and will not impact the preliminary plat. For these reasons, staff is comfortable with preliminary plat approval with a condition that all engineering comments from the City Engineer must be addressed.

Thank you for the opportunity to provide comments on this project. Additional comments may be necessary following the review of the responses to these. If you have any questions, please do not hesitate to contact me at 651-286-8463.

Sincerely,

WSB

Mark Erichson, PE
City Engineer



Beckmann Custom Homes, LLC
PO Box 126
Andover, Mn 55304
Beckmanncustomhomes@gmail.com
Project: Diamond Ridge – Emerald Avenue, Wyoming, MN
Project location: 261st St. & Emerald Avenue, Wyoming, MN

12-23-2021

Planning Commission & Council Members
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

We, Beckmann Custom Homes, are writing today regarding the submittal of our 3 home/cul-de-sac, 2.89 acre development plan referred to as "Diamond Ridge – Emerald Avenue" located at 261st Street & Emerald Avenue in Wyoming, MN.

Moving forward it is our intent to install curb & gutter into the proposed cul-de-sac in order to accommodate the water from a 100 year storm event. In addition to addressing the 100 year storm water management, the re-engineering will also be addressing all other comments from the review of City engineer, Mark Erichson, submitted to Widseth Engineering via e-mail on December 22nd, 2021. We ask that the City please keep our project on the agenda for the December 28th, 2021 meeting, with the hopes of getting an approval for a preliminary plat subject to the changes reflecting the city comments given on December 22nd, 2021. These re-engineering details will be completed, but given the holidays, vacations and timings, it will not be completed before the December 28th, 2021 meeting.

Thank you for your time & attention to this matter.
Happy Holiday's,

Charles Beckmann & Kathryn Boyd
Beckmann Custom Homes, LLC



Beckmann Custom Homes, LLC
PO Box 126
Andover, Mn 55304
Beckmanncustomhomes@gmail.com
Project: Diamond Ridge – Emerald Avenue, Wyoming, MN
Project location: 261st St. & Emerald Avenue, Wyoming, MN

12-2-2021

Planning Commission & Council Members
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

To whom it may concern at the City of Wyoming,

We, Beckmann Custom Homes, are writing today regarding the submittal of our 3 home/cul-de-sac, 2.89 acre development plan referred to as "Diamond Ridge – Emerald Avenue" located at 261st Street & Emerald Avenue in Wyoming, MN.

We are resubmitting our previous development plan for the Emerald Avenue Project. The previously submitted plan meets the preliminary plat requirements set forth by the City of Wyoming, and has been edited, redrafted and reengineered many times over based upon review and comments from the City of Wyoming.

Based upon previous meetings, the City of Wyoming has three main items they would like addressed and modified pertaining to our previously submitted plan: Curb and gutter, a pathway through the property, and Stormwater Management. The following is a list of the three topics of discussion brought up by the city. The list has been summarized, with our responses listed afterward:

1. Topic of Discussion: Curb & Gutter

Wyoming: Add curb & gutter to the proposed cul-de-sac

Beckmann: If curb & gutter were to be installed it would involve many starts, stops, ups, and downs in the curb due to the installation of the three driveways and several openings for stormwater drainage. After all of the openings are made, there will not be the curb & gutter look that we believe is being envisioned upon making the request of the addition. We feel there is no benefit to curb and gutter installation, and that the currently designed stormwater removal system is the optimal solution for a cul-de-sac such as the size we are proposing.

2. Topic of Discussion: Pathway

Wyoming: The City of Wyoming is requesting that we install a walking path between proposed lots 2 and 3 of the development (The middle and Eastern most lot of the three proposed lots). The purpose of the pathway would be to provide access for pedestrians looking to come and go between Emerald Avenue and 261st Street.

Beckmann: There are many points of question and concern that arise when we consider the installation of a walking path. The following listed are just a few:

Superseded by
12/23/21 letter

A) Concerns with the path going from asphalt street to sand/gravel cul-de-sac. For example: Snow plow damage.

B) Who will maintain the path? Such as mowing, snow removal, damage repair??

C) Would the city construct the pathway in the easement?

To summarize the feelings of Beckmann Custom Homes on this topic of discussion: We have considered the proposal of installing a pathway, and have decided that if there is not a code, rule or regulation in place requiring the owner to install said mentioned path, then we kindly decline.

Topic of Discussion: Stormwater Management

Wyoming: The ordinances require treatment for a 100-year storm.

Beckmann: We have had Widseth Engineering re-design for the 100 year storm water management. Tim Houle will be re-submitting.

To summarize, we are resubmitting our plan with the hope that you take time to consider our thoughts, comments, and perspective. We hope to start moving forward toward building three homes on the cul-de-sac.

Thank you,

A handwritten signature in black ink that reads "Charles L Beckmann". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Charles L Beckmann

Beckmann Custom Homes, LLC



Beckmann Custom Homes, LLC
PO Box 126
Andover, Mn 55304
Beckmanncustomhomes@gmail.com
Project: Diamond Ridge – Emerald Avenue, Wyoming, MN
Project location: 261st St. & Emerald Avenue, Wyoming, MN

12-09-2021

Planning Commission & Council Members
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

To whom it may concern at the City of Wyoming,
We, Beckmann Custom Homes, are writing today regarding the submittal of our 3 home/cul-de-sac, 2.89 acre development plan referred to as "Diamond Ridge – Emerald Avenue" located at 261st Street & Emerald Avenue in Wyoming, MN.
In accordance with MN Statute 15.99, Subdivision 3 (g). We are granting to the City of Wyoming an extension to the time limit to consider my request for preliminary plat approval of the Diamond Ridge subdivision until the date of January 19th, 2022.

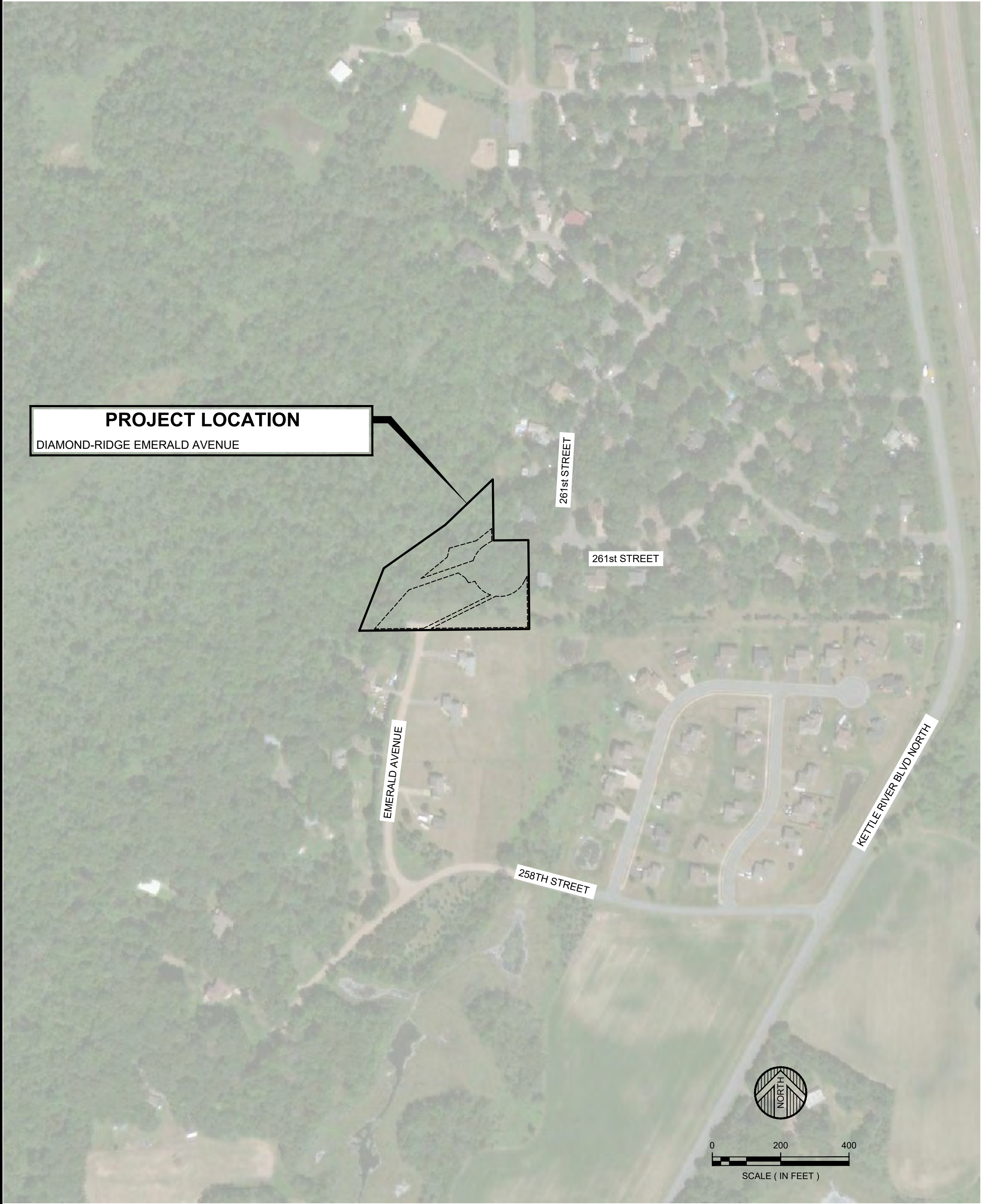
Thank you,

A handwritten signature in black ink that reads 'Charles L. Beckmann'.

Charles L Beckmann
Beckmann Custom Homes, LLC

DIAMOND RIDGE - EMERALD AVENUE

WYOMING, MN

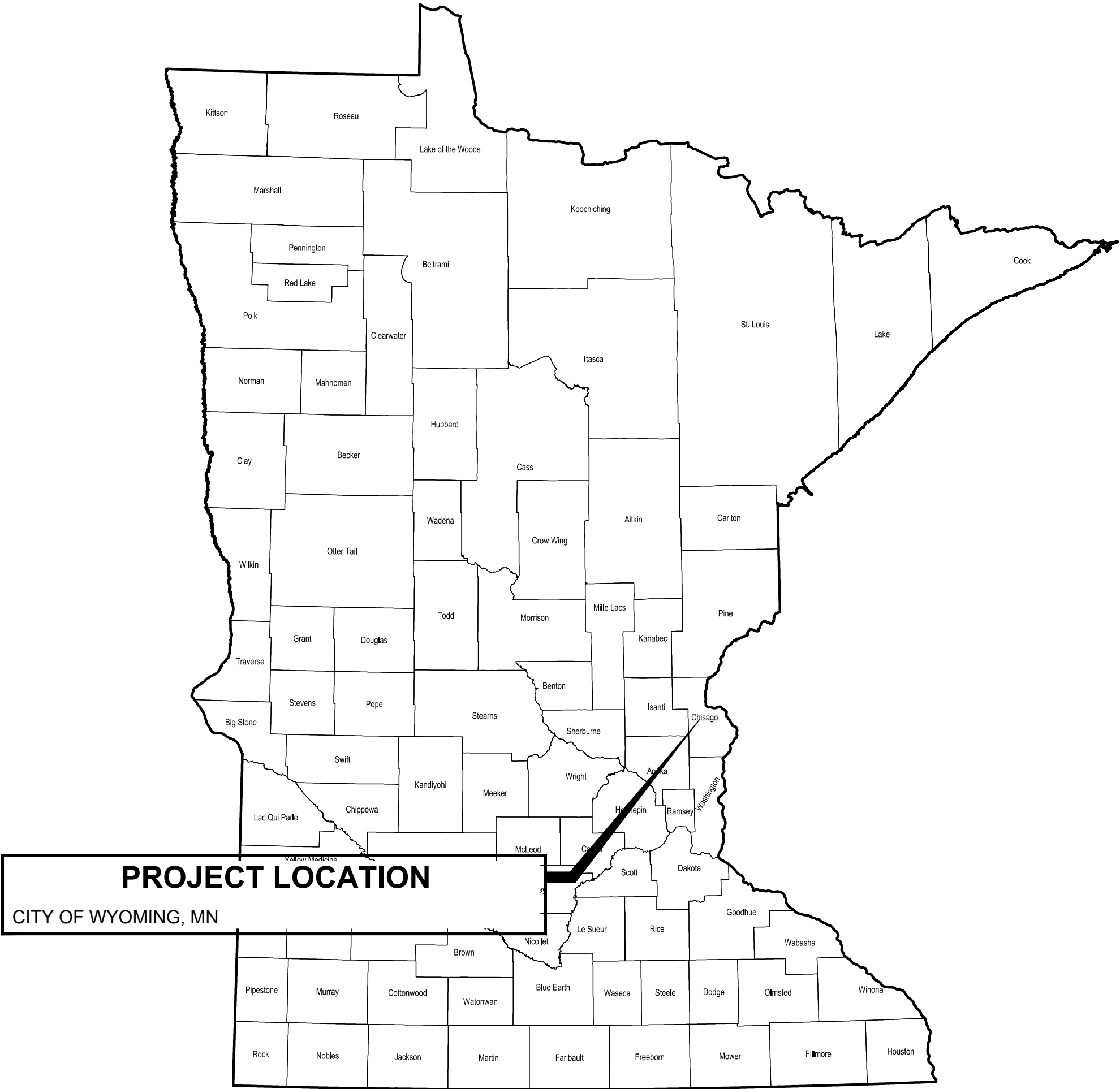


CITY OFFICIALS	
MAYOR	
LISA IVERSON	
CITY COUNCIL MEMBERS	
LINDA NANKO YEAGER	
CLAIRE LUGER	
BRETT OHNSTAD	
DENNIS SCHILLING	
PUBLIC WORKS SUPERINTENDENT	
CHUCK ALMHJELD	
CITY ADMINISTRATOR	
ROBB LINWOOD	

