

PLANNING COMMISSION

Tuesday, May 14, 2024
7:00 PM

Page

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1. Approve Planning Commission Minutes

3 - 6

Approve the minutes from the April 9, 2024 regular meeting.

[Agenda Item: Approve Planning Commission Minutes - Pdf](#)

3. PUBLIC HEARINGS

3.1. Ordinance Amendments to Titles 4 and 10 of the Farmington City Code
- Withdrawal

7

Accept the withdrawal and close the public hearing for ordinance amendments to Titles 4 and 10 of the Farmington City Code.

[Agenda Item: Ordinance Amendments to Titles 4 and 10 of the Farmington City Code - Withdrawal - Pdf](#)

3.2. 1. Petition to rezone property from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial) - PID's 07-00500-76-011 and 07-00500-76-012

8 - 13

2. Petition to rezone property from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space) to MUCI (Mixed Use Commercial/Industrial) - 2830 220th Street W

Recommend approval of the following actions and forward the recommendations to the City Council contingent upon approval of the mid-cycle comprehensive plan amendment:

1. Rezone the properties identified with PID #'s 07-00500-76-011 and 07-00500-76-012 from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial).
2. Rezone the property addressed as 2830 220th Street W from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space) to MUCI (Mixed

Use Commercial/Industrial).

[Agenda Item: 1. Petition to rezone property from A-1 \(Agriculture\) to MUCI \(Mixed Use Commercial/Industrial\) - PID's 07-00500-76-011 and 07-00500-76-0 - Pdf](#)

- 3.3. Preliminary and Final Plat, Conditional Use Permit, and Three Variances to Construct a 168-Unit Apartment Building at the Northwest Corner of Dushane Parkway and Spruce Street

14 - 58

Two separate actions are recommended by staff:

1. Motion to recommend the City Council approve the requested combined preliminary and final plat for Vermillion River Crossings 3rd Addition subject to the following conditions:

- The vacation of right-of-way from a portion of Outlot J in the Vermillion River Crossings Plat is approved by City Council.
- The dedicated "new street" shall have its name changed to 214th Street W and be reflected as such on the preliminary and final plat.
- All Engineering comments related to the construction plans for grading and utilities.
- A Development Contract between the developer and the City of Farmington shall be executed and security fees and costs shall be paid. Submission of all other documents required under the Development Contract shall be required.

2. Motion to approve the requested conditional use permit and three variances to construct an apartment building at the northwest corner of Dushane Parkway and Spruce Street subject to the following conditions:

- The preliminary and final plat for Vermillion River Crossings 3rd Addition is approved by the City Council.
- All necessary building permits are obtained.
- A sign permit shall be obtained for any exterior signage.
- All Engineering comments are satisfied.
- An exterior lighting plan is submitted and approved by Planning staff.

[Agenda Item: Preliminary and Final Plat, Conditional Use Permit, and Three Variances to Construct a 168-Unit Apartment Building at the Northwest Corner - Pdf](#)

4. DISCUSSION

5. ADJOURN

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Approve Planning Commission Minutes
Meeting: Planning Commission - May 14 2024

INTRODUCTION:

Attached, are the minutes from the April 9, 2024 regular meeting.

DISCUSSION:

Not applicable

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the minutes from the April 9, 2024 regular meeting.

ATTACHMENTS:

[April 9th PC minutes](#)

**CITY OF FARMINGTON
PLANNING COMMISSION MINUTES
REGULAR MEETING
APRIL 9, 2024**

1. CALL TO ORDER

The meeting was called to order by Chair Rotty at 7:00pm

Members Present: Rotty, Lehto, Tesky, Windschitl, Snobeck

Staff Present: Tony Wippler, Planning Manager
Jared Johnson, Planning Coordinator

2. APPROVAL OF MINUTES

MOTION by Windschitl, second by Tesky to approve minutes of Planning Commission for March 12, 2024 regular meeting. **APIF MOTION CARRIED**

3. PUBLIC HEARINGS

Chair Rotty opened all public hearings

3.1 Ordinance Amendments to Titles 4 and 10 of the Farmington City Code - CONTINUE- Planning Coordinator Jared Johnson requested the public hearing be continued to the May 14th regular meeting to give time to finalize the language of the proposed amendments.

MOTION by Tesky, second by Snobeck to continue until May 14th, 2024 planning commission meeting. **APIF MOTION CARRIED**

3.2 St. Michaels 3rd Addition- Planning Manager Tony Wippler discussed The Church of St. Michael has submitted a preliminary and final plat that would convert an existing outlot to a buildable lot and then combine that lot with the larger parent parcel on site. The rectory would be located towards the south east corner of the property south of the existing parking lot. The property where the rectory is proposed to be built was platted as an outlot in 1998 (Outlot D St. Michaels Addition). In order to make that property buildable a replat of the property is required.

Dakota County Plat Commission

- The plat is adjacent to County right of way (CSAH 74-Ash Street & CR 31-Denmark Avenue) and is subject to Dakota County's contiguous plat ordinance.
- The County Plat Commission met on March 27, 2024 and recommended approval of the preliminary and final plats subject to dedicating 20ft of additional right-of way for CSAH 74. This will be a condition of approval.

Easement Vacation

- Outlot D St. Michael's Addition is encumbered with a blanket drainage and utility easement
- This easement will have to be vacated. A public hearing has been set for the April 15, 2024 City Council Meeting for the vacation of this easement.
- New easements will be provided on the St. Michael's 3rd Addition plat and are acceptable to city staff.

Conditional Use Permit

- Property is zoned R-1 (Low Density Residential) and places of worship are conditionally allowed in this zone.
- The church is proposing an approximately 4,550 square foot rectory on site (former Outlot D location).
- Rectory would consist of a main level and basement.
- Main level contains 2 bedrooms, 2 sitting rooms, a chapel, kitchen and dining area, and a living room.
- Basement contains 2 bedrooms, family room, kitchen and dining area, sitting room and mechanical and storage areas.
- A 3-stall garage will be attached.
- The rectory exceeds all required minimum setbacks.
- Access to rectory will come from a driveway that extends from the parking lot to the north.
- The location of the driveway will require the elimination of at least 7 parking stalls from the parking lot.
- Current parking count on site is 348 stalls.
- With the removal of 7 stalls the site will still be in compliance with the city's parking standards as the church originally overbuilt parking (Church used a ratio of one space for every 3.1 seats in principal assembly room; where code requires one space for every 4 seats in the principal assembly room).

CUP Requirements have been met.

Action Requested

1. Recommend approval of the St. Michael's 3rd addition preliminary and final plat and forward the recommendation on to the City Council contingent upon the following:
 - a. Additional 20ft of right-of-way must be provided on the plats for CSAH 74.
 - b. The instrument of dedication on the final plat must be revised to change the wording from "City of Hastings" to "City of Farmington".
2. Approve the requested conditional use permit to allow the construction of a rectory on the property addressed as 22120 Denmark Avenue contingent upon the following:
 - a. All necessary building permits are obtained.

Chair Rotty asked if any questions or comments none from public. Chair Rotty asked how they are going to deal with the dust and noise from commercial property in proximity. Mr. Woods said they will use Privacy fencing and trees, they are well aware of the noise and dust.

Chair Rotty asked how many people will be occupying the residence. Father Froehle said at this time just one, in future 2-3 clerics.

MOTION by Windschitl second by Lehto close public hearing. **APIF MOTION CARRIED**

MOTION by Lehto, second by Teske to recommend to City Council. **APIF MOTION CARRIED**

4. **DISCUSSION**

4.1 Vermillion Commons 3rd Addition Final Plat Planning Manager Tony Wippler shared the Final Plat submission from Lennar Vermillion Commons 3rd Addition. Reviewed Transportation requirements and features.

Action Requested

Recommend approval of the Vermillion Commons 3rd Addition final plat contingent upon the following, and forward that recommendation on to the City Council:

1. The satisfaction of all engineering comments related to the construction plans for grading and utilities.
2. A Development Contract between the applicant and City of Farmington shall be executed and security fees and costs shall be paid. Submission of all other documents required under the Development Contract shall be required.

Steve Trosky from Lennar was available for questions and feedback. Chair Rotty asked about the landscaping plan in center of round-a-bout. None exist at this time. Commissioner Lehto asked about the flood plain on outlot B need to be acquired by the City, Planning Manager Tony Wippler stated it is already acquired by the city. Commissioner Lehto asked if there will be a dedicated park area. Planning Manager Tony Wippler stated there is land dedicated for a park. Chair Rotty asked if there is enough off-street parking. Planning Manager Tony Wippler stated that the parking requirements did meet code.

MOTION by Snobeck second by Tesky for a recommendation to City Council for approval of plat. **APIF MOTION CARRIED**

4.2 2040 Comprehensive Plan Amendment Update Planning Manager Tony Wippler presented updates to verbiage in statements and updates to the future land use maps. Chair Rotty and Planning Manager Discussed the requirements from Met Council and impacts on planning. They also discussed long term plans to review commercial and industrial on main thoroughfares. Commissioner Snobeck asked if we can make adjustments as things change/develop. Planning Manager Tony Wippler stated we can make amendments as needed. Chair Rotty asked about working with Empire on future land use. Planning Manager Tony Wippler stated that they will be in meeting in the future to discuss.

5. **ADJOURN**

MOTION by Tesky, second by Snobek to adjourn at 7:43 pm. **APIF MOTION CARRIED**

Respectfully submitted,

Tony Wippler

Tony Wippler
Planning Manager

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Jared Johnson, Planning Coordinator
Department: Planning Commission
Subject: Ordinance Amendments to Titles 4 and 10 of the Farmington City Code - Withdrawal
Meeting: Planning Commission - May 14 2024

INTRODUCTION:

A public hearing for ordinance amendments to Titles 4 and 10 of the Farmington City Code was scheduled for the April 9th meeting and continued to the May 14th meeting. The ordinance amendments are related to moving general architectural design and material requirements from the building code to the zoning code.

DISCUSSION:

Staff, after consulting with the city attorney, is withdrawing the proposed ordinance amendments and requesting the public hearing be closed to give time for staff and the city attorney to reevaluate the amendment.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Accept the withdrawal and close the public hearing for ordinance amendments to Titles 4 and 10 of the Farmington City Code.

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: 1. Petition to rezone property from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial) - PID's 07-00500-76-011 and 07-00500-76-012
2. Petition to rezone property from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space) to MUCI (Mixed Use Commercial/Industrial) - 2830 220th Street W
Meeting: Planning Commission - May 14 2024

INTRODUCTION:

The applicant, Kimley-Horn, has submitted petitions for rezoning of three parcels of land. The subject properties are:

1. PID 07-00500-76-011 (see attached aerial labeled Exhibit A)
2. PID 07-00500-76-012 (see attached aerial labeled Exhibit B)
3. 2830 220th Street W - Fountain Valley Golf Course (see attached aerial labeled as Exhibit C)

DISCUSSION:

The first petition for rezone is for the properties identified with the PID #'s 07-00500-76-011 and 07-00500-76-011. These properties are currently owned by Independent School District 192. Up until recently, these parcels were within Castle Rock Township. The parcels were annexed into the City in accordance with the approved Orderly Annexation Agreement that is in place between the City and Castle Rock Township. The order approving the annexation was given by the State of Minnesota on April 24, 2024. Per Section 10-4-3 of the City Code, "Land areas which may be added to the City by annexation, merger or other means shall be classified A-1 agriculture until such time that the City Council may rezone the added territory to more appropriate classifications." **The requested rezone for these parcels is from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial).**

The second petition for rezone is for the Fountain Valley Golf Course property addressed as 2830 220th Street W. The current zoning of this property is a mixture of B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space) - see attached zoning map. This property is currently owned by Bryce and Carole Olson. **The requested rezone for this parcel is from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park/Open Space) to MUCI (Mixed Use Commercial/Industrial).**

The proposed use of these parcels is for a master planned technology park, which is a permitted use in the MUCI zoning district.

As the Commission is aware, the City is in process of a mid-cycle comprehensive plan amendment. The amendment will include guiding all three of these parcels as Mixed Use (Commercial/Industrial). It is anticipated that the comprehensive plan amendment will be approved later this year. The above-mentioned rezonings will be contingent upon approval of the comprehensive plan amendment being approved by the City Council and ultimately the Metropolitan Council.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Recommend approval of the following actions and forward the recommendations to the City Council contingent upon approval of the mid-cycle comprehensive plan amendment:

1. Rezone the properties identified with PID #'s 07-00500-76-011 and 07-00500-76-012 from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial).
2. Rezone the property addressed as 2830 220th Street W from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space) to MUCI (Mixed Use Commercial/Industrial).