SHEET INDEX TABLE	
SHEET NUMBERS	SHEET TITLE
C1.0	TITLE SHEET
C2.0	CIVIL PLAN LEGEND
C3.0-C3.2	DETAILS
C4.0-C4.1	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C5.0	EXISTING CONDITIONS AND REMOVALS
C6.0	SITE PLAN
C7.0	GRADING PLAN
C8.0	EROSION CONTROL PLAN
C9.0	UTILITY PLAN

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE 2018 EDITION OF THE "MATERIALS LAB SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.



DATE	REVISIONS	DESCRIPTION	BY
11/06/2020	ADD	ADDRESS CITY COMMENTS	
12/08/2021		ADDRESS 100-YR STORM	

DATE:	AUGUST 2021
SCALE:	AS SHOWN
DRAWN BY:	EPIC
CHECKED BY:	TMH
JOB NUMBER:	2020-10572

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 FLUORESCENCE 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
---	--------------------------

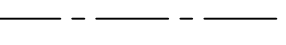
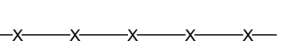
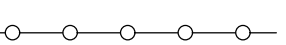
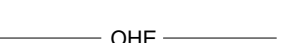
EROSION CONTROL SYMBOLS

	SURFACE DRAINAGE ARROW
	STORM DRAIN INLET PROTECTION

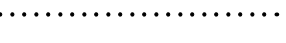
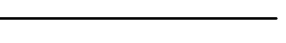
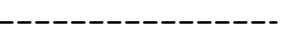
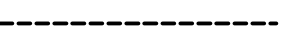
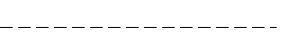
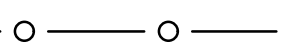
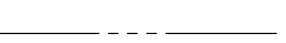
TRAFFIC CONTROL DEVICES & SYMBOLS

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

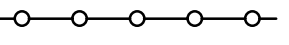
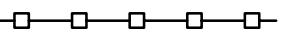
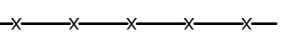
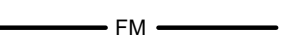
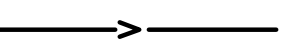
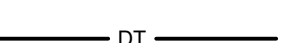
EXISTING TOPOGRAPHIC LINES

	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

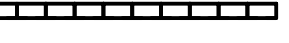
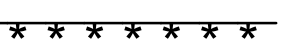
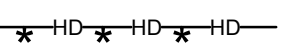
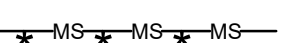
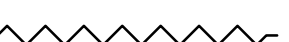
R/W, LOT & EASEMENTS LINES

	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

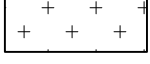
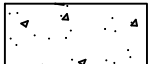
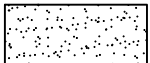
PROPOSED CONSTRUCTION LINES

	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

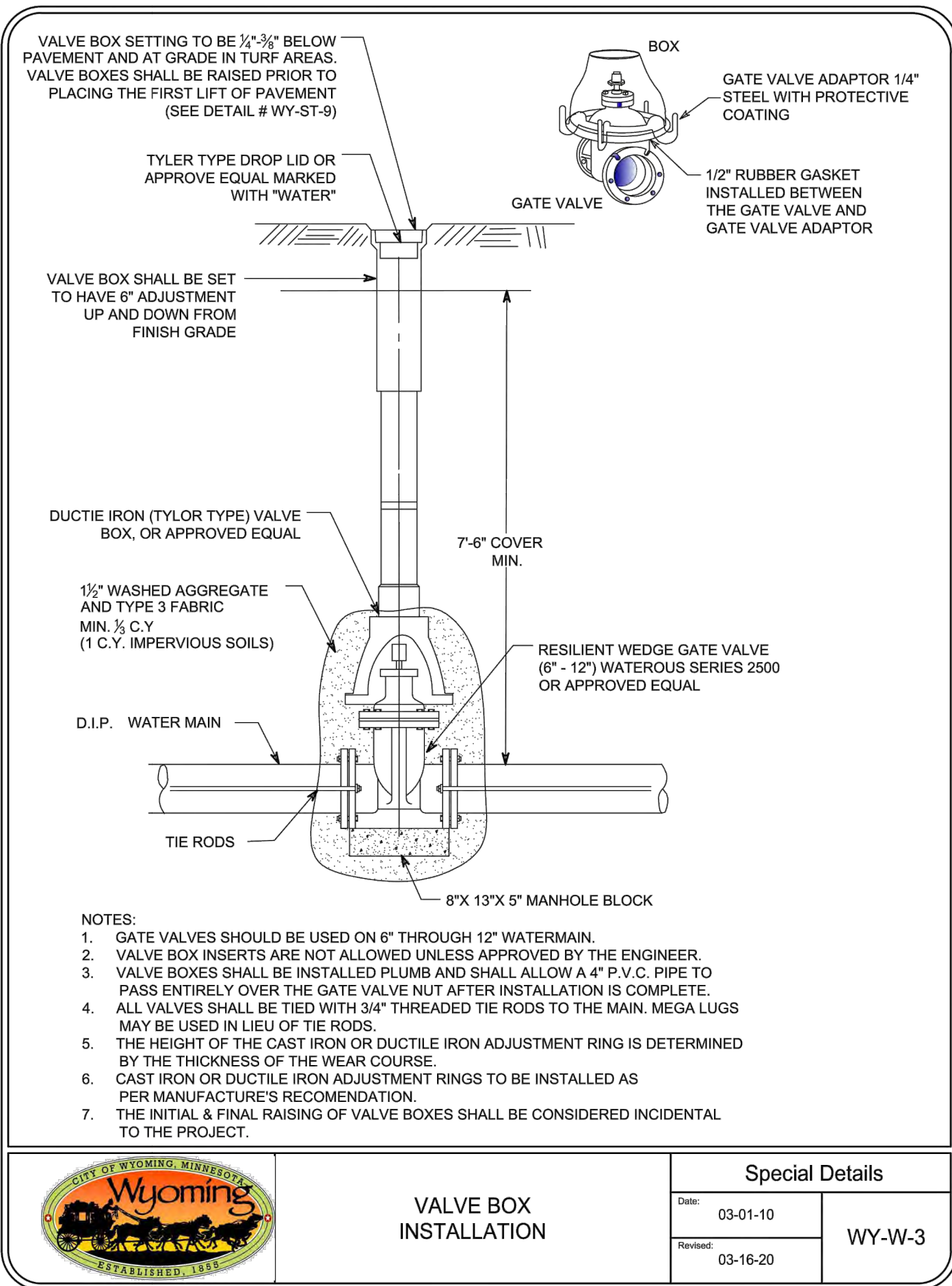
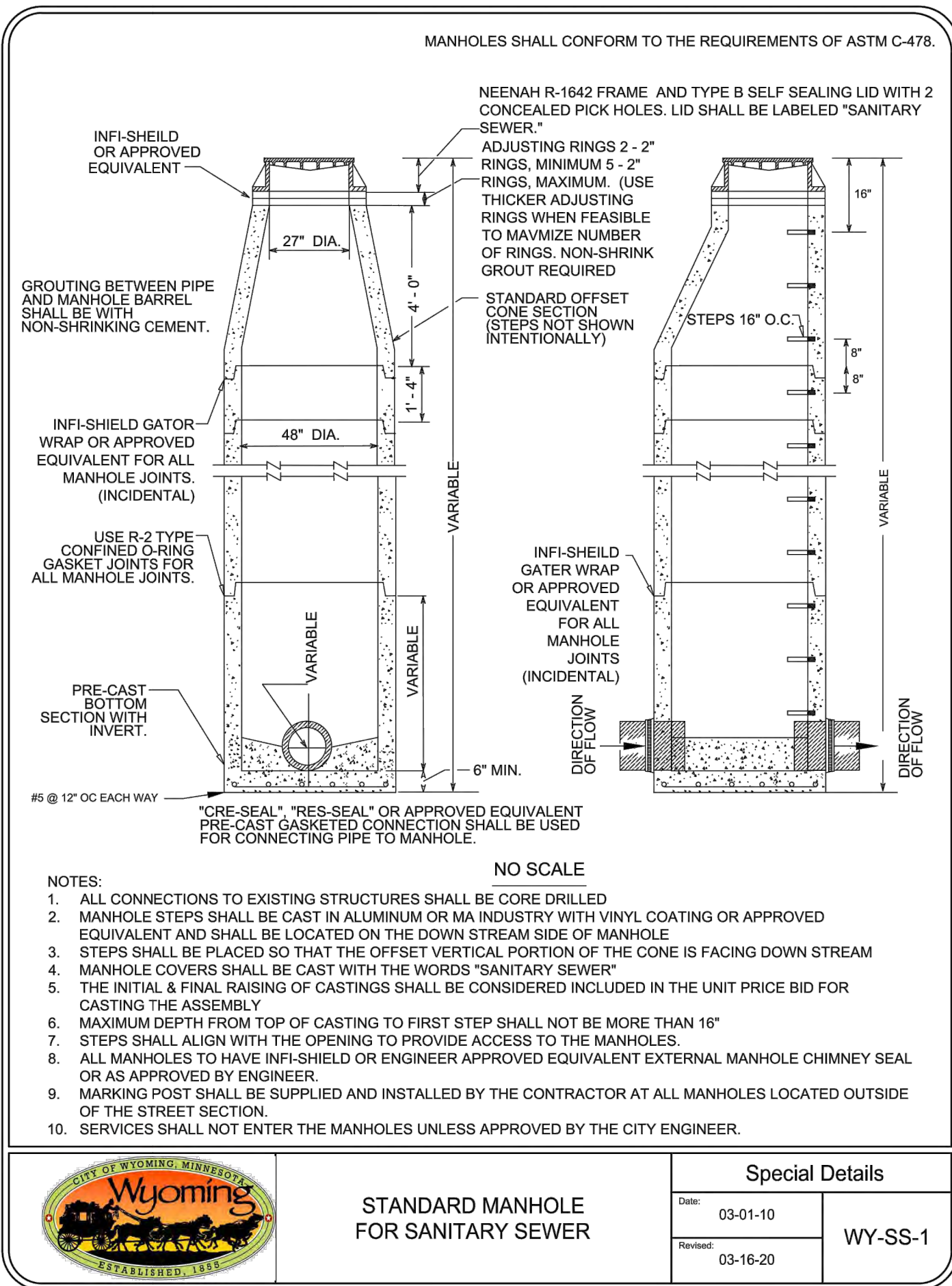
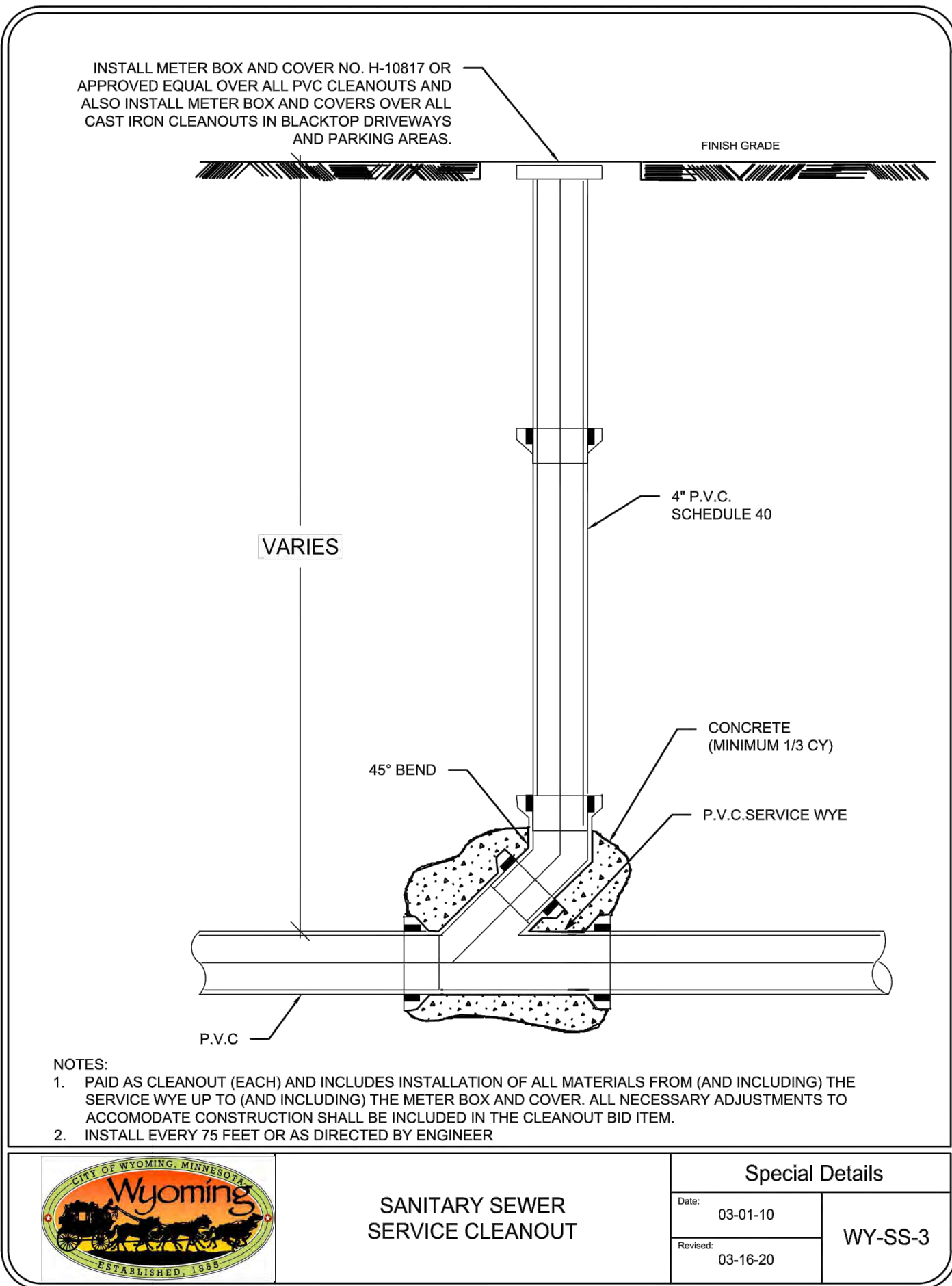
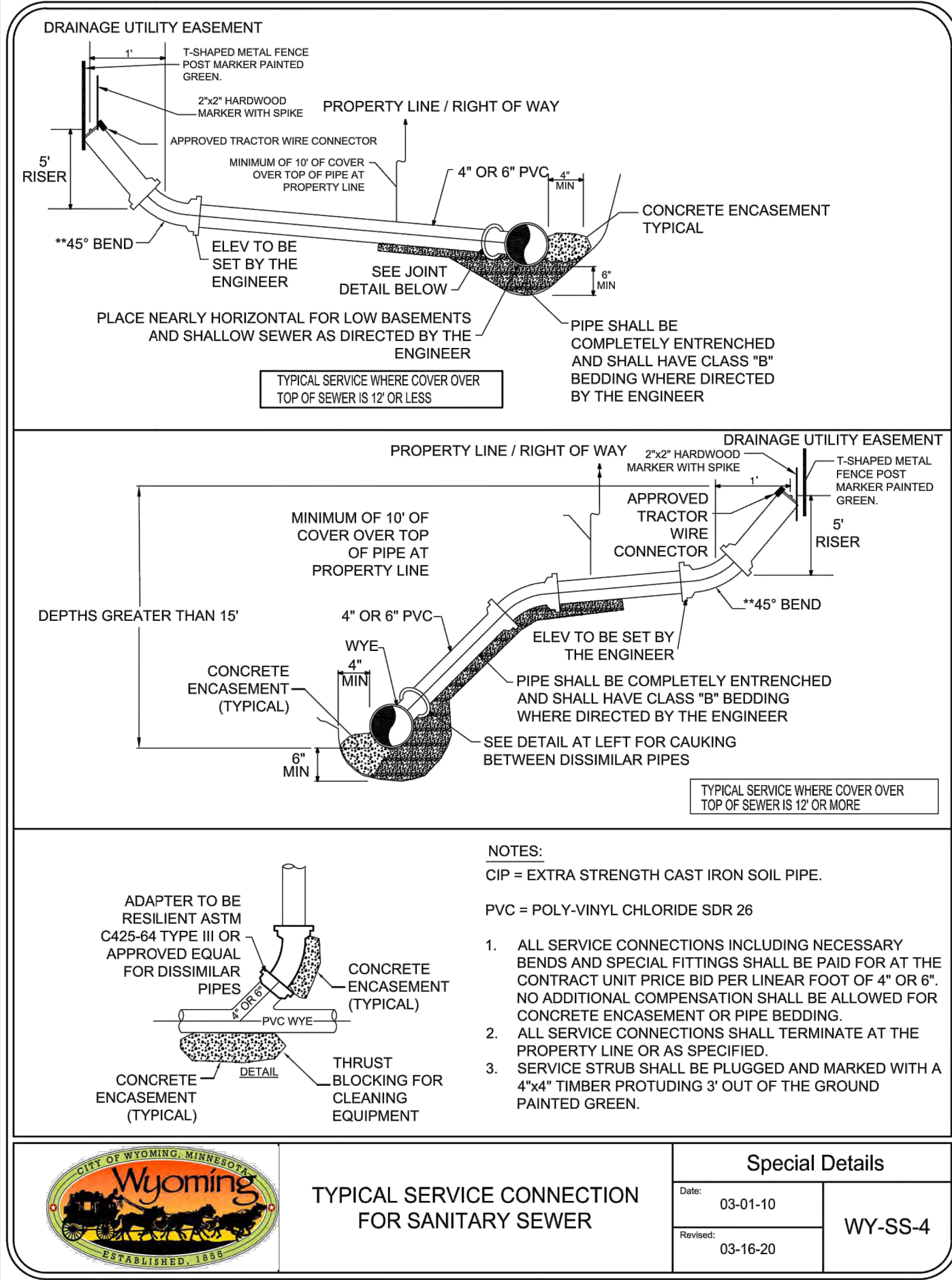
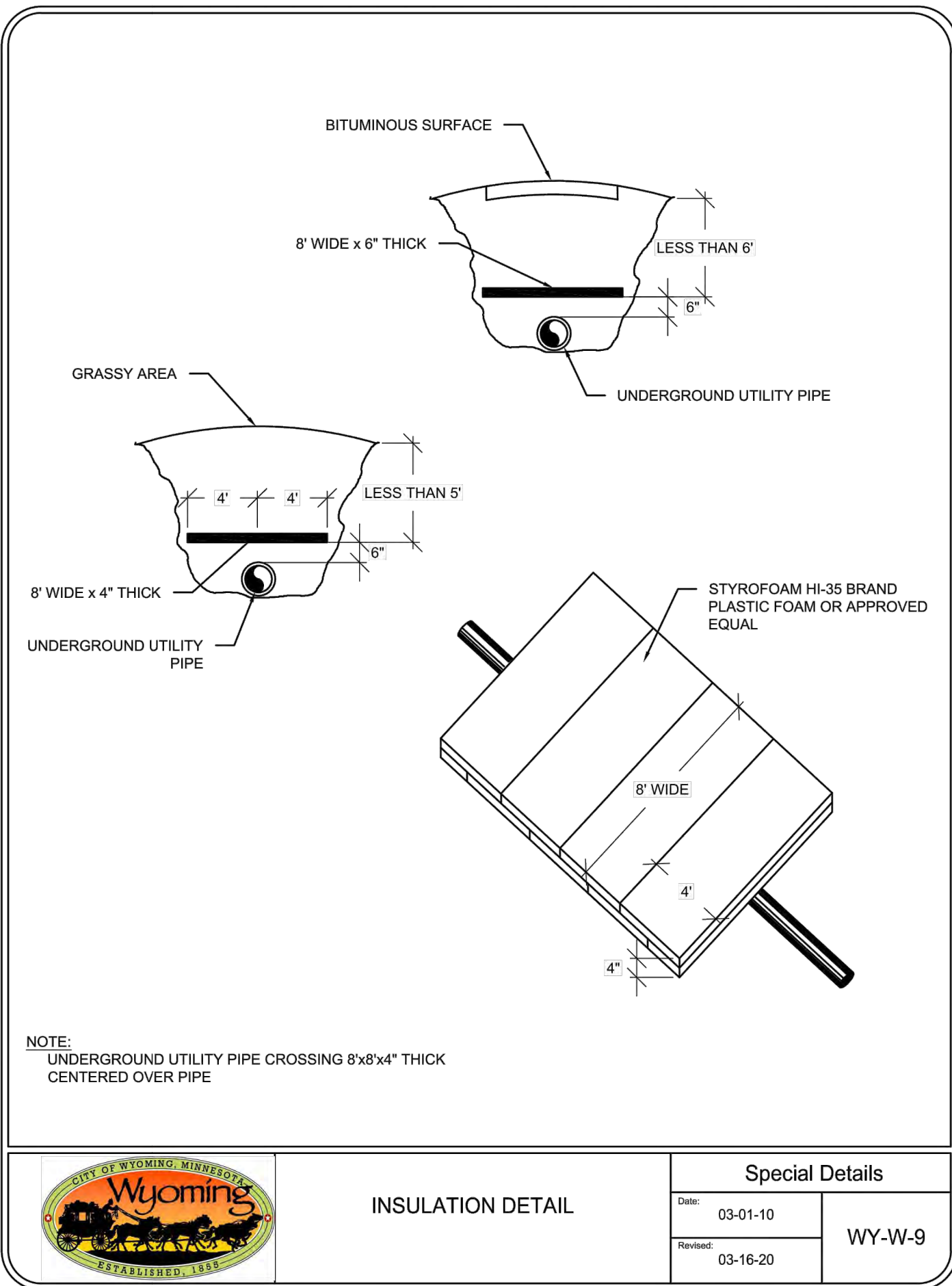