ATTACHMENTS:

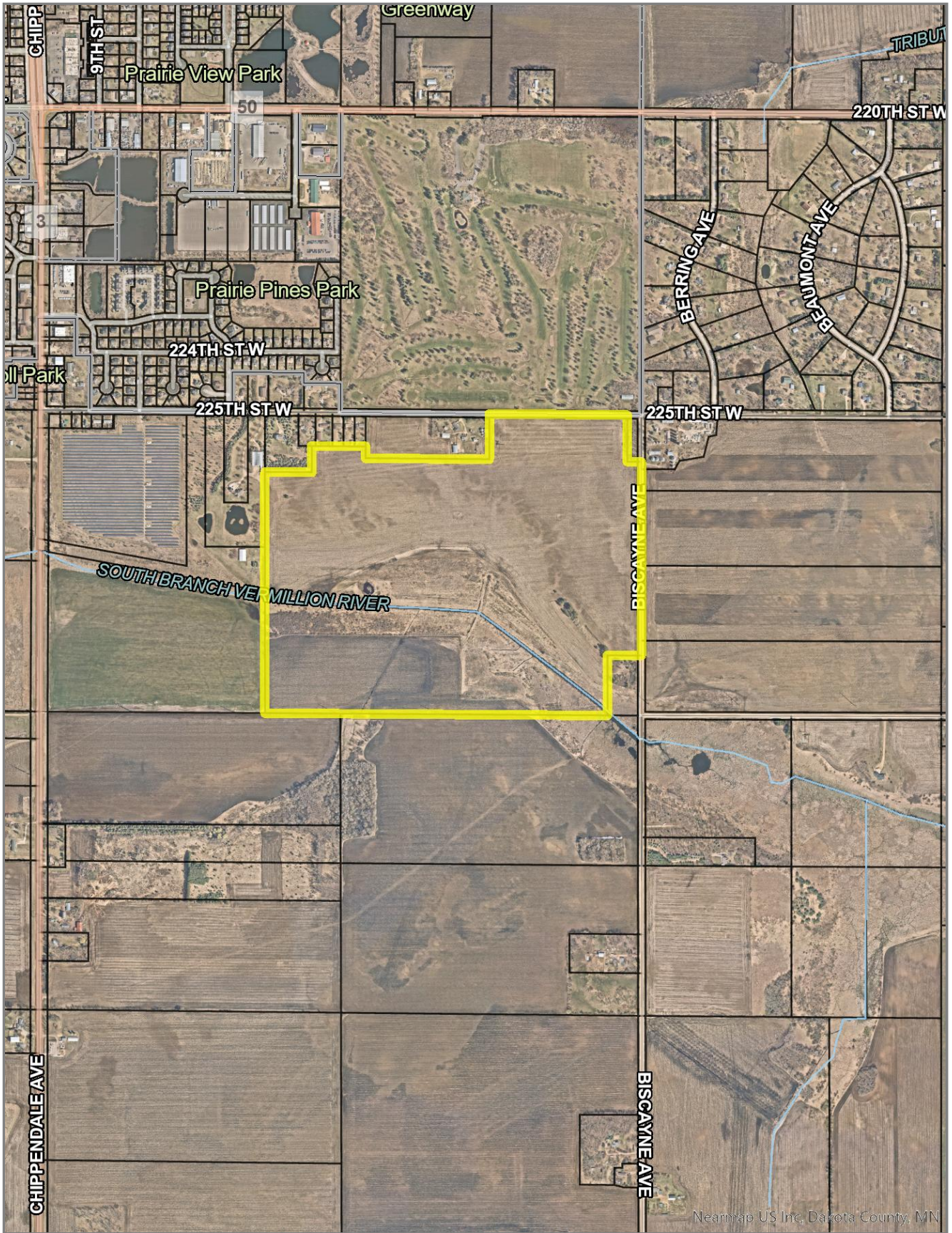
[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Zoning June22](#)

Exhibit A



Nearmap US Inc, Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 1200 feet
5/10/2024

Exhibit B



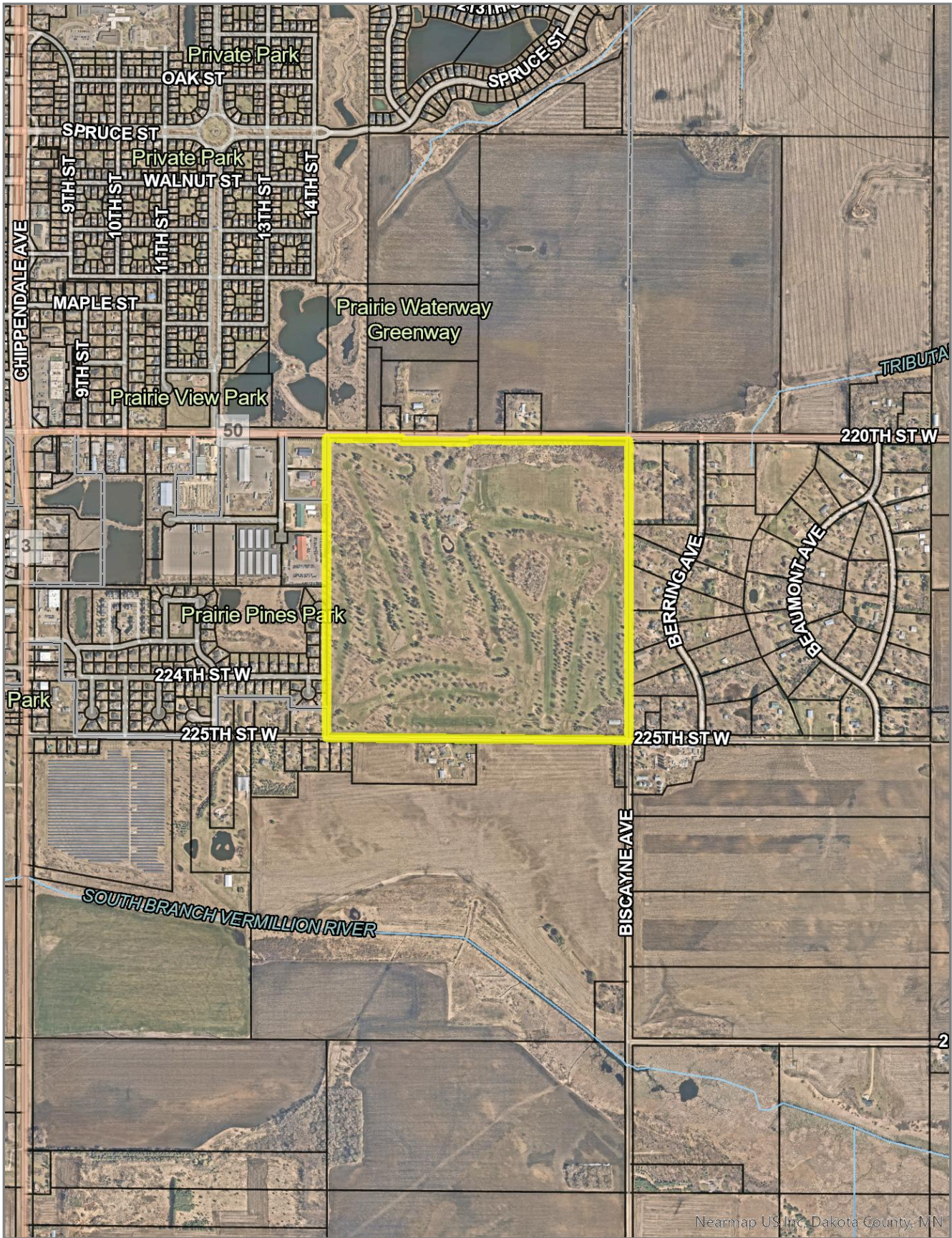
Nearmap US Inc. Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 800 feet
5/10/2024

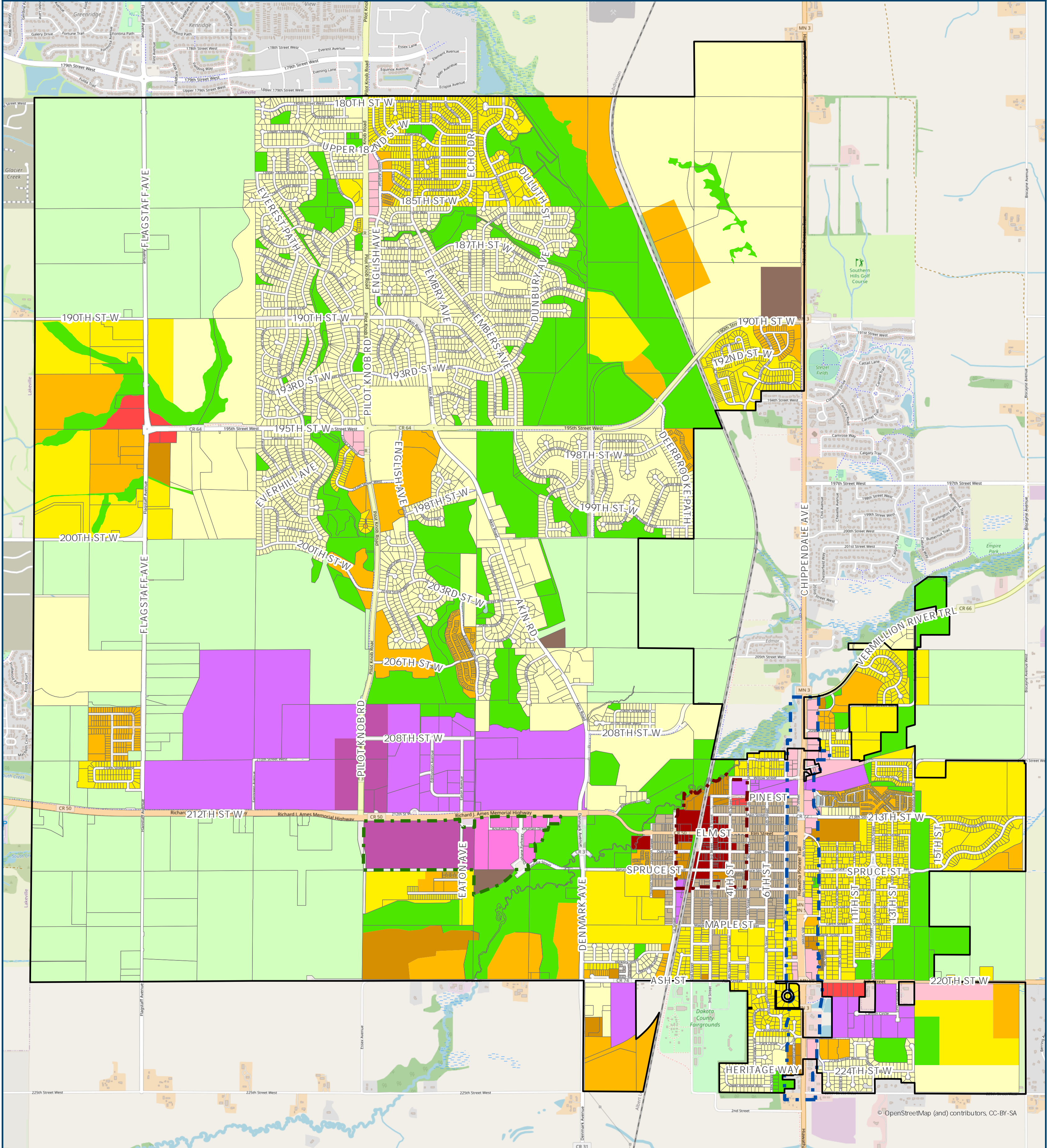
Exhibit C




















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Map Scale
1 inch = 1200 feet
5/10/2024

Farmington Zoning Map



- | | | |
|---|--|---|
|  R-1 (Low Density Residential) |  B-1 (Highway Business) |  A-1 (Agriculture) |
|  R-2 (Low/Medium Density Residential) |  B-2 (Downtown Business) |  P/OS (Parks/Open Space) |
|  R-3 (Medium Density Residential) |  B-3 (General Business) |  Downtown Commercial Overlay |
|  R-4 (High Density Residential) |  SSMU (Spruce Street Mixed-Use) |  Highway 3 Overlay |
|  R-D (Downtown Residential) |  MUCI (Mixed-Use Commercial/Industrial) |  Spruce Street Overlay |
|  MUCR (Mixed-Use Commercial/Residential) |  I (Industrial) | |

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Jared Johnson, Planning Coordinator
Department: Community Development
Subject: Preliminary and Final Plat, Conditional Use Permit, and Three Variances to Construct a 168-Unit Apartment Building at the Northwest Corner of Dushane Parkway and Spruce Street
Meeting: Planning Commission - May 14 2024

INTRODUCTION:

Yellow Tree Development has applied for a combined preliminary and final plat, conditional use permit, and three variances to construct a 4-story, 168-unit apartment building at the northwest corner of Dushane Parkway and Spruce Street.

DISCUSSION:

Introduction

Applicant: Yellow Tree Development LLC

Property Owner: Hyvee, Inc.

Property Location: Northwest corner of Dushane Parkway and Spruce Street ("subject property"), across from Vermillion River Crossings Senior Housing.

Southeast portion of PID: 14-82600-00-031

Zoning: SSMU (Spruce Street Mixed Use), Spruce Street Overlay District

Existing Use: Vacant Land

Requests:

- Combined Preliminary and Final Plat
- Conditional Use Permit (concurrent with site plan review) to construct an apartment building within the SSMU zoning district
- Variance for maximum building height
- Variance for minimum parking lot setback from the north property line
- Variance for minimum parking lot setback from the west property line

Preliminary and Final Plat

The subject property is currently platted as part of Outlot C and J of the Vermillion River Crossings plat. Outlot C is roughly a 15-acre parcel owned by Hyvee, and Outlot J is right-of-way for the "square-a-bout" connecting Dushane Parkway and Spruce Street.

The applicant proposes to replat Outlot C and a portion of Outlot J into two new parcels with dedicated right-of-way called Vermillion River Crossings 3rd Addition:

- Lot 1: 11.01 acres (vacant land for future development)
- Lot 2 (subject property): 3.5 acres

- Dedicated right-of-way: 5.25 acres

Since Lot 2 of the proposed plat contains a portion of the square-a-bout, vacation of right-of-way is required, as is a redesign of the square-a-bout intersection. The vacation of right-of-way is scheduled to be at the May 20th City Council meeting. Engineering has been working on the new design for the Dushane Parkway and Spruce Street intersection.

Right-of-way is also being dedicated along the north side of Lot 2, as this will provide access to the site. Spruce Street right-of-way is dedicated along the south side of the plat.

Conditional Use Permit/Site Plan

Overview

The applicant proposes to build a 4-story, 168-unit market-rate apartment building on Lot 2. Apartment buildings are listed as a conditional use in the SSMU zoning district. An overview of the apartment building is as follows:

- 16 alcove/studio units
- 60 1-bedroom units
- 27 1-bedroom plus-den units
- 46 2-bedroom units
- 19 3-bedroom units
- Balconies
- Surface and underground parking
- Bicycle parking
- Fitness center
- Outdoor amenity space
- Fenced dog run

Bulk Standards

<u>SSMU Standard</u>	<u>Required</u>	<u>Proposed</u>
Lot Area	1 acre (min)	3.5 acres
Lot Width	100 feet (min)	>100 feet
Front yard setback	At least 50% of the building front shall be within 20 feet of the right-of-way	>50% is within 20 feet of the right-of-way
Side yard setback	None	35 feet
Rear yard setback	20 feet	N/A
Height	40 feet	53 feet, 9 inches (variance)
Parking lot setback	10 feet	5 feet (variance)

Site Layout:

The proposed layout of the site shows a majority of the apartment building fronting Dushane

Parkway to the east and Spruce Street right-of-way to the south. Surface parking is located towards the center and western portion of the site, with a stormwater detention pond located at the northwestern corner. An outdoor amenities area is located at the southern end of the site. Sidewalks are provided on each side fronting right-of-way.