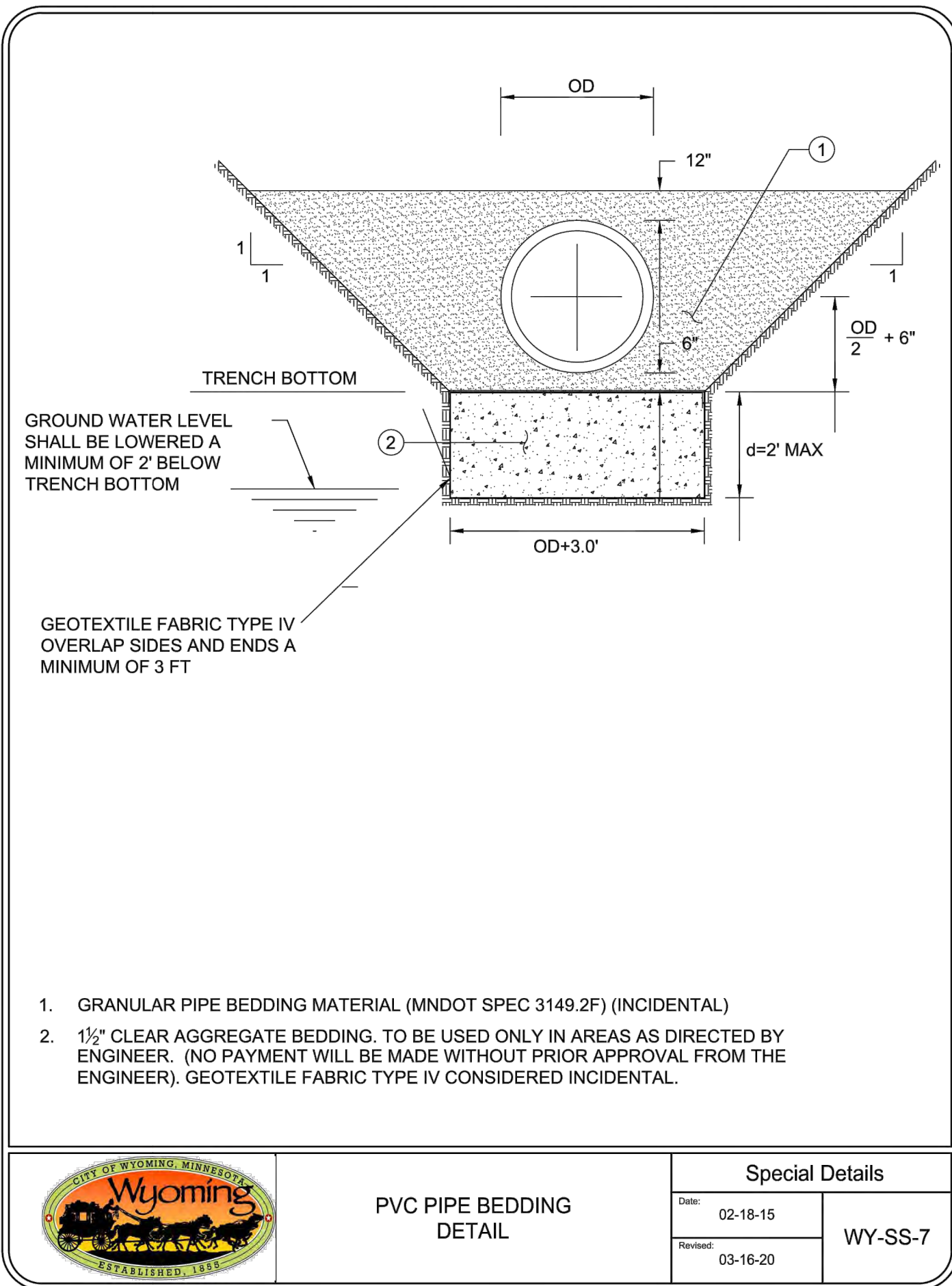
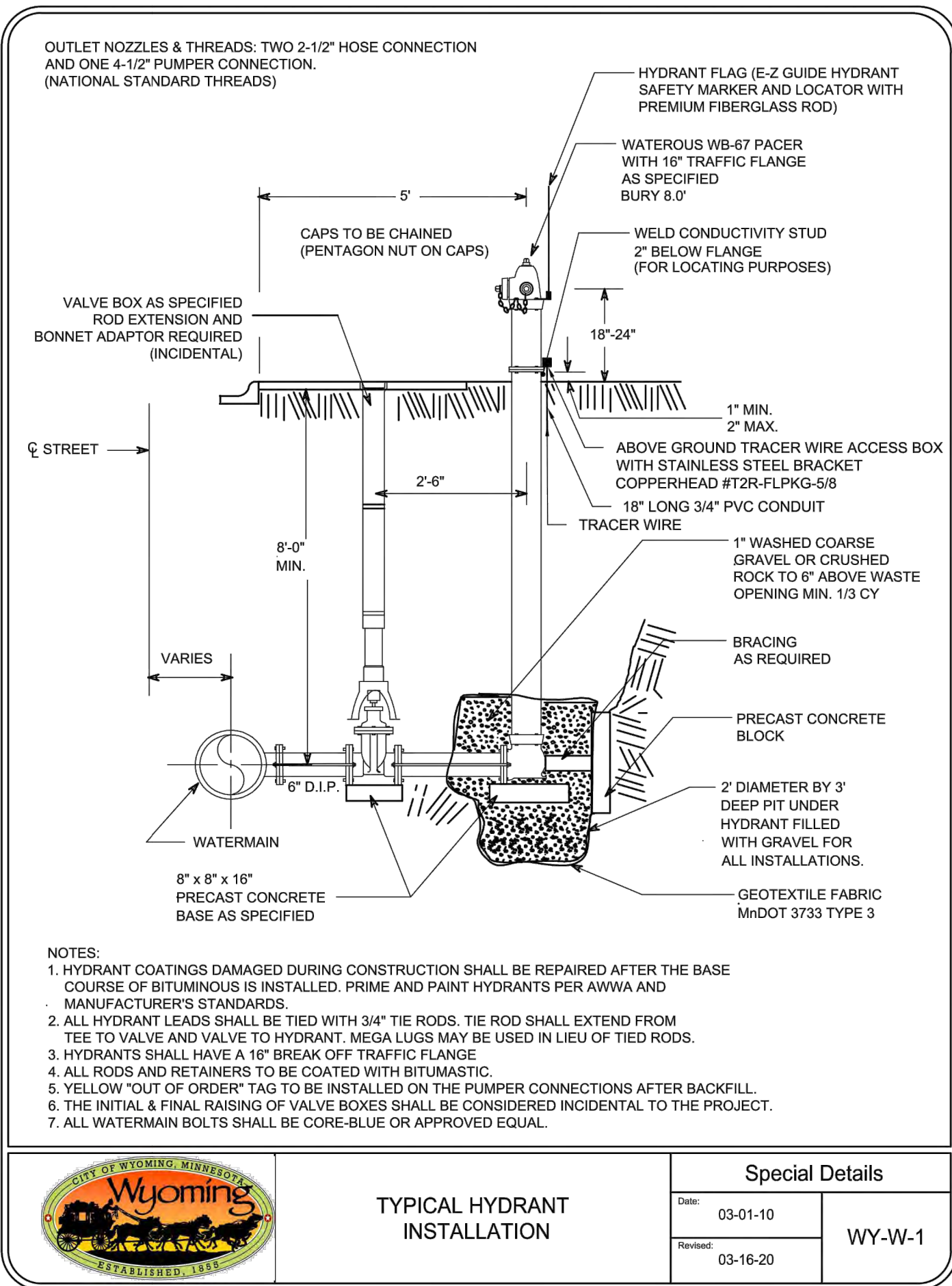
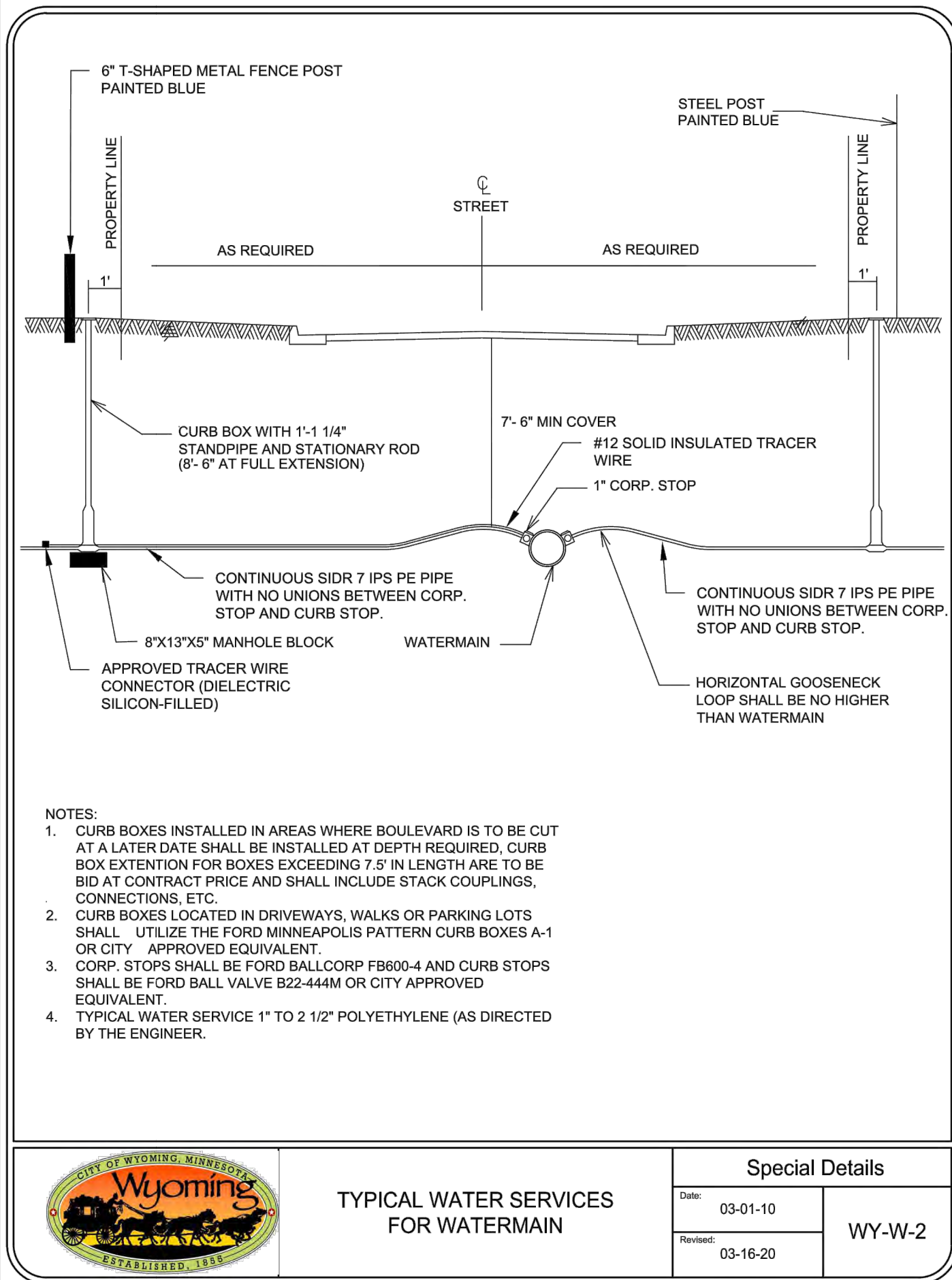
	BALE CHECK
	BIO ROLL
	SILT FENCE
	SILT FENCE TYPE HEAVY DUTY
	SILT FENCE TYPE MACHINE SLICED
	SILT FENCE TYPE PREASSEMBLED
	FLOTATION SILT CURTAIN