Access to the site will be provided off a newly created street on the north end of the site that connects into Dushane Parkway. The new street will be in line with the existing access to the senior housing apartment building across Dushane Parkway.

There are two main entry points into the building. A main entrance point that contains the lobby and has direct access to surface-level parking is provided near the center of the site. The other main entrance will be off of Dushane Parkway via a drop off zone with appropriate signage. Access to the underground parking garage is provided from the surface-level parking lot on the west side of the building. Trash and recycling areas are provided in the underground parking area.

The proposed plans show 126 surface-level parking spaces and 126 underground parking spaces, for a total of 252 parking spaces. Per City Code, apartment buildings must supply 1.5 parking spaces per unit. Given this requirement, the plans meet the minimum amount required at 252 parking spaces.

Bicycle parking is required in the SSMU zoning district at the rate of 10% of the provided vehicle spaces. With 252 parking spaces, 26 bicycle spaces are required. Plans show 30 spaces to be provided.

Architectural Materials/Elevations

The exterior of the apartment building will be a mixture of white, tan, and brown fiber cement siding with a slate stone base. These materials are consistent with what is allowed in the SSMU zoning district.

Landscaping

The applicant provided a landscape plan for the site. The plan proposes a combination of trees, shrubs, perennial plants, mulch, and decorative rock landscaping throughout the site. Lot frontage trees are provided along all three sides of right-of-way. Natural Resources staff is satisfied with the proposed landscape plan.

Drainage and Utilities

The plans provide for standard drainage and utility easements along all property lines and across the proposed stormwater detention pond. The development will connect to existing water and sanitary sewer lines off of Dushane Parkway. Engineering staff recommends approval of the plans upon satisfaction of all engineering comments.

Conditional Use Permit Review

Per City Code Section 10-3-5(C), a conditional use permit shall be approved if it is found to meet the following criteria:

1. The proposed use conforms to the district permitted and conditional use provisions and all general regulations of this title.
2. The proposed use shall not involve any element or cause any conditions that may be dangerous, injurious or noxious to any other property or persons and shall comply with the performance standards listed below.
3. The proposed use shall be constructed, designed, sited, oriented and landscaped to produce

harmonious relationship of buildings and grounds to adjacent buildings and properties.

4. The proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
5. The proposed use shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.
6. The proposed use shall preserve the objectives of this title and shall be consistent with the comprehensive plan.

Staff believes the proposed apartment building meets all applicable criteria listed above.

Variations

There are three variations requested for this project:

- A 13-foot, 9-inch height variance to construct a 53-foot, 9-inch-tall building when the maximum height allowed in the SSMU zoning district is 40 feet. (City Code Section 10-5-14(B))
- A 5-foot variance to construct a parking lot to be setback 5 feet from the west property line when the minimum setback required is 10 feet. (City Code Section 10-6-10(7.b))
- A 5-foot variance to construct a parking lot to be setback 5 feet from the north property line when the minimum setback required is 10 feet. (City Code Section 10-6-10(7.b))

The applicant provided brief narratives for the requested variations. The height variance is necessary due to the high-water table in the area. This requires the underground parking to be higher than typically constructed, which increases the height of the structure. The parking setback variations are needed to allow the development to meet the number of required parking spaces and to allow for a better landscaped buffer from the units to the parking area.

Variance Review

Per City Code Section 10-3-6(C), the Planning Commission shall not approve any variance request unless they find that "practical difficulties" exist using the following criteria:

1. Because the particular physical surroundings, or the shape, configuration, topography, or other conditions of the specific parcel of land involved, strict adherence to the regulations of this title would cause practical difficulties. Economic consideration alone does not constitute practical difficulties.
2. That the variance would be consistent with the comprehensive plan.
3. That the variance would be in harmony with the general purposes and intent of this title.
4. The conditions upon which a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally, to other properties within the same zoning classification.
5. The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the parcel of land.
6. The granting of the variance will not alter the essential character of the locality or be injurious to other property in the vicinity in which the parcel of land is located or substantially diminish property values.
7. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare of public safety.
8. The request variance is the minimum action required to eliminate the practical difficulties.
9. Variations may not be approved for any use that is not allowed under this title for property in the zone where the affected person's land is located except that the temporary use of a one-family dwelling as a two-family dwelling may be authorized by variance.

Staff believes all three requested variances meet the applicable criteria listed above.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Two separate actions are recommended by staff:

1. Motion to recommend the City Council approve the requested combined preliminary and final plat for Vermillion River Crossings 3rd Addition subject to the following conditions:

- The vacation of right-of-way from a portion of Outlot J in the Vermillion River Crossings Plat is approved by City Council.
- The dedicated "new street" shall have its named changed to 214th Street W and be reflected as such on the preliminary and final plat.
- All Engineering comments related to the construction plans for grading and utilities.
- A Development Contract between the developer and the City of Farmington shall be executed and security fees and costs shall be paid. Submission of all other documents required under the Development Contract shall be required.

2. Motion to approve the requested conditional use permit and three variances to construct an apartment building at the northwest corner of Dushane Parkway and Spruce Street subject to the following conditions:

- The preliminary and final plat for Vermillion River Crossings 3rd Addition is approved by the City Council.
- All necessary building permits are obtained.
- A sign permit shall be obtained for any exterior signage.
- All Engineering comments are satisfied.
- An exterior lighting plan is submitted and approved by Planning staff.

ATTACHMENTS:

[Location Map](#)

[Applications and Variance Narrative](#)

[Preliminary Plat](#)

[Final Plat](#)

[Civil Site Plans](#)

[Architectural Plans](#)



PEDERSEN WAY


KNUTSEN DR

DUSHANE PKWY

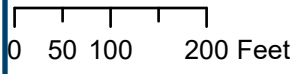
SPRUCE ST



Farmington Apartment Project Location Map

 Farmington Apartment Project

 Parcel Boundary





430 Third St., Farmington, MN 55024
651-280-6800
FarmingtonMN.gov

VARIANCE APPLICATION

Applicant: Yellow Tree Development, dba: Apartments Farmington, LLC Telephone: 651.206.4087 Fax: _____

Address: 1834 East 38th Street Minneapolis, MN 55407
Street City State Zip Code

Owner: Jeff Stein, Director, Site Planning Telephone: 515.267.2979 Fax: _____
Hyves, Inc., an Iowa Corporation

Address: 5820 Westown Parkway West Des Moines IA 50266
Street City State Zip Code

Premises Involved: See attached legal description of lot to be platted
Address/ Legal Description (lot, block, plat name, section, township, range)

Current Zoning District Spruce Street Mixed Use **Current Land Use** Vacant

Specific Nature of Request / Claimed Practical Difficulties: See attached (3 Variances)

SUBMITTAL REQUIREMENTS

- Proof of Ownership
- Application Fee
- Boundary / Lot Survey
- Copies of Site Plan
- Abstract/Residential List (adjoining property owners only)
- Torrens (Owner's Duplicate Certificate of Title Required)

Jeff Stein - 3/18/24
Signature of Property Owner **Date**

Viba Dist 3/15/24
Signature of Applicant **Date**

Request Submitted to the Planning Commission on _____ **For office use only**
Public Hearing Set for: _____ Advertised in Local Newspaper: _____

Planning Commission Action: Approved Denied Fee Paid _____
\$250 - City of Farmington

Comments: _____

Conditions Set: _____

Planning division: _____ Date: _____ 10/19

DRAFTED BY:
City of Farmington
430 Third Street
Farmington, MN 55024



333 Washington Avenue North
Suite 210 | Minneapolis MN 55401
612.676.2700 | www.djrarch.com

March 18, 2024

City of Farmington
Planning and Zoning Department
Attn: Tony Wippler
430 Third Street
Farmington, MN 55024

Apartments Farmington, LLC
Development of NW Corner of Dushane Parkway and Spruce Street:

Re: Request For Variances:

Variance Request #1:

Requested Variance – Building Height:

The project requesting a variance to increase the allow building height from an allowed height of 40'-0" to 43'-0" at the eave and 55'-9" to the top of the roof peak. The variance request is based on a high water table in the area confirmed via geotechnical investigation on the site. The high water table requires the underground parking to be higher than would typically be constructed, thereby increasing the height of the structure.

Variance Request #2:

Requested Variance – Parking Setback:

We are requesting a variance to the required 10 feet setback to 5 feet for the parking on the west side of the site. The variance will allow the development to meet the required parking and provide a better landscaped buffer from the units to the parking area. In addition, the project is meeting the requirements for at least 50% of the building is 20'-0" or less from Dushane Parkway, yet keeping at that setback to give the streetscape relief from the building height and residents more privacy in that location.



430 Third St., Farmington, MN 55024
 651-280-6800
 FarmingtonMN.gov

PLAT REVIEW APPLICATION

Applicant Yellow Tree Development, dba: Apartments Farmington, LLC Telephone: 651.206.4087 Fax: _____

Address: 1834 East 38th Street Minneapolis, MN 55407
 Street City State Zip Code

Owner: Hyvee, Inc., an Iowa Corporation Telephone: 515.267.2979 Fax: _____
Jeff Stein, Director, Site Planning

Address: 5820 Westown Parkway West Des Moines IA 50266
 Street City State Zip Code

Location of Property: See attached legal description of lot to be platted

Address _____

Current Zoning District Spruce Street Mixed Use **Current Land Use** Vacant

Description of Project:

Development of a vacant parcel into approximately 168 units into a new 4-story multi-family building with underground and surface parking with associated amenities.

<u>SUBMITTAL REQUIREMENTS (please attach)</u>	<u>PLAT REVIEW OPTION</u>
____ Names, Addresses and Phone numbers of all Owners	Preliminary & Final Plat:
____ Names, Addresses and Phone numbers of Land Surveyor/Engineer	<input checked="" type="checkbox"/> Together
____ Area Bounded By Description	<input type="checkbox"/> In Sequence
____ Total Gross Area	Pre Plat Administrative Fee \$ _____ Paid
	Pre Plat Surety \$ _____ Paid
	Final Plat Fee \$ _____ Paid

Jeff Stein 3/18/24 *Vicki Roth* 3/15/24
 Signature of Property Owner Date Signature of Applicant Date

Request Submitted to Planning staff on _____	For Office Use
Public Hearing Set for: _____	Advertised in Local Newspaper: _____
Planning Commission Action: _____ Approved _____ Denied	
Comments: _____ _____	
Conditions Set: _____ _____	
Planning division: _____	Date: _____ 9/19



333 Washington Avenue North
Suite 210 | Minneapolis MN 55401
612.676.2700 | www.djrarch.com

March 18, 2024

Platting information / Legal:

Current property to be platted:

Hy-vee Current Ownership:

Outlot C, Vermillion River Crossings, Dakota County, Minnesota, Except that part of Outlot C platted as Vermillion River Crossings Second Addition described as follows: Beginning at the Northeast corner of said Outlot C; thence on an assumed bearing of South, along the East line of said Outlot C, a distance of 383.37 feet to the Southwest corner of Outlot G, said Vermillion River Crossings; thence West, a distance of 15.00 feet; thence North, a distance of 298.87 feet; thence North 45 degrees 00 minutes 00 seconds West, a distance of 105.51 feet; thence North, a distance of 9.90 feet, to the North line of said Outlot C; thence East, along said North line, a distance of 89.61 feet to the point of beginning.

City of Farmington current ownership:

Outlot J, Vermillion River Crossings, Dakota County, Minnesota.

The new property that will be created after the plat is recorded will be:

Hy-vee lot:

Lot 1, Block 1, Vermillion River Crossings 3rd Addition, Dakota County, Minnesota.

Apartments Farmington, LLC lot:

Lot 2, Block 1, Vermillion River Crossings 3rd Addition, Dakota County, Minnesota.

The remainder of the property is being dedicated as right of way.



430 Third St., Farmington, MN 55024
 651-280-6800
 FarmingtonMN.gov

CONDITIONAL USE PERMIT APPLICATION

Applicant: Yellow Tree Development, dba: Apartments Farmington, LLC Telephone: 651.206.4087 Fax: _____

Address: 1834 East 38th Street Minneapolis, MN 55407
 Street City State Zip Code

Owner: Hyvee, Inc., an Iowa Corporation Telephone: 515.267.2979 Fax: _____
Jeff Stein, Director, Site Planning

Address: 5820 Westown Parkway West Des Moines IA 50266
 Street City State Zip Code

Premises Involved: See attached legal description of lot to be platted
Address/Legal Description (lot, block, plat name, section, township, range)

Current Zoning District Spruce Street Mixed Use **Current Land Use** Vacant

Specific Nature of Request: Requesting approval to construct a multi-family building at this development in the commercial district.

SUBMITTAL REQUIREMENTS

- Proof of Ownership 6 Copies of Site Plan
- Application Fee Abstract/Residential List (required 350' from subject property)
- Boundary / Lot Survey Torrens (Owner's Duplicate Certificate of Title Required)

Jeff Stein - 3/18/24 *Vila* *DH* 3-15-24
 Signature of Owner Date Signature of Applicant Date

Request Submitted to Planning staff on _____ **For office use only**
 Public Hearing Set for: _____ Advertised in Local Newspaper: _____

Planning Commission Action: Approved Denied Fee Paid _____
 City Council Action (if necessary): Approved Denied \$250 – City of Farmington

Comments:

Conditions Set:

Planning division: 9/10/2019 Date: _____

DRAFTED BY:
 City of Farmington
 430 Third Street
 Farmington, MN 55024



430 Third St. Farmington, MN 55024
651-280-6800
FarmingtonMN.gov

SITE PLAN REVIEW APPLICATION

Applicant: Yellow Tree Development, dba: Apartments Farmington, LLC Telephone: 651.206.4087 Fax: _____

Address: 1834 East 38th Street Minneapolis, MN 55407
Street City State Zip Code

Owner: Hyvee, Inc., an Iowa Corporation Telephone: 515.267.2979 Fax: _____
Jeff Stein, Director, Site Planning

Address: 5820 Westown Parkway West Des Moines IA 50266
Street City State Zip Code

Premises Involved: See attached legal description of lot to be platted
Address/ Legal Description (lot, block, plat name, section, township, range)

Current Zoning District Spruce Street Mixed Use **Current Land Use** Vacant

Description of Project: Development of a vacant parcel into approximately 168 units into a new 4-story multi-family building with underground and surface parking with associated amenities.