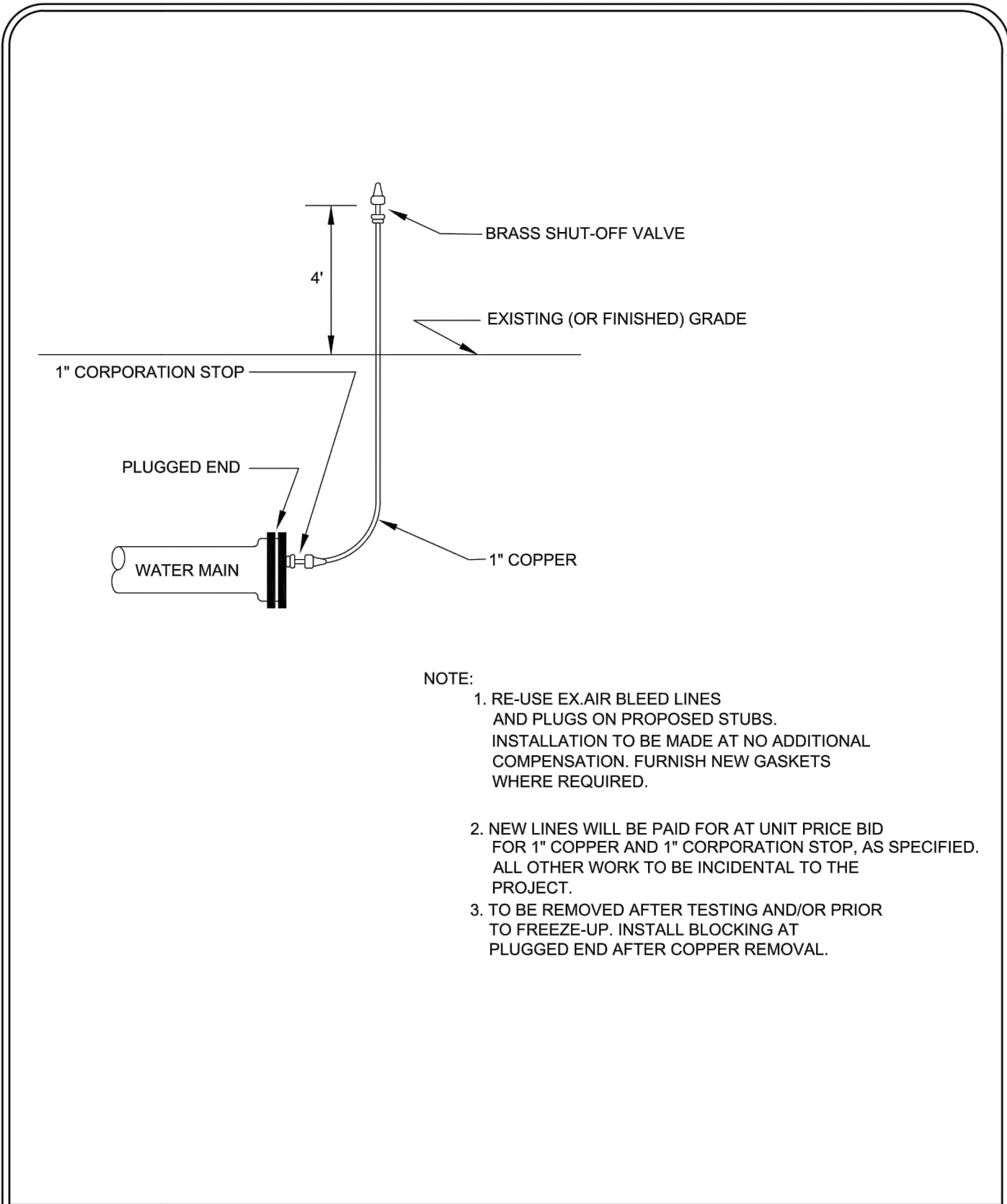
HATCH PATTERN AND SHADING LEGEND

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

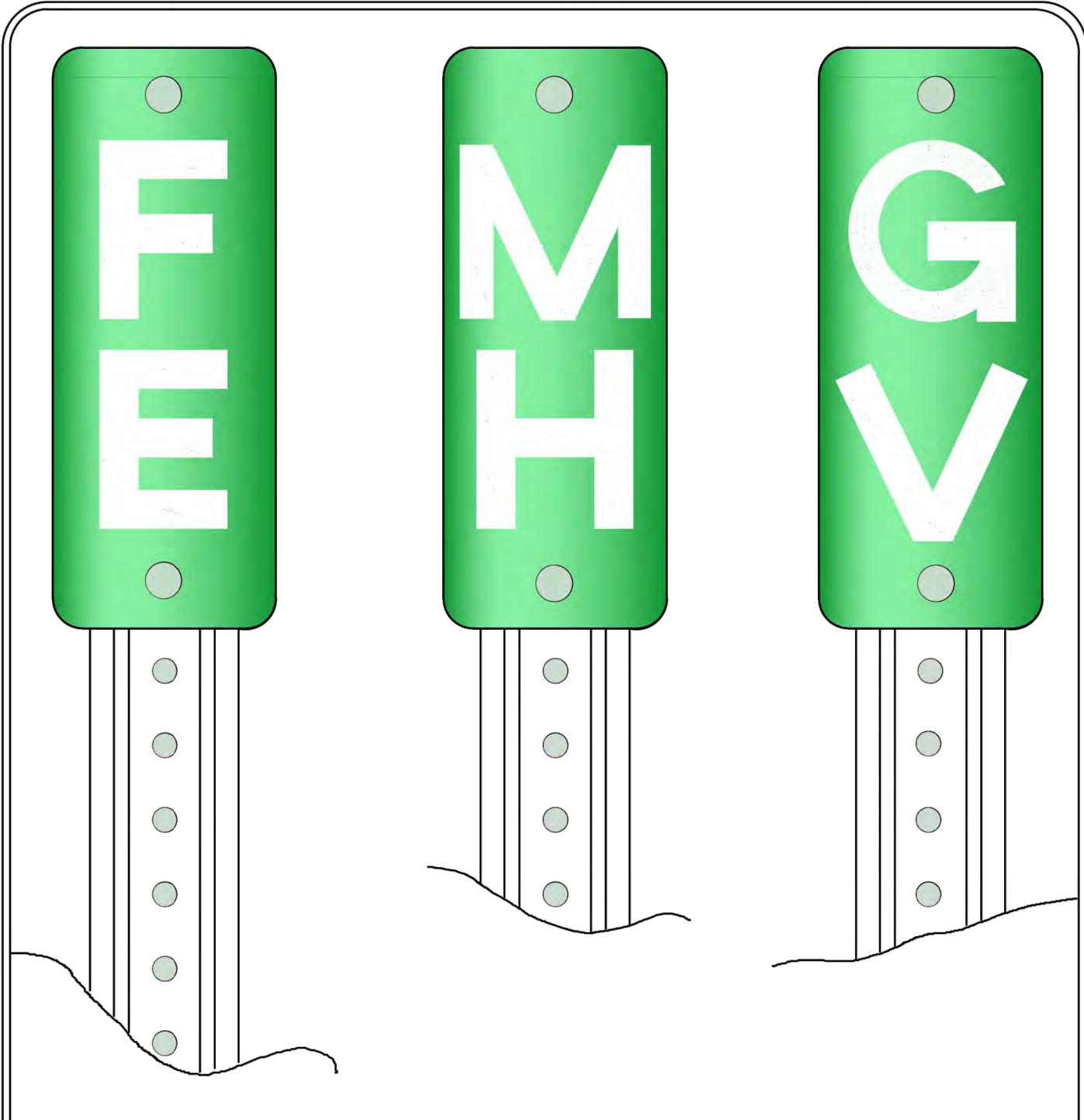
DOCUMENTATION SYMBOLS

	SECTION ARROW - SECTION NUMBER TOP; PAGE OF SECTION BOTTOM
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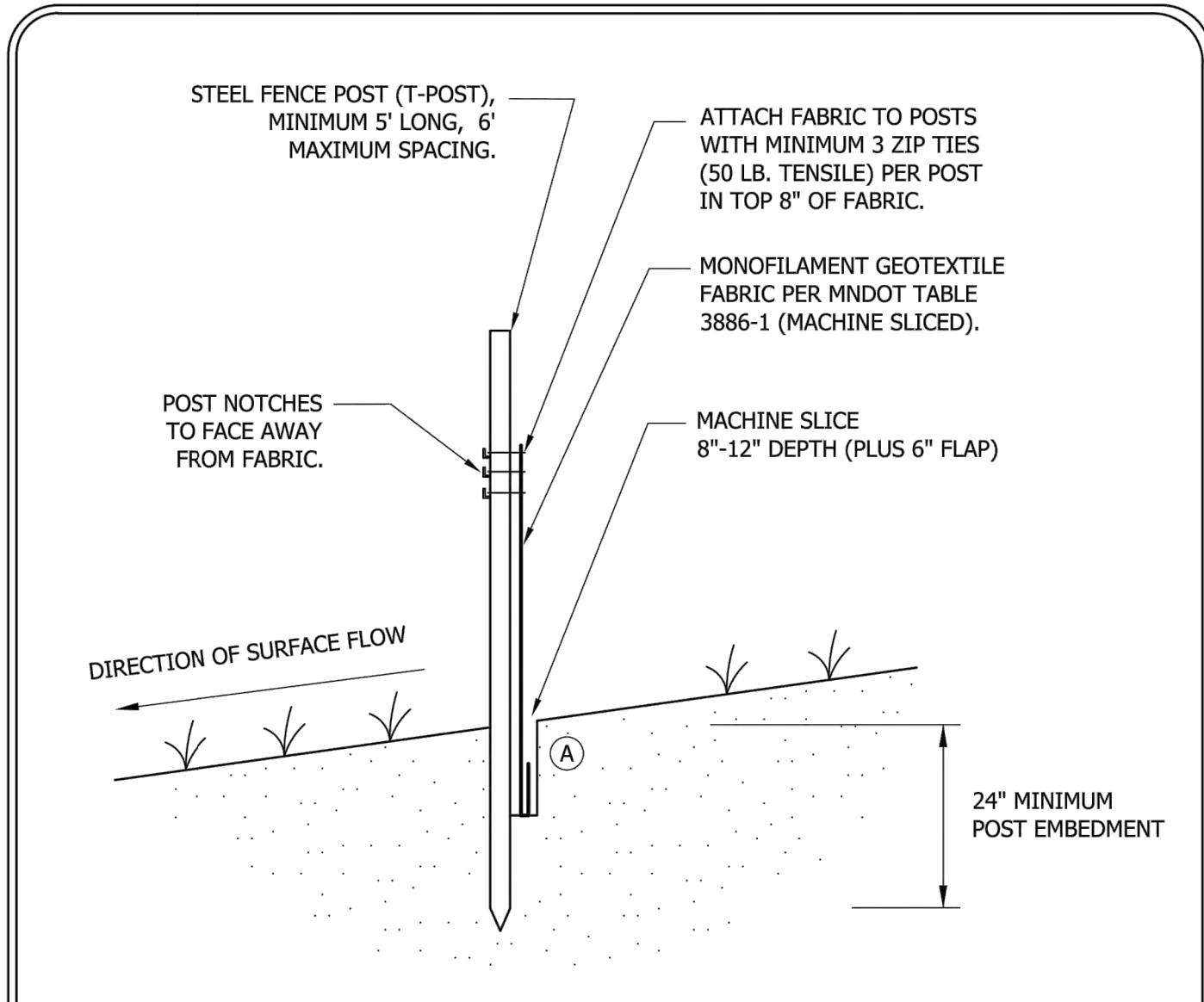


	TEMPORARY AIR BLEED INSTALLATION DETAIL	Special Details	
		Date: 03-01-10	WY-W-6



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

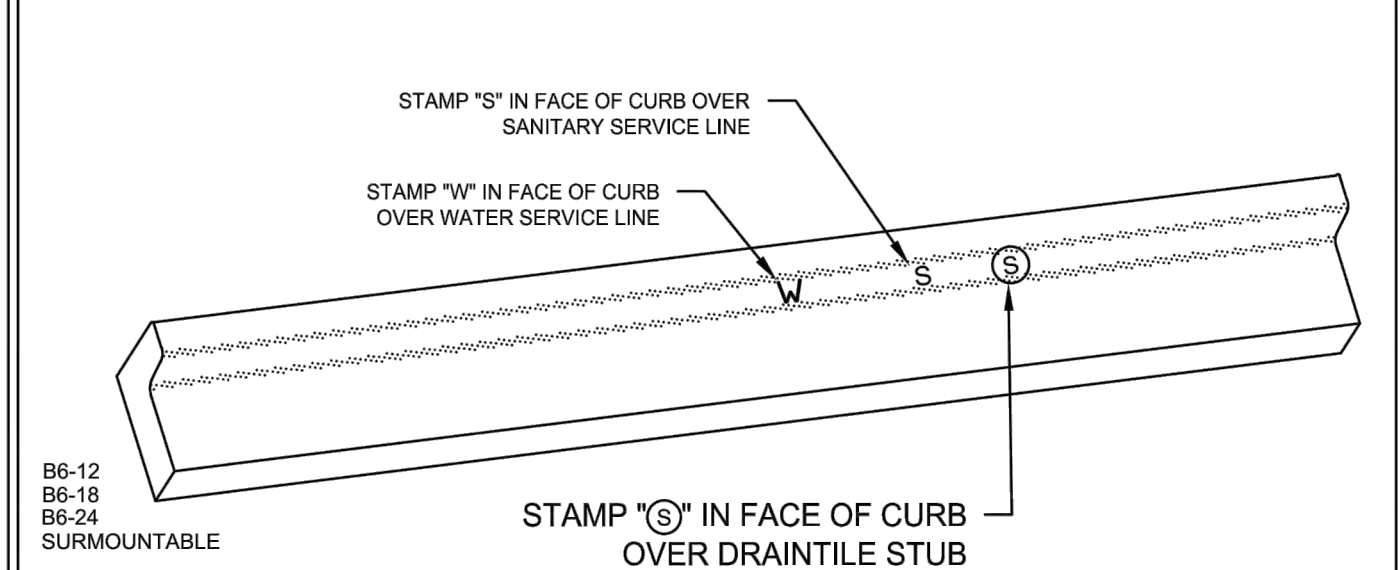
	STRUCTURE MARKER SIGN	Special Details	
		Date: 03-01-10	WY-SIG-1



- 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.
- Ⓐ 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.