Jeff Stein 3/18/24
Signature of Owner Date

Vicki Ditt 3/15/24
Signature of Applicant Date

Request submitted to Planning staff on _____	For office use only
Public hearing set for: _____	Advertised in local newspaper _____
Planning commission Action: _____	Approved _____ Denied _____
Comments: _____	
Conditions set: _____	
Planning division: _____	Date: _____

DRAFTED BY:
City of Farmington
430 Third Street
Farmington, MN 55024

Preliminary Plat: VERMILLION RIVER CROSSINGS 3RD ADDITION

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Outlot C, Vermillion River Crossings, Dakota County, Minnesota, Except that part of Outlot C platted as Vermillion River Crossings Second Addition described as follows:
Beginning at the Northeast corner of said Outlot C; thence on an assumed bearing of South, along the East line of said Outlot C, a distance of 383.37 feet to the Southwest corner of Outlot G, said Vermillion River Crossings; thence West, a distance of 15.00 feet; thence North, a distance of 298.87 feet; thence North 45 degrees 00 minutes 00 seconds West, a distance of 105.51 feet; thence North, a distance of 9.90 feet, to the North line of said Outlot C; thence East, along said North line, a distance of 89.61 feet to the point of beginning.

Dakota County, Minnesota

Abstract Property

And

Outlot J, Vermillion River Crossings, Dakota County, Minnesota.

This preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Commercial Partners Title, a division of Chicago Title Insurance Company as agent for Chicago Title Insurance Company, File No. CP73335, dated March 8, 2024.

Please note that Outlot J was not included in the above mentioned title commitment.

DATE OF PREPARATION:

03-15-2024

Please note background survey information is per a survey by Civil Site Group dated 03-14-2024

BENCHMARKS:

The Benchmark is the top nut of the fire hydrant located on the north side of Knutsen Drive approximately 300 feet northeast of the northwest corner of the subject property, as shown hereon. Elevation=915.80. (NGVD29)

AREAS:

Proposed Lot 1 = 479,715 Sq. Ft. or 11.013 Acres
Proposed Lot 2 = 152,235 Sq. Ft. or 3.495 Acres
Proposed Dedicated Right of Way = 228,646 Sq. Ft. or 5.249 Acres

Total Property Area = 860,596 Sq. Ft. or 19.757 Acres

FLOOD ZONE:

Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0218E, effective date of December 2, 2011.

Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com

Linetype & Symbol Legend

—E—E—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---E---E---E---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
---F---F---F---	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---F---F---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
G	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
---G---G---G---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
OH	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
—S—S—S—S—	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
---S---S---S---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
—SS—SS—SS—SS—	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
---SS---SS---SS---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
T	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
---T---T---T---	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
W	WATERMAIN	⊠	SANITARY MANHOLE	⊠	SOIL BORING
---W---W---W---	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	FOUND IRON MONUMENT
X	CHAINLINK FENCELINE	⊠	CATCH BASIN	⊠	SET OR TO BE SET IRON MONUMENT
—X—X—X—X—	WOODEN FENCELINE	⊠	FLARED END SECTION	⊠	CAST IRON MONUMENT
—G—G—G—G—	GUARDRAIL	⊠	TELEPHONE BOX	⊠	
—A—A—A—A—	ACCESS RESTRICTION	⊠	TELEPHONE MANHOLE	⊠	
—C—C—C—C—	CONCRETE SURFACE	⊠	TRAFFIC SIGNAL	⊠	
—P—P—P—P—	PAVER SURFACE	⊠	HYDRANT	⊠	
—B—B—B—B—	BITUMINOUS SURFACE	⊠	FIRE CONNECTION	⊠	
—G—G—G—G—	GRAVEL/LANDSCAPE SURFACE	⊠	POST INDICATOR VALVE	⊠	
		⊠	WATER MANHOLE	⊠	
		⊠	WATER VALVE	⊠	
		⊠	WELL	⊠	

**VERMILLION RIVER
CROSSINGS 3RD ADDITION**
Farmington, Dakota County, Minnesota 55024

DJR Architecture

333 N Washington Ave #210, Minneapolis, Minnesota 55401

PROJECT
CLIENT

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.

RORY L. SYNSTELIEN
DATE 3-15-2024 LICENSE NO. 44565

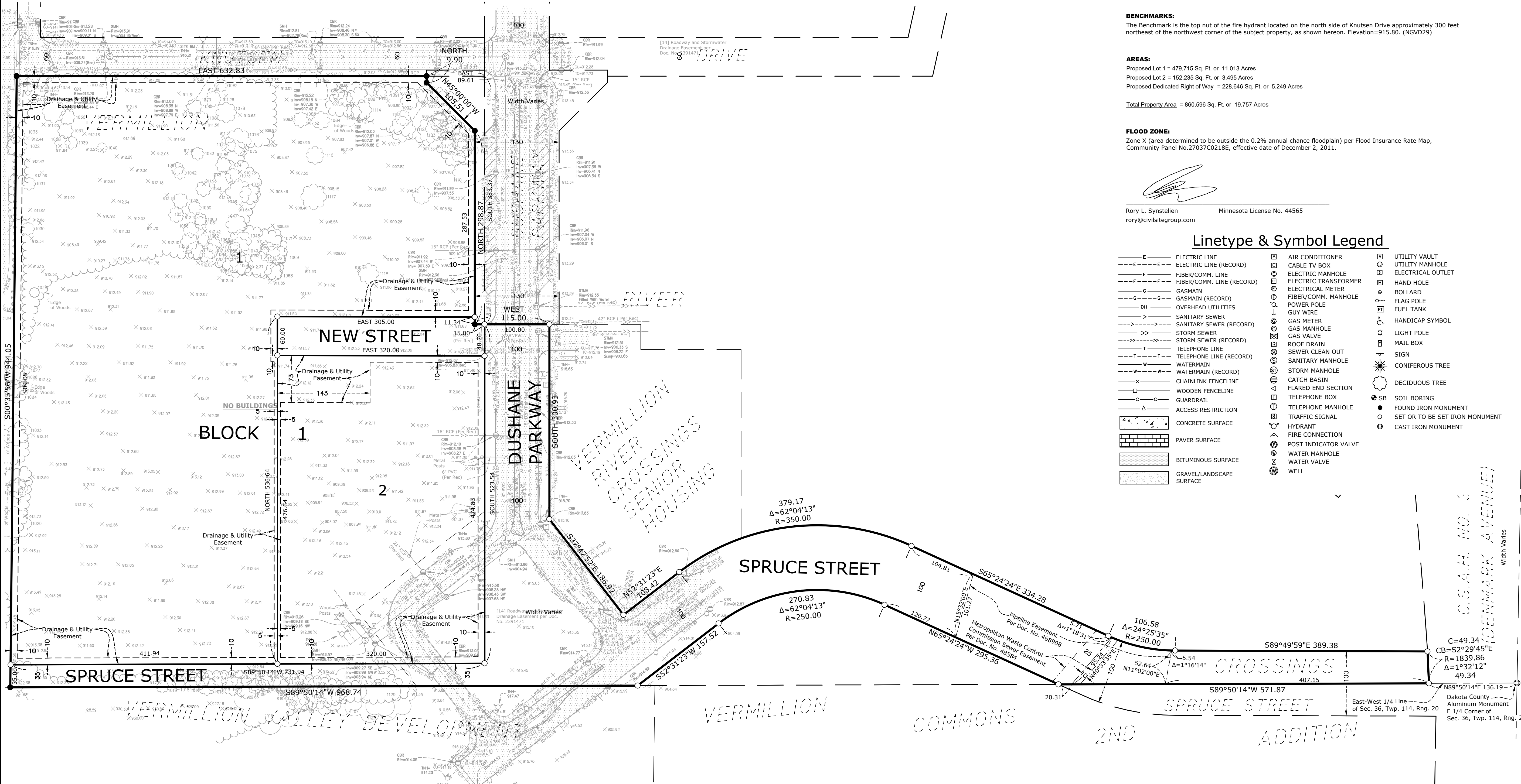
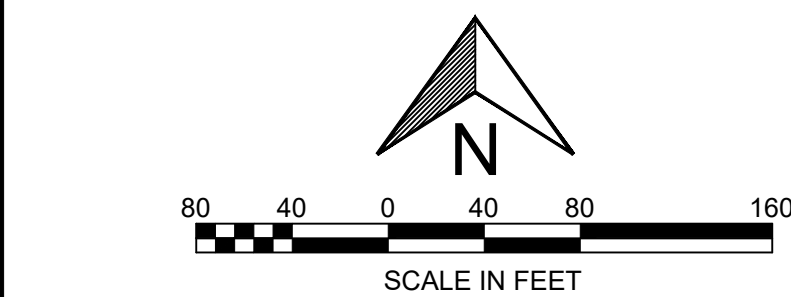
QA/QC	
FIELD DREW	
DRAWN BY	
REVIEWED BY	
UPDATED BY	



REVISION SUMMARY	
DATE	DESCRIPTION
5-2-2024	Per City Comments
PROJECT NO.: 23423	

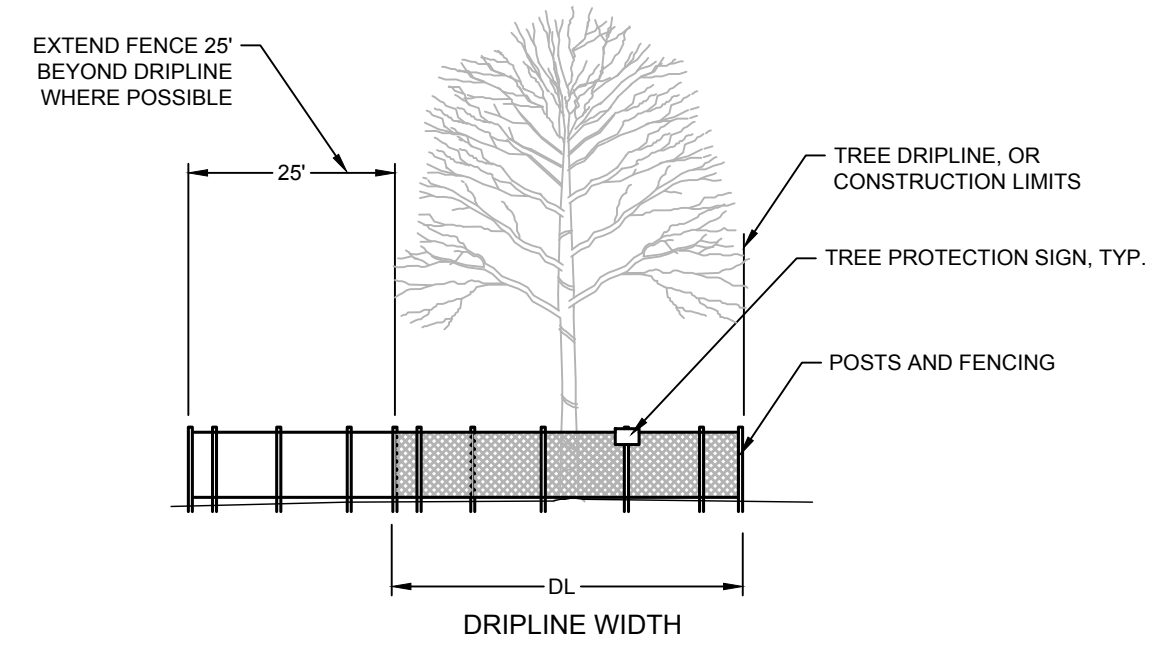
PRELIMINARY PLAT

V2.0



REMOVAL NOTES:

- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT 'GOPHER STATE ONE CALL' (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS, AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT 'GOPHER STATE ONE CALL' (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION NOTES

CITY OF FARMINGTON REMOVAL NOTES:

- 1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

SITE LAYOUT NOTES:

- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT 'GOPHER STATE ONE CALL' (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDINGS PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SPECIFICATIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

OPERATIONAL NOTES

Table with 2 columns: Removal Type (SNOW, TRASH, DELIVERIES) and Description (ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT, TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA, DELIVERIES SHALL OCCUR AT THE FRONT DOOR).

Table with 3 columns: Category (IMPERVIOUS SURFACES, PERVIOUS SURFACES), Existing Lot 1 Condition, Proposed Lot 1 Condition. Includes sub-totals for building coverage, pavement, pervious surfaces, and total site area.

CITY OF FARMINGTON SITE SPECIFIC NOTES:

- 1. RESERVED FOR CITY SPECIFIC SITE NOTES.

GENERAL GRADING NOTES:

- 1. CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT 'GOPHER STATE ONE CALL' (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNERS SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNERS SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A 'RIGHT OF WAY EXCAVATION PERMIT'. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT 'GOPHER STATE ONE CALL' (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
7. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
8. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
9. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
10. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
11. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
13. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
14. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR SPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES, RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
15. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
16. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEN AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
17. TOLERANCES
17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
18. MAINTENANCE
18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF FARMINGTON GRADING NOTES:

- 1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

GROUNDWATER ELEVATION PER BORING

Table with 2 columns: Boring ID (ST-9 to ST-19) and Ground Water Elevation (904.20 to 901.60).

PER GEOTECHNICAL REPORT COMPLETED BY BRAUN INTERTEC, INC. ON 08/10/2016.

GENERAL UTILITY NOTES:

- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT 'GOPHER STATE ONE CALL' (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH, STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
27. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

CITY OF FARMINGTON UTILITY NOTES:

- 1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.



PROJECT FARMINGTON APARTMENTS FARMINGTON, MN 55024

DJR ARCHITECTURE 333 NORTH WASHINGTON AVENUE, FLD, MINNEAPOLIS, MN 55401

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.

Matthew R. Pavlek DATE: 05/03/24 LICENSE NO.: 44263

ISSUE/SUBMITTAL SUMMARY

Table with 2 columns: DATE, DESCRIPTION. Includes entries for 5/3/2024 SITE PLAN REVIEW and 5/3/2024 CITY RESUBMITTAL.

REVISION SUMMARY

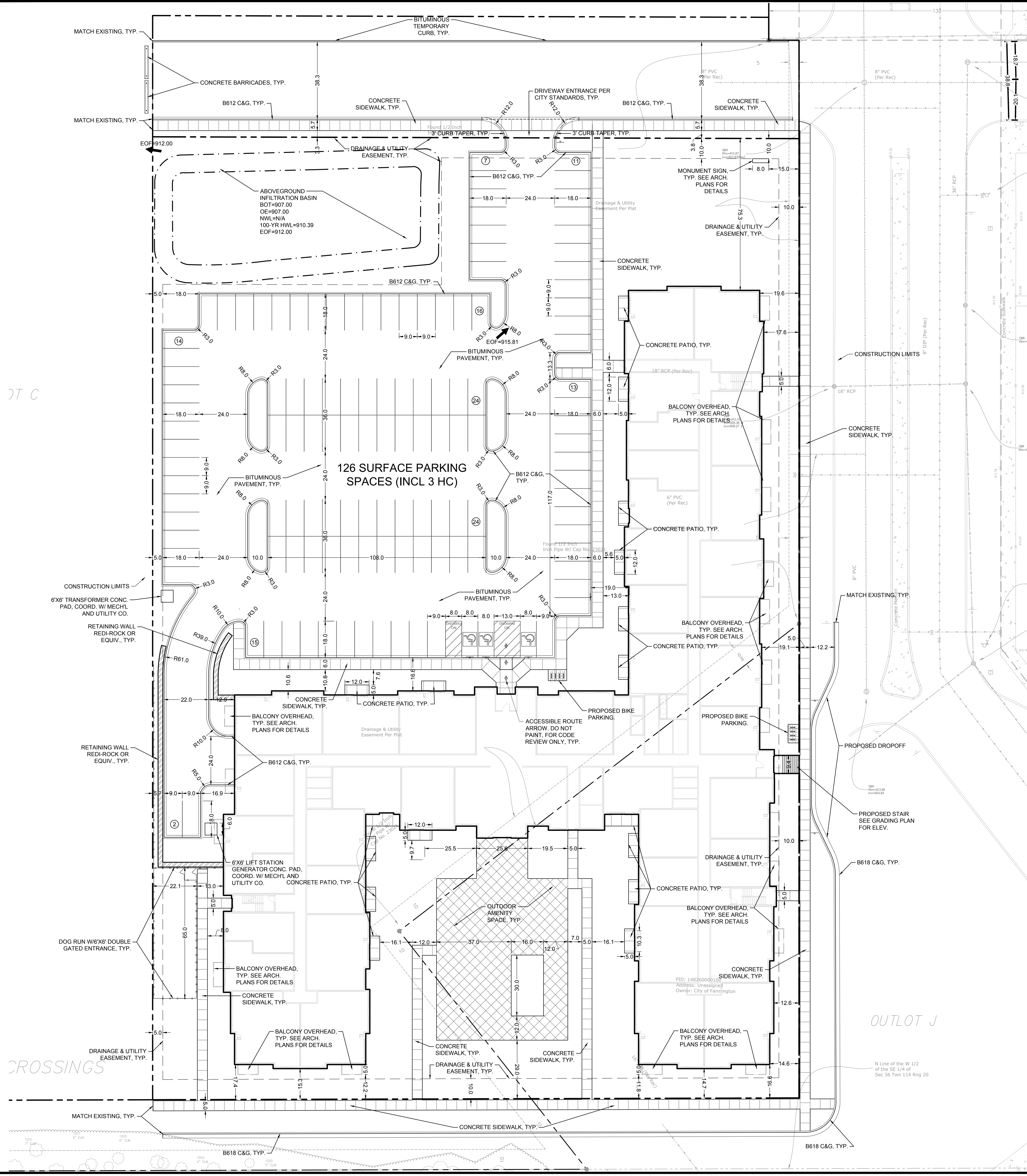
Table with 2 columns: DATE, DESCRIPTION.

PROJECT NOTES

C0.1



**PRELIMINARY:
NOT FOR
CONSTRUCTION**



SITE AREA CALCULATIONS:

SITE AREA CALCULATIONS	EXISTING LOT 1 CONDITION		PROPOSED LOT 1 CONDITION	
IMPERVIOUS SURFACES				
BUILDING COVERAGE	0 SF	0.0%	47,129 SF	31.0%
PAVEMENT	12,051 SF	7.9%	54,540 SF	35.8%
TOTAL	12,051 SF	7.9%	101,669 SF	66.8%
PERVIOUS SURFACES				
TOTAL	140,184 SF	92.1%	50,566 SF	33.2%
TOTAL SITE AREA	152,235 SF	100.0%	152,235 SF	100.0%
DIFFERENCE (EX. VS PROP.)	89,618 SF	58.9%		
DISTURBED AREA	174,763 SF	4.0 AC		

OWNER INFORMATION

YELLOWIRE CORPORATION
DBA: APARTMENTS FARMINGTON, LLC
1834 EAST 38TH STREET
MINNEAPOLIS, MN 55407
612-275-7210

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE); SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE); SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED
HO = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

FARMINGTON APARTMENTS
FARMINGTON, MN 55024

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DATE: 05/03/24 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
5/3/2024	SITE PLAN REVIEW
5/3/2024	CITY RESUBMITTAL

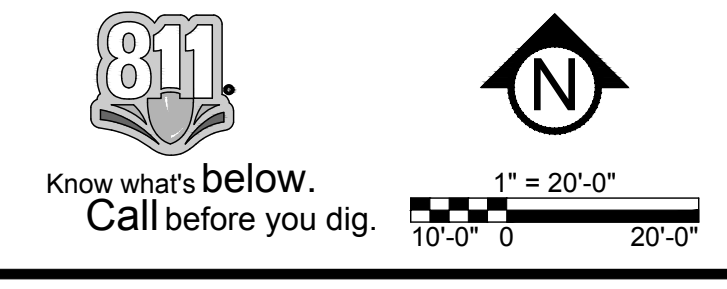
REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

SITE PLAN

C2.1

SEE SHEET C0.1 FOR GENERAL AND CITY OF FARMINGTON SITE NOTES



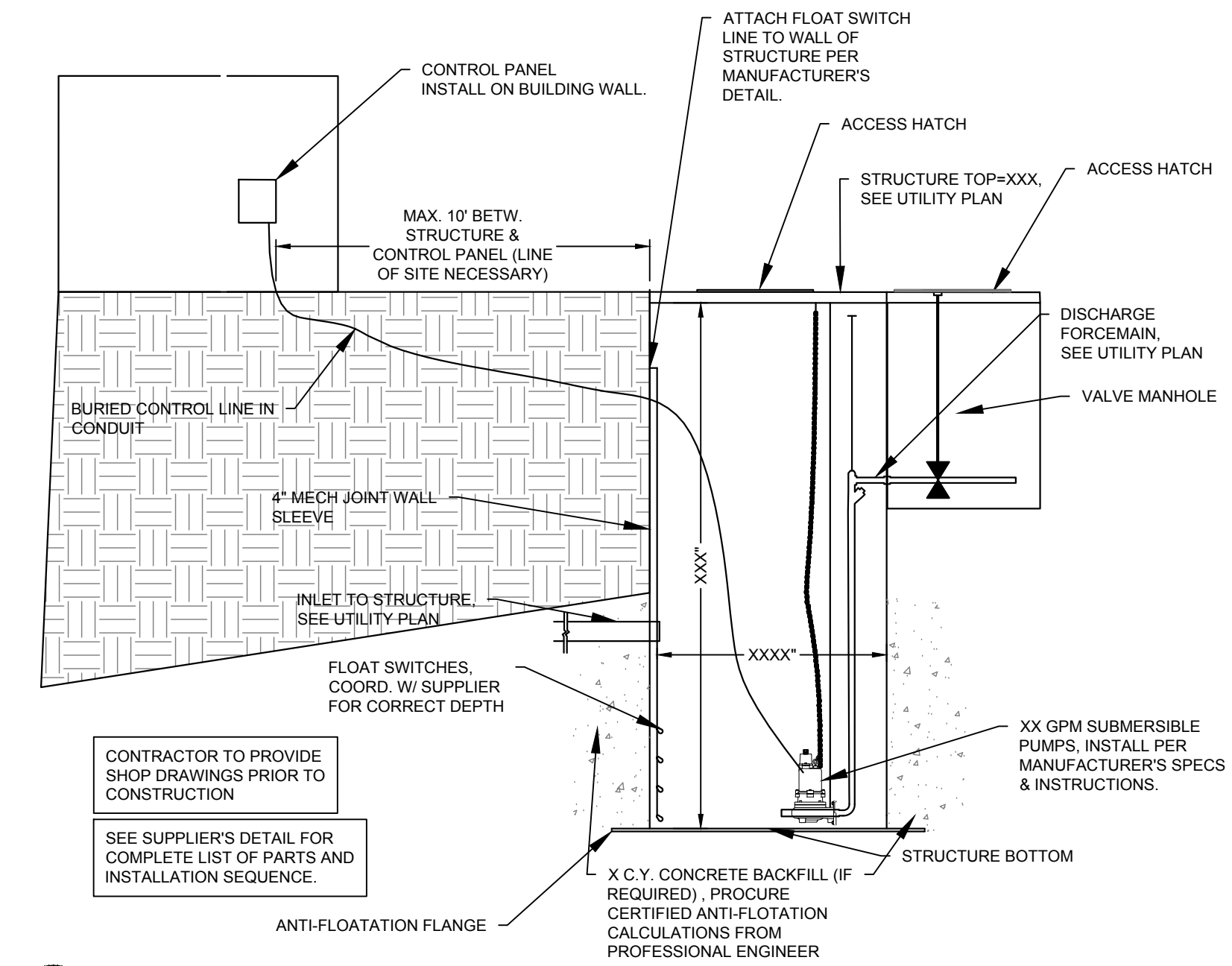
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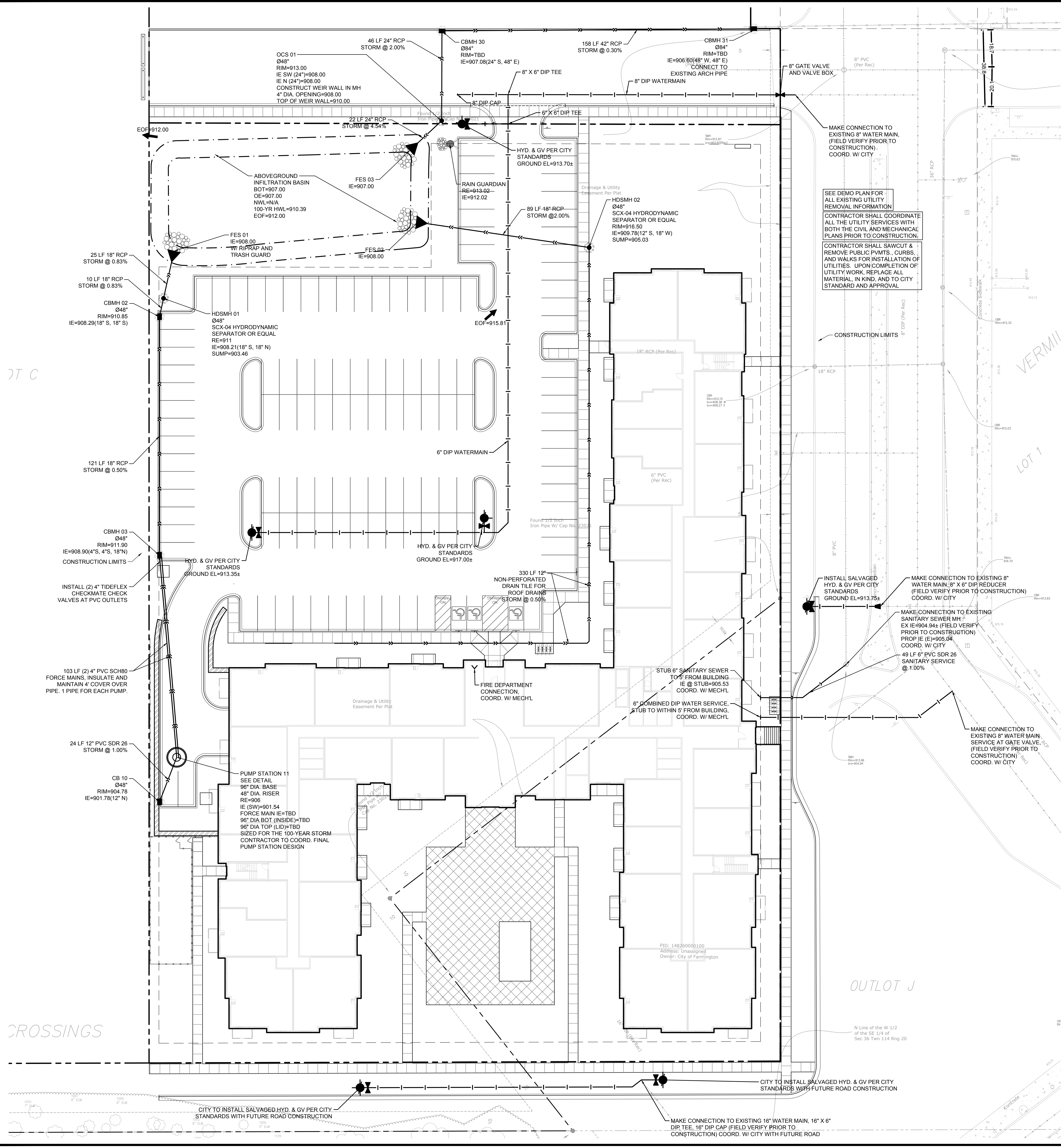
OUTLOT J

STORM SEWER SCHEDULE			
STRUCTURE NO.	SIZE	CASTING	BUILD
CB 10	48"	R-3067-V	3.00
PUMP STATION 11	96" DIA.	HATCH - TBD	TBD
CBMH 03	48"	R-3067-V	3.00
CBMH 02	48"	R-3067-V	2.56
HDSMH 01	48"	R-1642-B	7.54
HDSMH 02	48"	R-1642-B	11.47
OCS 01	48"	R-1642-B	5.00
CBMH 30	84"	R-3067-V	6.41
CBMH 31	84"	R-3067-V	6.54

**PRELIMINARY:
NOT FOR
CONSTRUCTION**



1 **GENERIC PUMP STATION DETAIL - FIBER GLASS/STEEL**
N T S - TO BE COORDINATED BY CONTRACTOR



SEE SHEET C0.1 FOR GENERAL AND CITY OF FARMINGTON UTILITY NOTES

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAIN TILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS

FARMINGTON APARTMENTS
FARMINGTON, MN 55024
DJR ARCHITECTURE
333 NORTH WASHINGTON AVENUE, #10, MINNEAPOLIS, MN 55401

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ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
5/3/2024	CITY PLAN REVIEW
5/3/2024	CITY RESUBMITTAL

UTILITY PLAN
C4.0
811
Know what's below.
Call before you dig.
1" = 20'-0"
10' 0" 0' 20'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

PERPENDICULAR
SHALL BE USED AFTER ALL CURB RAMP DETAILS HAVE BEEN EVALUATED AND ENGINEER APPROVED.