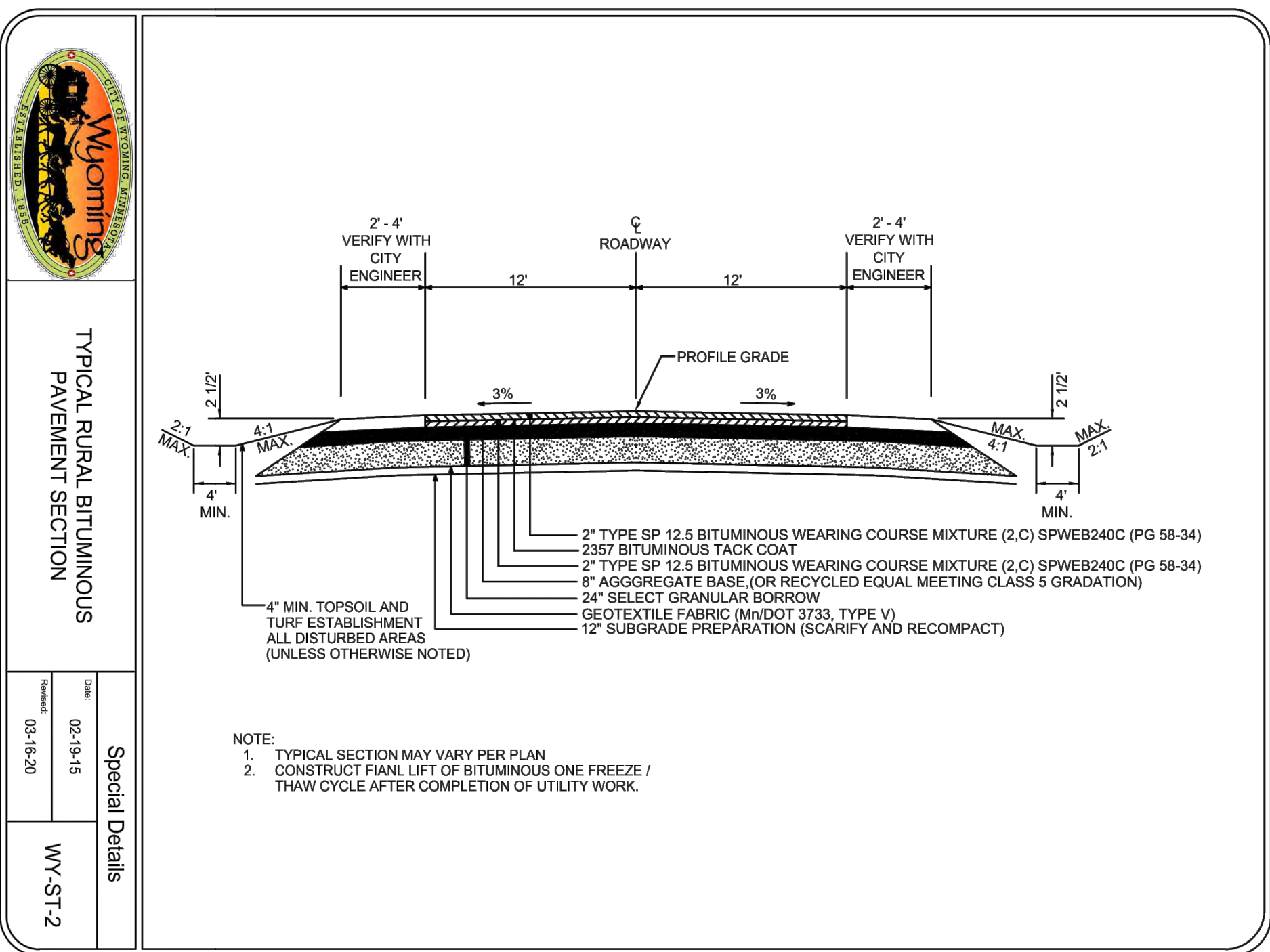
	SILT FENCE MACHINE SLICED	Special Details	
		Date: 03-01-10	WY-EC-2

- NOTES:
- 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.
 - STAMPS FROM CITY OF WYOMING PUBLIC WORKS TO BE USED FOR A REFUNDABLE SECURITY DEPOSIT OF \$500.
 - 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.

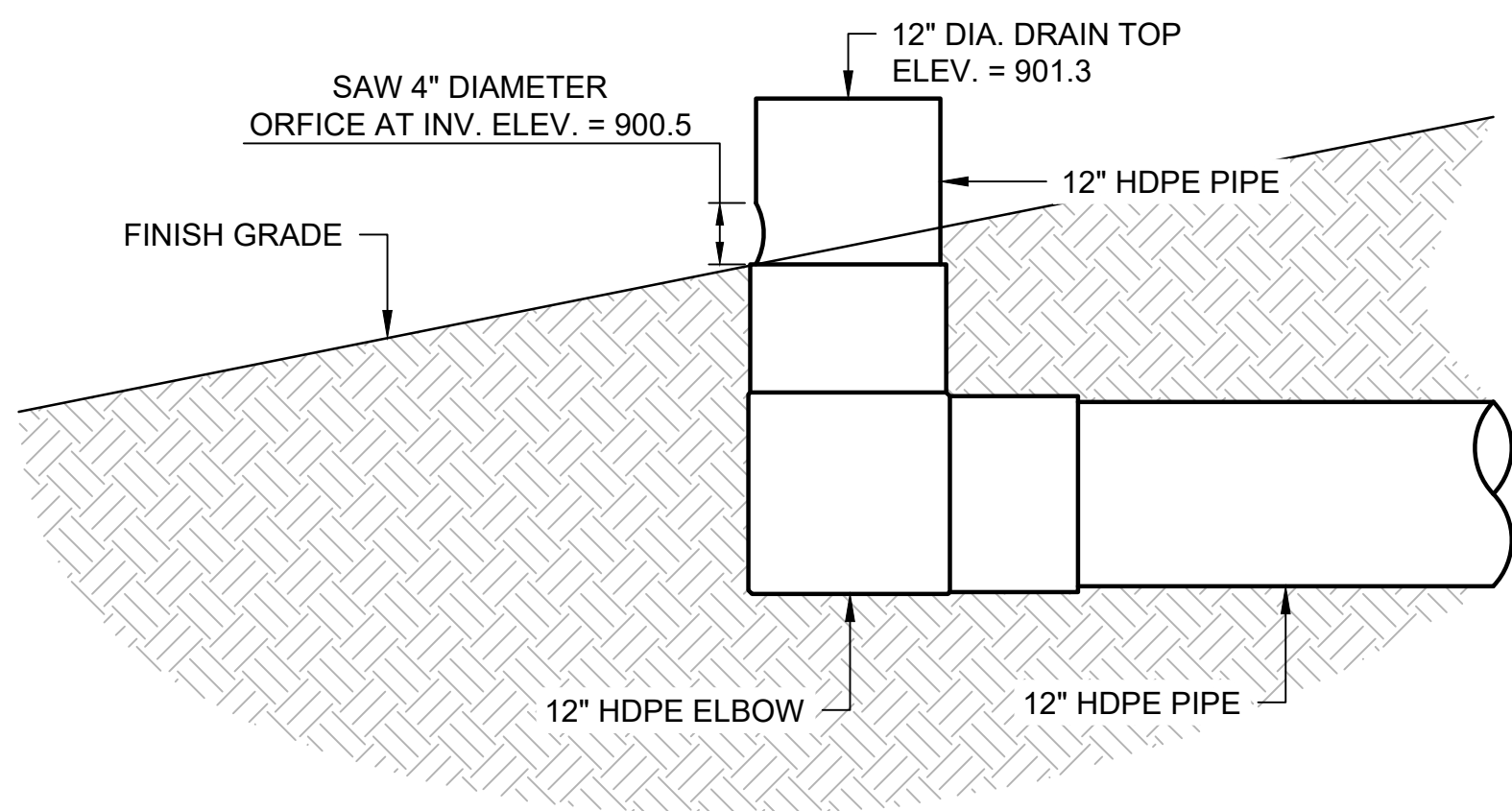


- STAMP "S" IN FACE OF CURB OVER
SANITARY SERVICE LINE
- STAMP "W" IN FACE OF CURB
OVER WATER SERVICE LINE
- STAMP "S" IN FACE OF CURB
OVER DRAINTILE STUB
- B6-12
B6-18
B6-24
SURMOUNTABLE

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



	TYPICAL RURAL BITUMINOUS PAVEMENT SECTION	Special Details	
		Date: 03-01-10	WY-ST-2



- SAW 4" DIAMETER
ORFICE AT INV. ELEV. = 900.5
- 12" DIA. DRAIN TOP
ELEV. = 901.3
- 12" HDPE PIPE
- 12" HDPE ELBOW
- 12" HDPE PIPE
- FINISH GRADE

HDPE DRAINAGE INLET DETAIL

SCALE: NONE

J:\Beckmann Custom Homes-44746\2020-10572\CADD\Civil-C-DT-2020-10572.dwg Plotted by: Joshua Rebenack 12/8/2021 2:25:24 PM

© 2021 WIDSETH

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

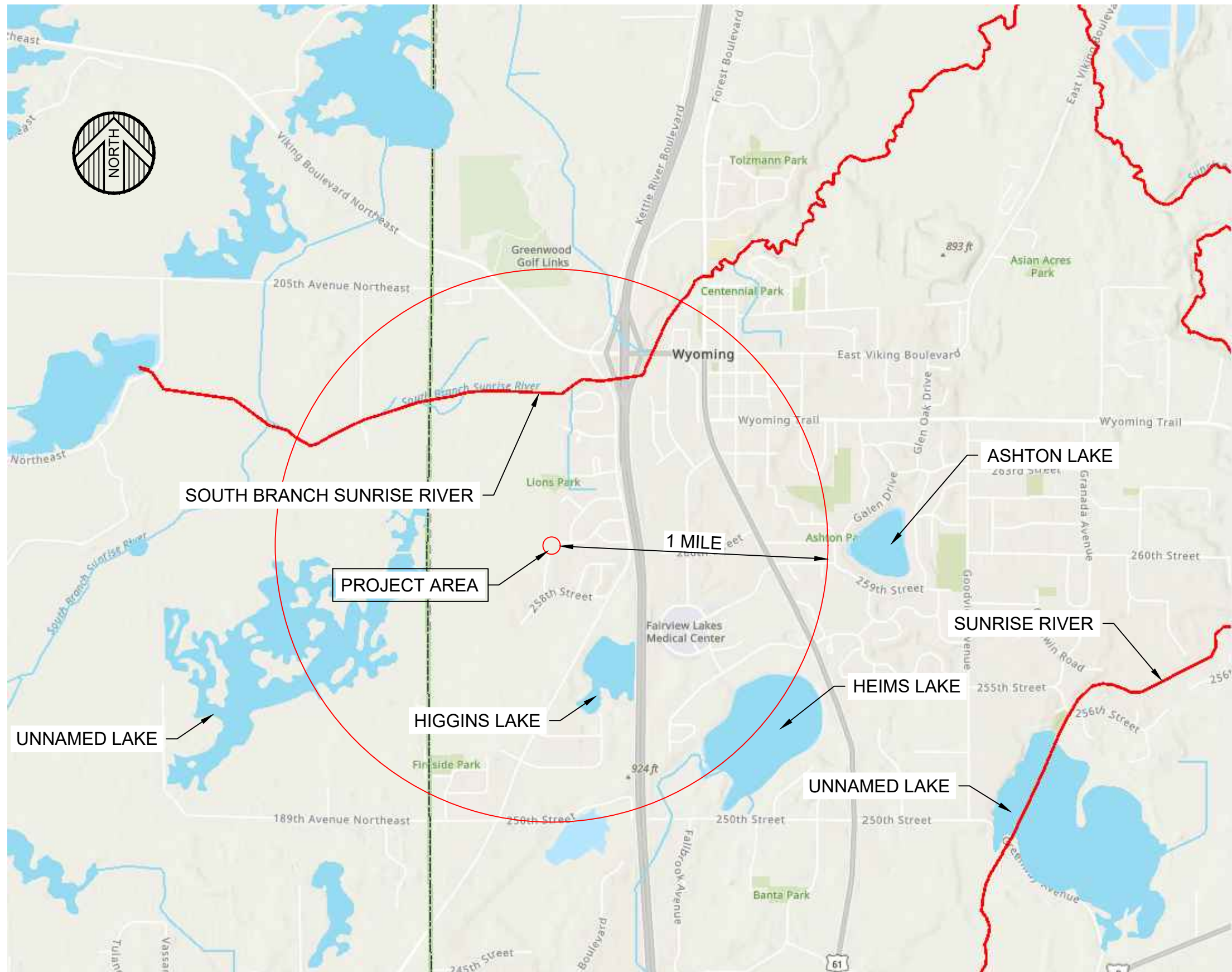
Timothy M. Hoile
TIMOTHY M. HOILE DATE: 08/24/2021 LIC. NO. 25132

DATE	REVISIONS	DESCRIPTION	BY
11/08/2020	ADD	ADDRESS CITY COMMENTS	
12/08/2021		ADDRESS 100-YR STORM	

DATE: AUGUST 2021	AS SHOWN	ERC	TMM
SCALE:	DRAWN BY:	CHECKED BY:	
JOB NUMBER:	2020-10572		

DIAMOND RIDGE - EMERALD AVENUE
BRINKMANN CUSTOM HOMES
WYOMING, MN

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



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
158B	Zimmerman fine sand, 1 to 6 percent slopes	2.4	38.1%
161	Isanti loamy fine sand	2.3	36.8%
162	Lino loamy fine sand	1.6	25.1%
Totals for Area of Interest		6.2	100.0%

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

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: [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.