TIED PERPENDICULAR

PARALLEL

DEPRESSED CORNER

NOTES:

- CONCRETE SHALL BE LOCATED TO IMPROVE THE PEDESTRIAN ACCESS RAMP CURBS. CURBS SHALL BE CONSTRUCTED TO BE 1/4" TOLERANCE FROM THE FINISHED SURFACE. CURBS SHALL BE CONSTRUCTED TO BE 1/4" TOLERANCE FROM THE FINISHED SURFACE.
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LEGEND:

- INDICATES PEDESTRIAN RAMP - CURB SHALL BE REINFORCED.
- INDICATES PEDESTRIAN RAMP - CURB SHALL NOT BE REINFORCED.
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STANDARD PLAN 5-297.250 1 OF 6
APPROVED 11-04-2023
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DIRECTIONAL RAMP WALKABLE FLARE

COMBINED DIRECTIONAL

ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

SEMI-DIRECTIONAL RAMP

NOTES:

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STANDARD PLAN 5-297.250 2 OF 6
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ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT)

OUTFLOW GUTTER

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

NOTES:

- CONCRETE SHALL BE LOCATED TO IMPROVE THE PEDESTRIAN ACCESS RAMP CURBS. CURBS SHALL BE CONSTRUCTED TO BE 1/4" TOLERANCE FROM THE FINISHED SURFACE. CURBS SHALL BE CONSTRUCTED TO BE 1/4" TOLERANCE FROM THE FINISHED SURFACE.
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STANDARD PLAN 5-297.250 3 OF 6
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PAVED FLARES ADJACENT TO WALKABLE SURFACE

DETECTABLE EDGE WITH CURB AND GUTTER

DETECTABLE EDGE WITHOUT CURB AND GUTTER

TYPICAL SIDE TREATMENT OPTIONS

NOTES:

- CONCRETE SHALL BE LOCATED TO IMPROVE THE PEDESTRIAN ACCESS RAMP CURBS. CURBS SHALL BE CONSTRUCTED TO BE 1/4" TOLERANCE FROM THE FINISHED SURFACE. CURBS SHALL BE CONSTRUCTED TO BE 1/4" TOLERANCE FROM THE FINISHED SURFACE.
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STANDARD PLAN 5-297.250 4 OF 6
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V CURB ADJACENT TO LANDSCAPE CURB WITH SIDEWALK LIMITS

V CURB INTERSECTION

V CURB ADJACENT TO LANDSCAPE CURB OUTSIDE SIDEWALK LIMITS

V CURB ADJACENT TO BUILDING OR BARRIER

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

NOTES:

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STANDARD PLAN 5-297.250 5 OF 6
APPROVED 11-04-2023
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

EXPANSION MATERIAL PLACEMENT FOR CONCRETE ROADSIDES

CURB LINE REINFORCEMENT ON BIRMINGHAM ROADSIDES

CURB AND GUTTER REINFORCEMENT

CURBSIDE REINFORCEMENT

NOTES:

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STANDARD PLAN 5-297.250 6 OF 6
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FARMINGTON APARTMENTS
FARMINGTON, MN 55024

DJR ARCHITECTURE
333 NORTH WASHINGTON AVENUE, FTD, MINNEAPOLIS, MN 55401

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.

Matthew R. Pavek
DATE 05/03/24 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
5/3/2024	CIVIL RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

CIVIL DETAILS

C5.2

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**PRELIMINARY:
NOT FOR
CONSTRUCTION**

FARMINGTON APARTMENTS
FARMINGTON, MN 55024
DJR ARCHITECTURE
333 NORTH WASHINGTON AVENUE, 4TH FLOOR, MINNEAPOLIS, MN 55401

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3/18/2024	SITE PLAN REVIEW
5/30/2024	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN
L1.0

PLANT SCHEDULE

CODE	COMMON / BOTANICAL NAME	QTY	CONT
DECIDUOUS TREES			
GS	Storm Sewer Schedule	4	2.5" CAL. B&B
GM	Red-Twig Dogwood / <i>Cornus alternifolia</i> 'Skyline'	13	2.5" CAL. B&B
TR	Red-Twig Dogwood / <i>Cornus alternifolia</i> 'Midwest'	7	2.5" CAL. B&B
UH	Patriot Elm / <i>Ulmus</i> 'Patriot'	12	2.5" CAL. B&B
ORNAMENTAL TREES			
AG	Autumn Brilliance Apple Serviceberry / <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	2	1.5" CAL. B&B
HL	LimeLight Panicle Hydrangea / <i>Hydrangea paniculata</i> 'LimeLight'	2	1.5" CAL. B&B
MP	Prairie Fire Crabapple / <i>Malus</i> 'Prairie Fire'	3	1.5" CAL. B&B
SHRUBS			
FF	Gold Cluster™ Forsythia / <i>Forsythia x intermedia</i> 'Courtaneur'	15	#3 CONT
MD	Siberian Carpet Cypress / <i>Microbiota decussata</i>	2	#3 CONT
PP	Dwarf Globe Norway Spruce / <i>Picea abies</i> 'Pumila'	69	#3 CONT
RG	Gro-Low Fragrant Sumac / <i>Rhus aromatica</i> 'Gro-Low'	47	#3 CONT
SP	Dwarf Purple Osier Willow / <i>Salix purpurea</i> 'Nana'	6	#3 CONT
TN	Nova Japanese Yew / <i>Taxus cuspidata</i> 'Nova'	6	#3 CONT
GRASSES			
CK	Karl Foerster Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	235	#1 CONT
SH	Prairie Dropseed / <i>Sporobolus heterolepis</i>	29	#1 CONT
PERENNIALS			
EP	PowWow® White Coneflower / <i>Echinacea purpurea</i> 'PAS702918'	34	#1 CONT
HB	Bright Sunset Daylily / <i>Hemerocallis</i> x 'Bright Sunset'	35	#1 CONT
HS	Stella Supreme Daylily / <i>Hemerocallis</i> x 'Stella Supreme'	54	#1 CONT
PL2	Little Spire Russian Sage / <i>Perovskia atriplicifolia</i> 'Little Spire'	52	#1 CONT
RG2	Goldsturm Coneflower / <i>Rudbeckia fulgida</i> sullyi 'Goldsturm'	20	#1 CONT
SM4	May Night Sage / <i>Salvia x sylvestris</i> 'May Night'	22	#1 CONT
SA2	Autumn Joy Sedum / <i>Sedum</i> x 'Autumn Joy'	51	#1 CONT

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	NA	NA	NA	
PLAYGROUND MULCH	12" DEPTH ENGINEERED PLAYGROUND MULCH. SEE REMARKS. DEPTH AS SPECIFIED BY PLAYGROUND EQUIPMENT MANUFACTURER.	SEE SITE PLAN	YES	ORGANIC MULCH DESIGNED SPECIFICALLY FOR USE ON PLAYGROUNDS, CERTIFIED BY ANSIS™ FOR PLAYGROUND USE. (I.E. SYLVA SOFTSTEP, SET, INC. PLAYGROUND, OR EQUIVALENT).
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD. SEE REMARKS	YES	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS OR PLAYGROUNDS. SHALL NOT BE USED TO FORM MATTED, ACCESSIBLE SURFACE. (I.E. SYLVA SOFTSTEP, SET, INC. PLAYGROUND, OR EQUIVALENT). PROVIDE SHOP DRAWINGS/DATA SHEETS FOR REVIEW.
NATIVE SEED AREAS	NA	NA	NA	

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS FOR ALL MATERIALS.

- ### POLLINATOR SAFE PLANT MATERIAL:
- THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BUT NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSO, DANTOP), ACETAMIPRID (MOSPLAN, ASSAIL, CHIRPOTRISTAR), THIAACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAN (CAPSTAR, GUARDIAN).
 - CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

CITY OF FARMINGTON LANDSCAPE NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

LANDSCAPE REQUIREMENTS:

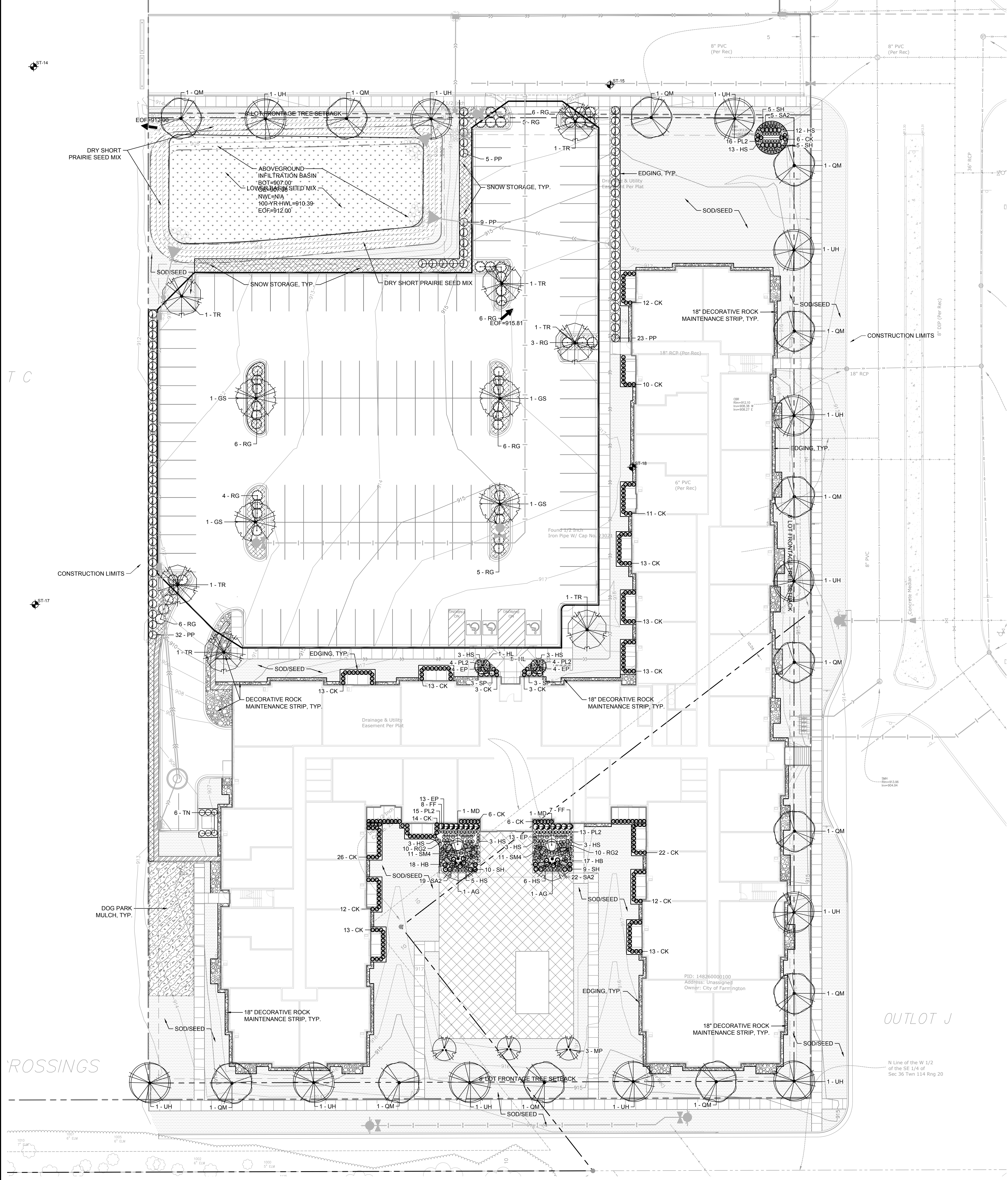
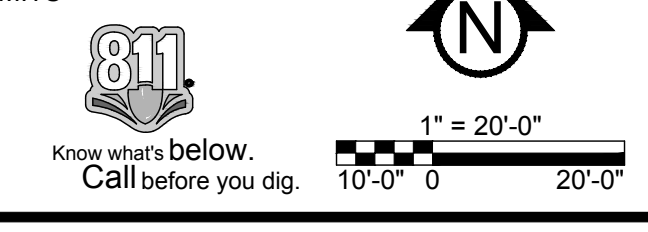
LANDSCAPE REQUIREMENT CALCULATIONS	
REQUIRED PERIMETER PARKING LOT LANDSCAPING	
1 TREE / 40 LF OF PARKING LOT PERIMETER	
904 / 40 LF = 23 TREES REQUIRED	SEE PLANT SCHEDULE
3 SHRUBS / 40 LF OF PARKING LOT PERIMETER	
904 / 40 LF = 68 SHRUBS REQUIRED	SEE PLANT SCHEDULE
REQUIRED INTERNAL PARKING LOT LANDSCAPING	
1 TREE / 20 PROPOSED PARKING STALLS	
126 / 20 STALLS = 6 TREES REQUIRED	SEE PLANT SCHEDULE
3 SHRUBS / 20 PROPOSED PARKING STALLS	
126 / 20 STALLS = 19 SHRUBS REQUIRED	SEE PLANT SCHEDULE
REQUIRED LOT FRONTAGE & BOULEVARD TREE PLANTINGS	
1 TREE / 240 LF OF LOT FRONTAGE	
1,121 / 240 LF = 28 TREES REQUIRED	SEE PLANT SCHEDULE

LANDSCAPE PLAN LEGEND:

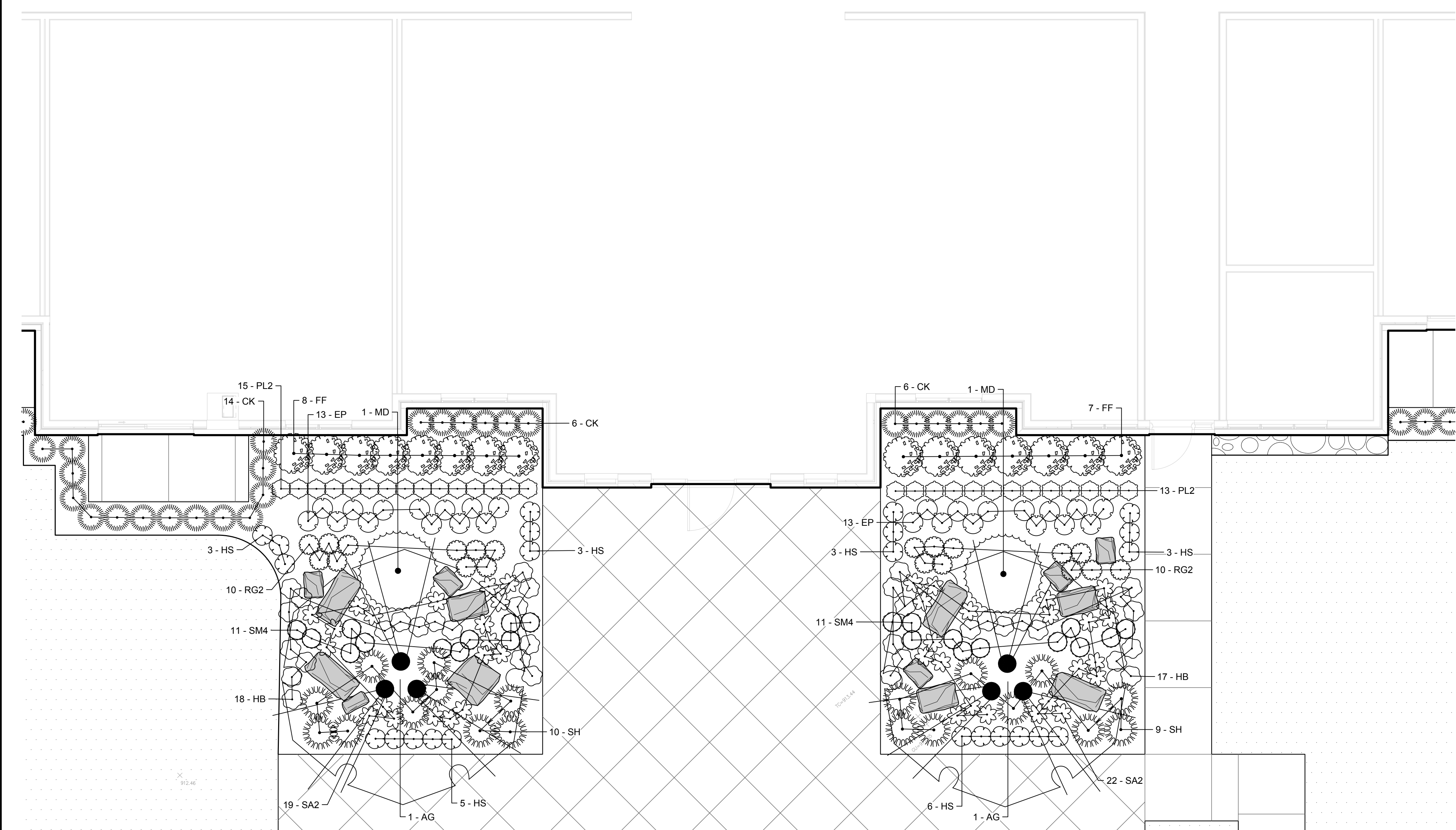
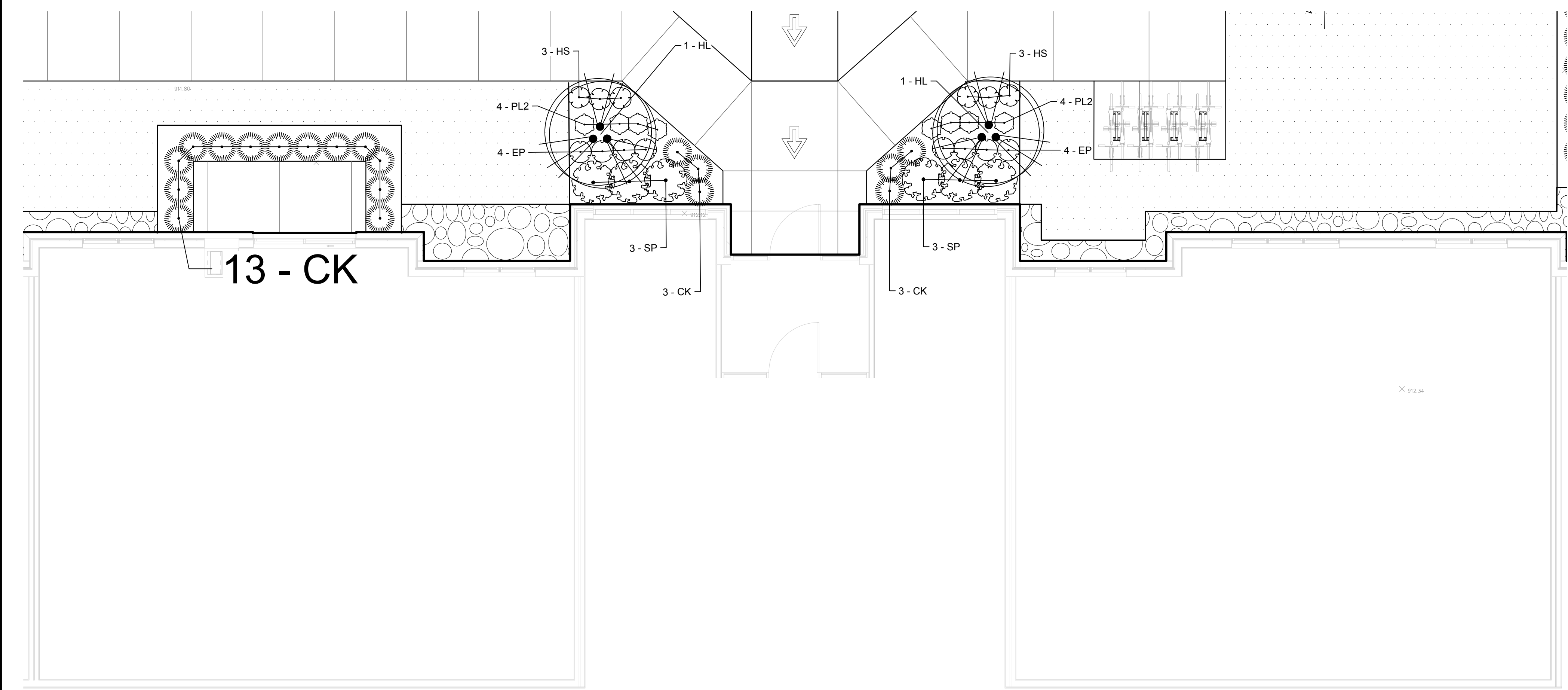
GROUND COVERS	
	Dog Park Mulch / Dog Park Mulch
	Shooting Star Dry Short Prairie Mix/Sod / Dry Short Prairie Seed
	Lower Basin Native Seed Mix/Sod
	Rock Maintenance Strip / Rock Maintenance Strip
	Shredded Cedar Mulch / Shredded Hardwood Mulch
	Blue Grass Based Sod / Seed Mix / Sod/Seed

- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUCT. SPECS
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.
- CONSTRUCTION LIMITS

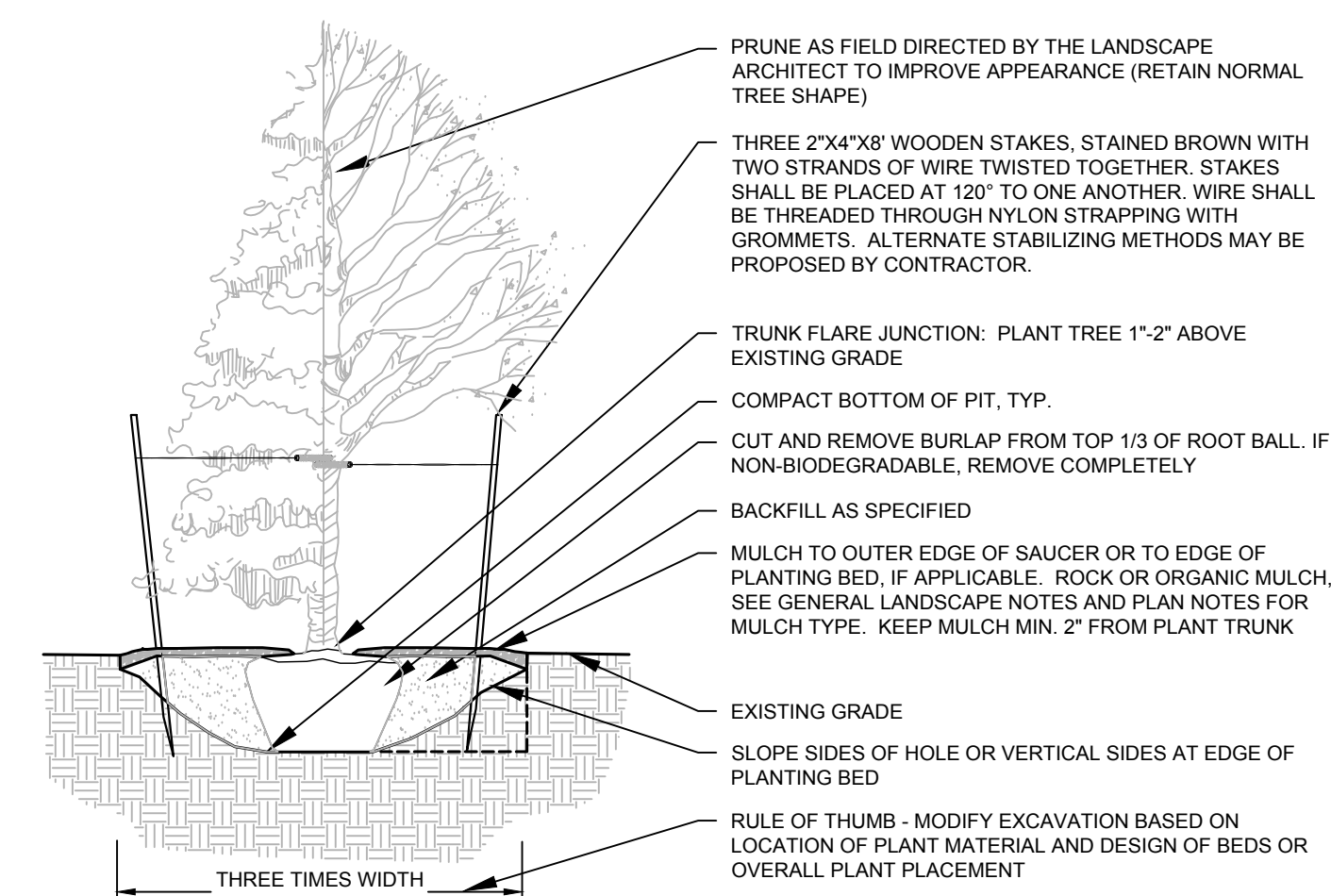
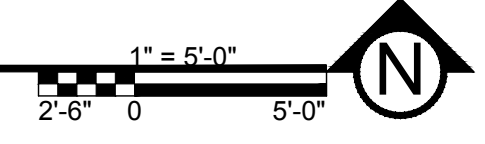
SEE SHEET L1.1 FOR LANDSCAPE & IRRIGATION NOTES, AND LANDSCAPE DETAILS