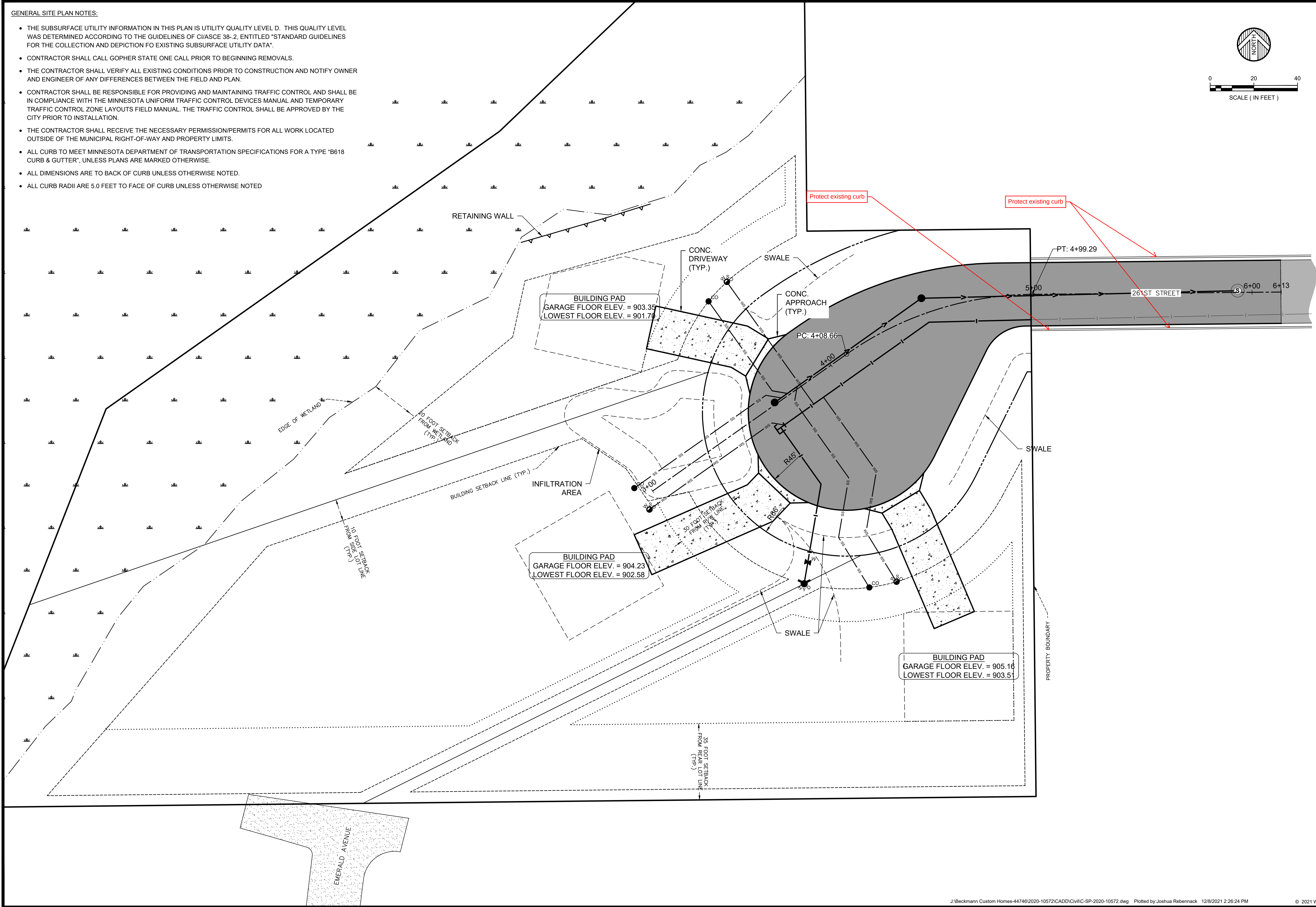
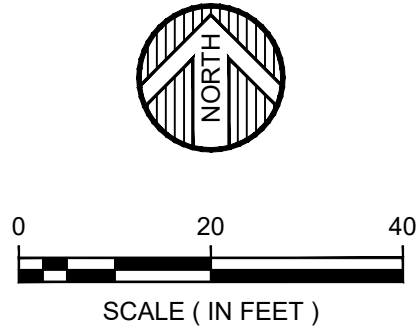
DATE	REVISION DESCRIPTION	BY
11/06/2020	ADDRESS CITY COMMENTS	ADG
12/08/2021	ADDRESS 100-VR-1 STORM	

DATE:	AUGUST 2021
SCALE:	AS SHOWN
DRAWN BY:	EPIC
CHECKED BY:	TMH
JOB NUMBER:	2020-10572

DIAMOND RIDGE - EMERALD AVENUE
BRINKMANN CUSTOM HOMES
WYOMING, MN
SWPPP MAPS

GENERAL SITE PLAN NOTES:

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION FO EXISTING SUBSURFACE UTILITY DATA".
- CONTRACTOR SHALL CALL GOPHER STATE ONE CALL PRIOR TO BEGINNING REMOVALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL AND TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- ALL CURB TO MEET MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR A TYPE "B618 CURB & GUTTER", UNLESS PLANS ARE MARKED OTHERWISE.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 5.0 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED



I HEREBY CERTIFY THAT I AM A SPECIALLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Timothy M. Houle
TIMOTHY M. HOULE DATE: 09/24/2021 LIC. NO. 25132

DATE	REVISION	DESCRIPTION	BY
12/8/2021		ADDRESS 100-YR STORM	

DATE:	AUGUST 2021
SCALE:	AS SHOWN
DRAWN BY:	EPIC
CHECKED BY:	TMH
JOB NUMBER:	2020-10572

DIAMOND RIDGE - EMERALD AVENUE
BRINKMANN CUSTOM HOMES
WYOMING, MN
SITE PLAN

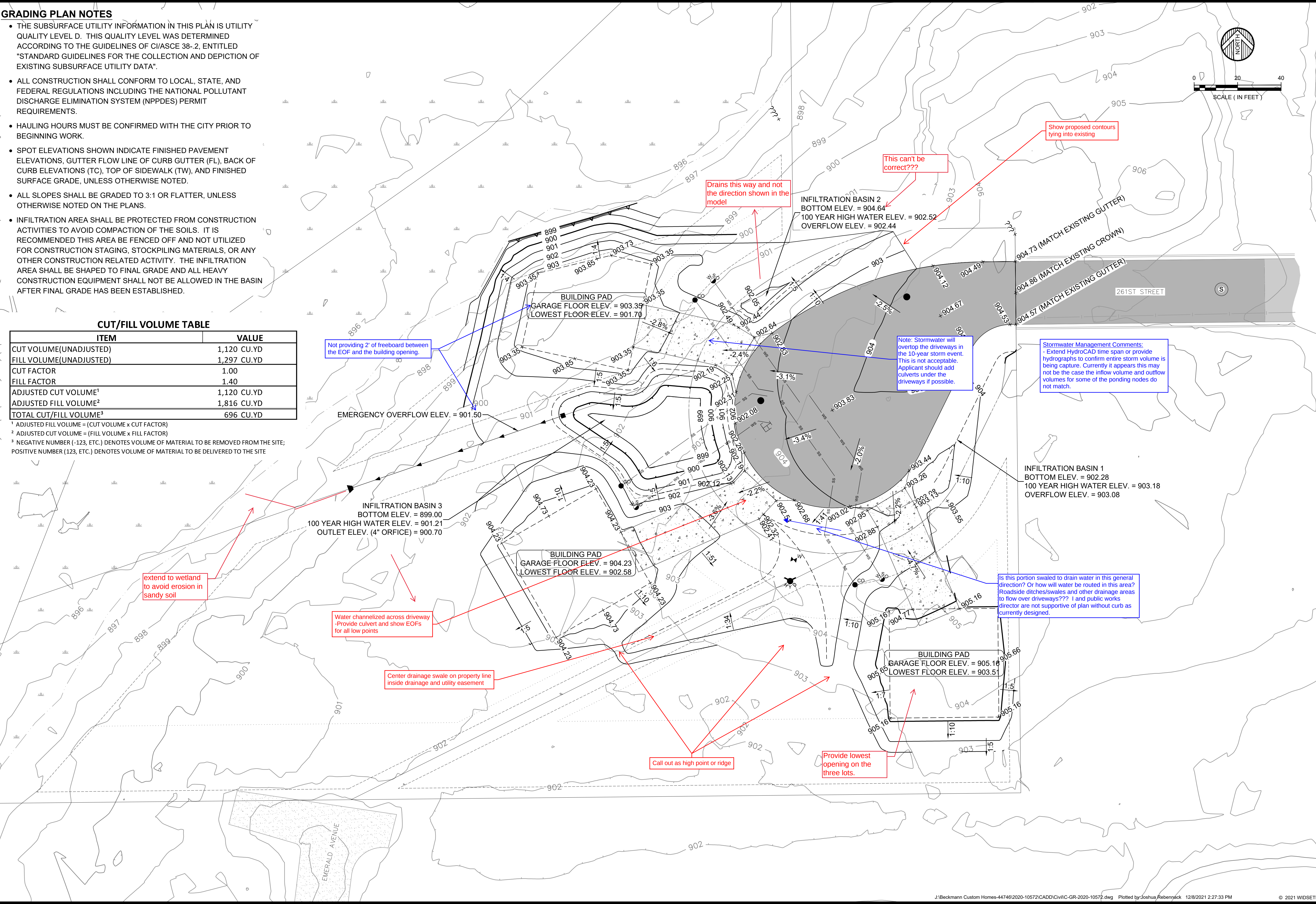
GRADING PLAN NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/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.
- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS. GUTTER FLOW LINE OF CURB GUTTER (FL), BACK OF CURB ELEVATIONS (TC), TOP OF SIDEWALK (TW), AND FINISHED SURFACE GRADE, UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.
- INFILTRATION 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 AFTER FINAL GRADE HAS BEEN ESTABLISHED.

CUT/FILL VOLUME TABLE

ITEM	VALUE
CUT VOLUME(UNADJUSTED)	1,120 CU.YD
FILL VOLUME(UNADJUSTED)	1,297 CU.YD
CUT FACTOR	1.00
FILL FACTOR	1.40
ADJUSTED CUT VOLUME ¹	1,120 CU.YD
ADJUSTED FILL VOLUME ²	1,816 CU.YD
TOTAL CUT/FILL VOLUME ³	696 CU.YD

¹ ADJUSTED FILL VOLUME = (CUT VOLUME x CUT FACTOR)
² ADJUSTED CUT VOLUME = (FILL VOLUME x FILL FACTOR)
³ NEGATIVE NUMBER (-123, ETC.) DENOTES VOLUME OF MATERIAL TO BE REMOVED FROM THE SITE; POSITIVE NUMBER (123, ETC.) DENOTES VOLUME OF MATERIAL TO BE DELIVERED TO THE SITE



WHERE SHOWN ON THIS PLAN SPECIFICALLY OR REPORTED BY THE CLIENT, THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION IS ACCURATE AND THAT THE DESIGNER IS A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Timothy M. Houle
TIMOTHY M. HOULE DATE: 08/24/2021 LIC. NO. 25132

DATE	REVISION DESCRIPTION	BY
12/08/2021	ADDRESS 100-YR STORM	

DATE:	AUGUST 2021
SCALE:	AS SHOWN
DRAWN BY:	EPIC
CHECKED BY:	TMH
JOB NUMBER:	2021-10572

DIAMOND RIDGE - EMERALD AVENUE
BRINKMANN CUSTOM HOMES
WYOMING, MN
GRADING PLAN

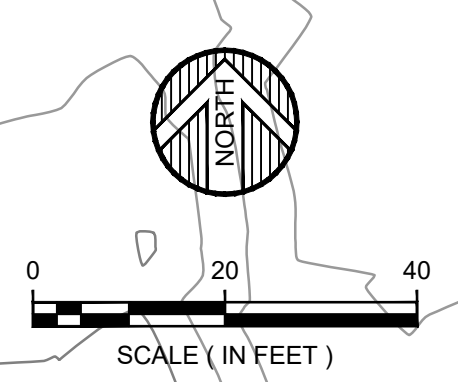
- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS INTENDED TO MEET THE QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- ALL CONSTRUCTION SHALL CONFORM 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.
- INFILTRATION 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.

DENOTES SEED MIX 21-111 (TEMPORARY) & MIX 25-131 (COMMERCIAL TURF)

DENOTES EROSION CONTROL BLANKET (MNDOT SPEC. 2575.504/00073)

DENOTES SILT FENCE (MNDOT SPEC. 2573.503/00024)

DENOTES SURFACE DRAINAGE FLOW

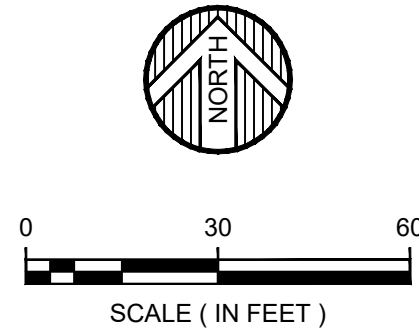
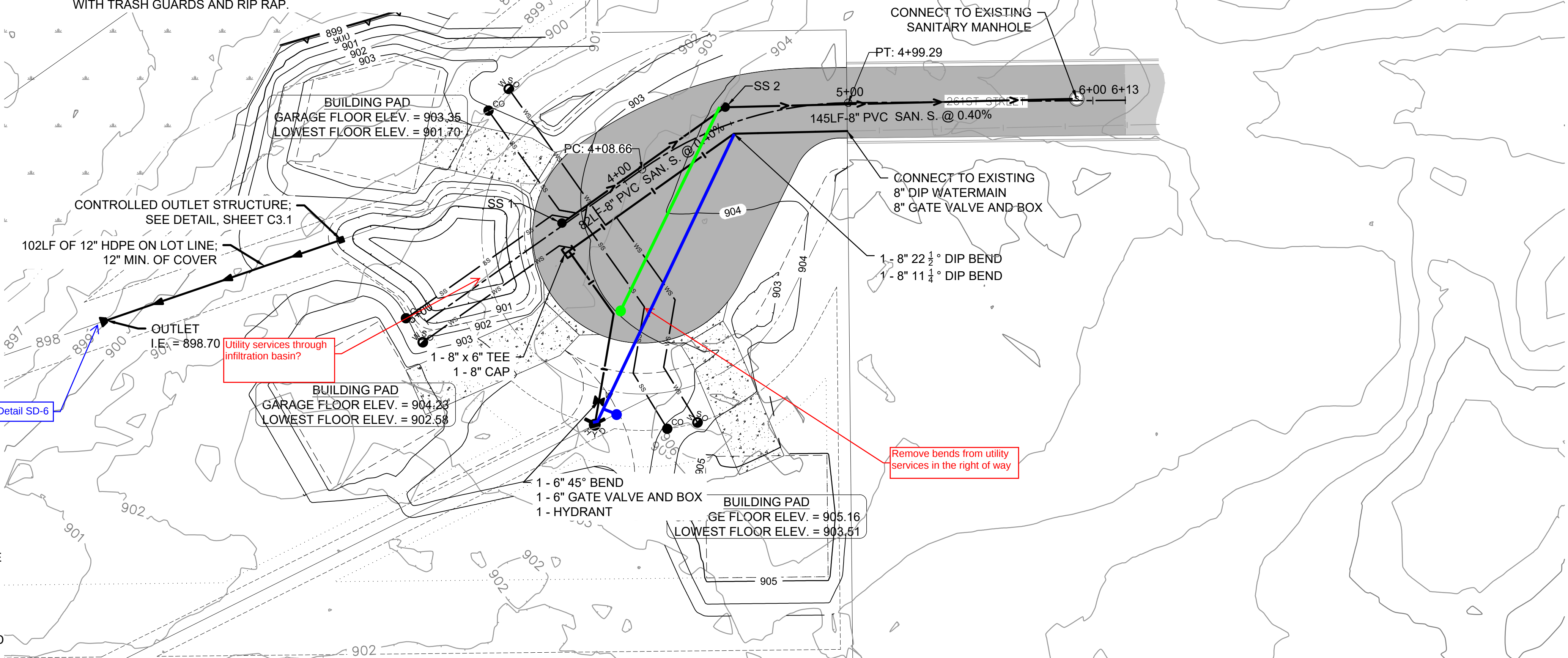


SHEET NO.
C8.0

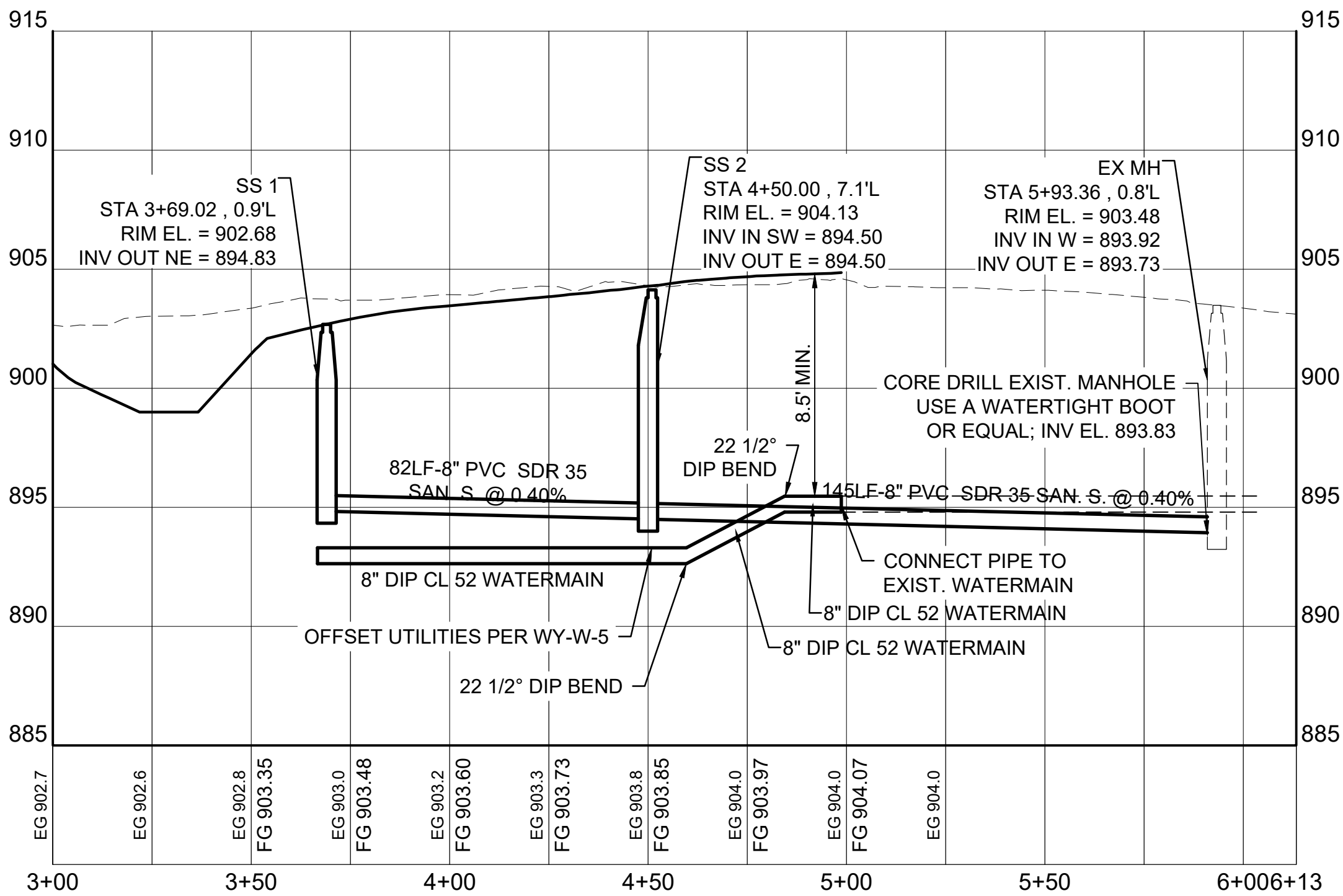
UTILITY PLAN NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/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.
- PRIVATE UTILITY LOCATES ARE TO BE COORDINATED WITH THE ENGINEER. THE PRIVATE LOCATES WILL BE DONE BY GOPHER STATE ONE CALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION LOCATES AND SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48-HOURS BEFORE CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 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 PROPERTY LIMITS. [Add riprap per City Detail SD-6](#)
- COORDINATE SERVICE LOCATION ENTRIES WITH THE MECHANICAL ENGINEER.
- WATER SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 8.5 FEET OF COVER.
- RIM ELEVATIONS REFLECT A SUMP OF 0.05 FEET.
- STORM SEWER OF DIFFERING DIAMETERS SHALL MATCH 0.8 DIAMETER GRADE LINE ELEVATIONS AT CATCH BASIN OR MANHOLE JUNCTIONS.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM OF 18 INCH VERTICAL SEPARATION SHALL BE REQUIRED

- AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER AND STORM SEWER.
- UTILITY SERVICES TERMINATE 5 FEET OUTSIDE THE BUILDING WALL UNLESS OTHERWISE STATED. SEE ARCHITECTURAL PLAN OR MECHANICAL PLAN FOR EXACT LOCATION AND CONSTRUCTION DETAILS FROM BUILDING WALL TO 5 FEET OUTSIDE BUILDING WALL.
 - HDPE STORM SEWER PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S WITH WATER TIGHT JOINTS. PVC STORM SEWER SHALL BE SCHEDULE 40 PIPE. FLARED ENDS SHALL BE RCP WITH TRASH GUARDS AND RIP RAP.



EMERALD AVENUE



BY: IAN WIDSETH, P.E., LICENSED PROFESSIONAL ENGINEER, C.E. 00000001, STATE OF MINNESOTA
AEB
12/08/2021
ADDRESS 100-YR STORM
DATE: 09/24/2021 LIC. NO. 25132
TIMOTHY M. FOLLE

DATE	REVISIONS DESCRIPTION	REV#
11/06/2020	ADDRESS CITY COMMENTS	A0B
12/08/2021	ADDRESS 100-YR STORM	

DATE: AUGUST 2021
SCALE: AS SHOWN
DRAWN BY: ERC
CHECKED BY: TMH
JOB NUMBER: 2020-10572

DIAMOND RIDGE - EMERALD AVENUE
BRINKMANN CUSTOM HOMES
WYOMING, MN
UTILITY PLAN & PROFILE

Wyoming Comprehensive Plan Next Steps and Timeline – DRAFT

1. Comp Plan Text –Draft Number 3 PC Final Review
2. Comp Plan Maps and Figures – Update where necessary
3. Comp Plan Land Use Map – WSB create
4. Review of “Final Draft”; staff consultants, commissions.
5. Review written comments
6. Council update.
7. Open House/Public Meeting
8. Public Hearing.
9. Recommend adoption of the plan.
10. City Council adopts plan
11. Receive final formatted plan from WSB
12. Review Final Plan
13. Post on website.
14. Plan Implementation