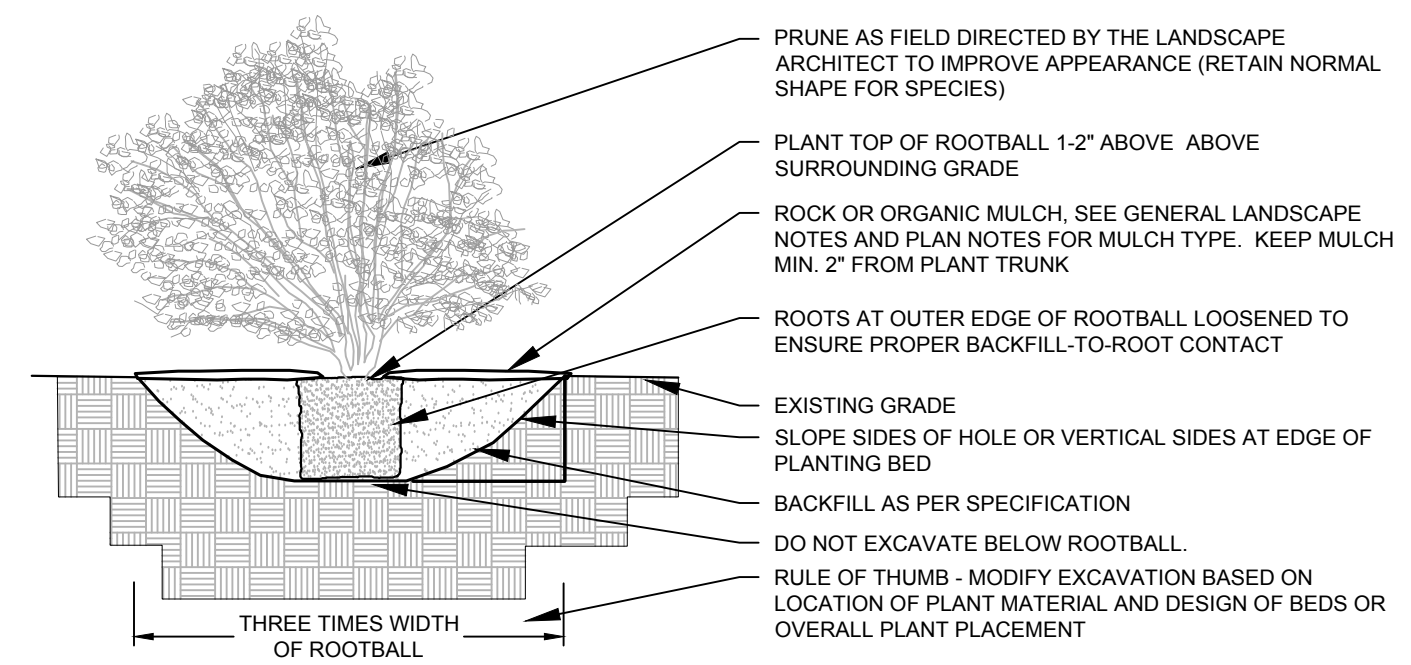
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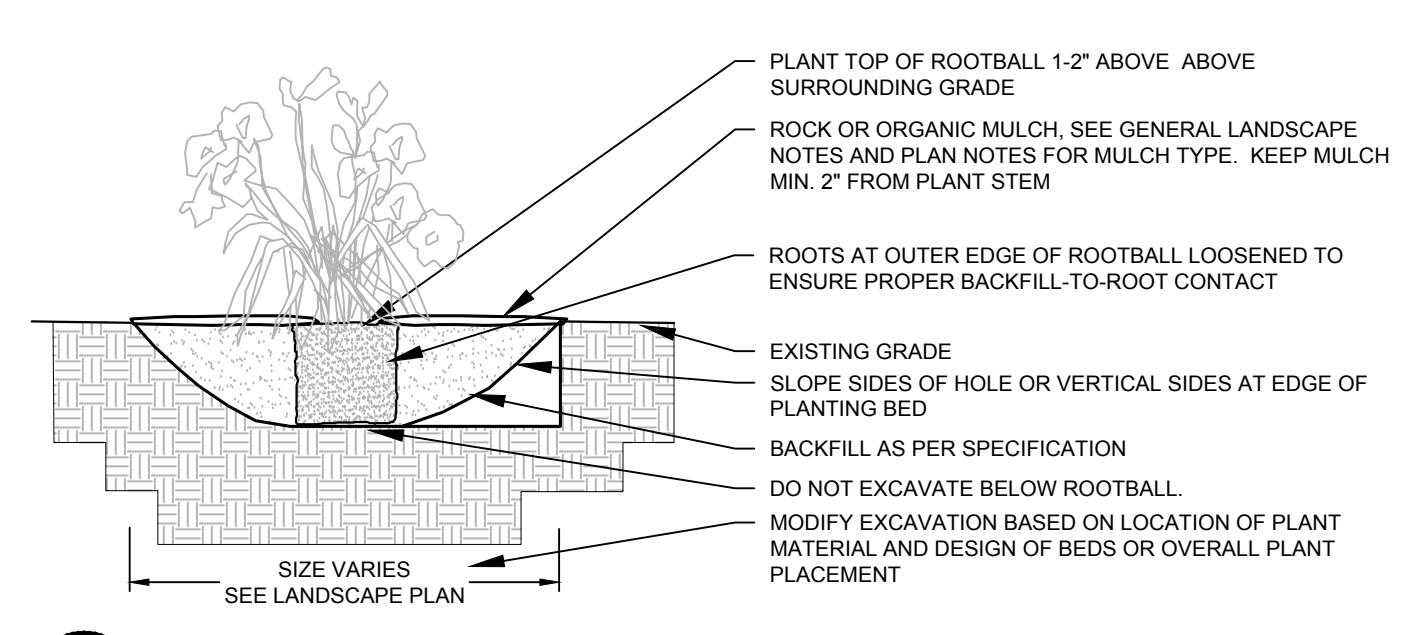
1 FRONT & BACK ENTRANCE LANDSCAPING



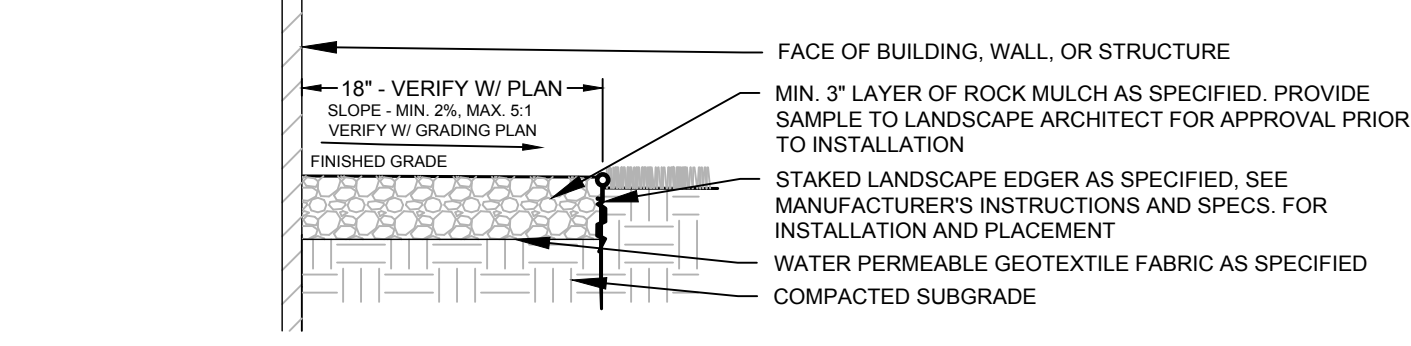
DECIDUOUS & CONIFEROUS TREE PLANTING
N T S



DECIDUOUS & CONIFEROUS SHRUB PLANTING
N T S



PERENNIAL BED PLANTING
N T S



AGGREGATE MAINTENANCE STRIP
N T S

LANDSCAPE NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "OPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS COVERAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

FARMINGTON APARTMENTS
FARMINGTON, MN 55024
DJR ARCHITECTURE
333 NORTH WASHINGTON AVENUE #10, MINNEAPOLIS, MN 55401

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Patrick J. Sarver
DATE: 05/03/24 LICENSE NO.: 24904

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
5/3/2024	SITE PLAN REVIEW
5/3/2024	CITY RESUBMITTAL

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LANDSCAPE PLAN
NOTES & DETAILS
L1.1



THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE ATTACHMENT A- CONSTRUCTION SWPPP TEMPLATE FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPS. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

- 1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
- 2. INSTALLATION OF SILT FENCE AROUND SITE
- 3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
- 4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
- 5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
- 6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
- 7. CLEAR AND GRUB REMAINDER OF SITE
- 8. STRIP AND STOCKPILE TOPSOIL
- 9. ROUGH GRADING OF SITE
- 10. STABILIZE DENUDDED AREAS AND STOCKPILES
- 11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
- 12. INSTALL SILT FENCE, INLET PROTECTION AROUND CFS
- 13. INSTALL STREET SECTION
- 14. INSTALL CURB AND GUTTER
- 15. BITUMULINUM ON STREETS
- 16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
- 17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
- 18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
- 19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOILLANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

- 1. THE FINAL SWPPP.
- 2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT.
- 3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE).
- 4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE AND
- 5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

- 1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
- 3. CONTRACTOR SHALL PROVIDE PERSONNEL KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
- 4. CONTRACTOR SHALL PROVIDE PERSONNEL MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE CONSTRUCTION BEGINS, AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
 - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
 - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
 - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
 - 4.4. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

- 1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
- 2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
- 3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA-APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

- 1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

- 1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
- 2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESCRIBED FOR STEEP SLOPES (E.G., SLOPE DRAINAGE AND TERRACING).
- 3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED OR STABILIZATION IS REQUIRED ON CONSTRUCTED BASES, COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
- 4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATERS EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS.
- 5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
- 6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
- 7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
- 8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT EROSION PREVENTION PRACTICES WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
- 9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

- 1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURBS AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADE LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
- 2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADE SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
- 3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR THE SITE CONDITIONS.
- 4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN ULAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
- 5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
- 6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
- 7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G., STREET FLOODING/REFRESHING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
- 8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
- 9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
- 10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
- 11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
- 12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
- 13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
- 14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
- 15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
- 16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS EARTH STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS, IF PRESERVING THE BUFFER IS INFEASIBLE. PERMITTEES MUST DOCUMENT THE REASONS

IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.

17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

- 1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
- 2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
- 3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR RUNOFF FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
- 4. IF PERMITTEES USE FILTERS WITH IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSE SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
- 5. IF PERMITTEES USE FILTERS WITH IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSE SIGNIFICANT ADVERSE IMPACT TO THE WETLAND, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

- 1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
- 2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
- 3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NON-FUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
- 4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DEbris AND SEDIMENT DEPOSITED ON SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECULLED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR OBTAINING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
- 5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE ECT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
- 6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
- 7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
- 8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
- 9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
 - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE.
 - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
 - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
- 10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
 - a. DATE AND TIME OF INSPECTIONS; AND
 - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
 - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
 - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES, AND
 - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND RECORD THE LOCATION OF THE DISCHARGE, INCLUDING THE LOCATION OF ANY SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS; AND
 - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

- 1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATERS AND TOXIC WASTE, INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE, STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
- 2. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
- 3. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
- 4. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
- 5. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
- 6. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, CURB RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

- 1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
- 2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF THE SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
- 3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROUND VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
- 4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
- 5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
- 6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MUST LEAVE BMPS DESIGNED TO DECOMPOSE ON SITE IN PLACE.
- 7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
- 8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

- SEED
 - TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 10 LBS/ACRE.

MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES

- 3:1 (HORIZONTAL) OR FLATTER MULD SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RECERTIFICATION: 4/22/22
EXPIRATION: 6/31/2025

OWNER INFORMATION

YELLOWTREE CORPORATION
DBA: APARTMENTS FARMINGTON, LLC
1834 EAST 36TH STREET
FARMINGTON, MINNESOTA 55407
612-275-7210

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS	EXISTING LOT 1 CONDITION		PROPOSED LOT 1 CONDITION	
	AREA	PERCENT	AREA	PERCENT
IMPERVIOUS SURFACES				
BUILDING COVERAGE	0 SF	0.0%	47,129 SF	31.0%
PAVEMENT	12,051 SF	7.9%	54,540 SF	35.8%
TOTAL	12,051 SF	7.9%	101,669 SF	66.8% 2.3 AC
PERVIOUS SURFACES				
TOTAL	140,184 SF	92.1%	50,566 SF	33.2% 1.2 AC
TOTAL SITE AREA	152,235 SF	100.0%	152,235 SF	100.0% 3.5 AC
DIFFERENCE (EX. VS PROP.)	89,618 SF	58.9%		
DISTURBED AREA	174,763 SF		4.0 AC	

EROSION CONTROL QUANTITIES	QUANTITY
DISTURBED AREA	180,100 SF
SILT FENCE/BIO-ROLL	12050 LF
CONSTRUCTION CONTROL BLANKET	16300 SF
INLET PROTECTION DEVICES	436 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR: SWPPP INSPECTOR TRAINING: ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

- CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
 - ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
 - ATTACHMENT B: CONSTRUCTION STORMWATER INSPECTION CHECKLIST
 - ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
 - ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.
 - ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING GREEN AREA INTO NEW APARTMENT COMPLEX. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS PROVIDED AS PART OF THE PROJECTS PERMANENT STORM WATER MANAGEMENT SYSTEM.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO VERMILLION RIVER - VERMILLION RIVER IS IDENTIFIED AS AN IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. VERMILLION RIVER IS IMPAIRED FOR BENTHIC MACROINVERTEBRATES BIOASSESSMENTS, DISSOLVED OXYGEN, FISCAL COLIFORMS AND BACTERIA BIOASSESSMENTS, MERCURY IN FISH TISSUE, TURBIDITY, BECAUSE THIS WATER BODY IS LOCATED WITHIN ONE MILE OF THE SITE, BMPS AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

- 1. DURING CONSTRUCTION:
 - a. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - b. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14 MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

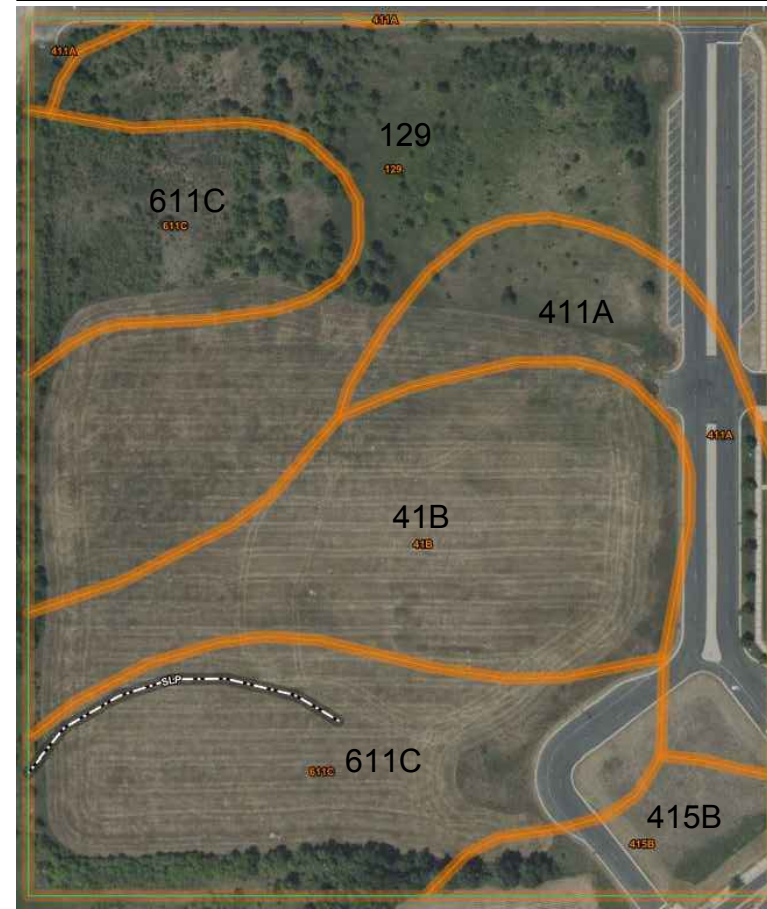
PERMANENT STABILIZATION NOTES SITE SPECIFIC:

- PERMANENT SEED MIX
 - FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SOODED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
 - AREAS IN BUFFER AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
 - DRY AREAS MND

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

SOILS INFORMATION

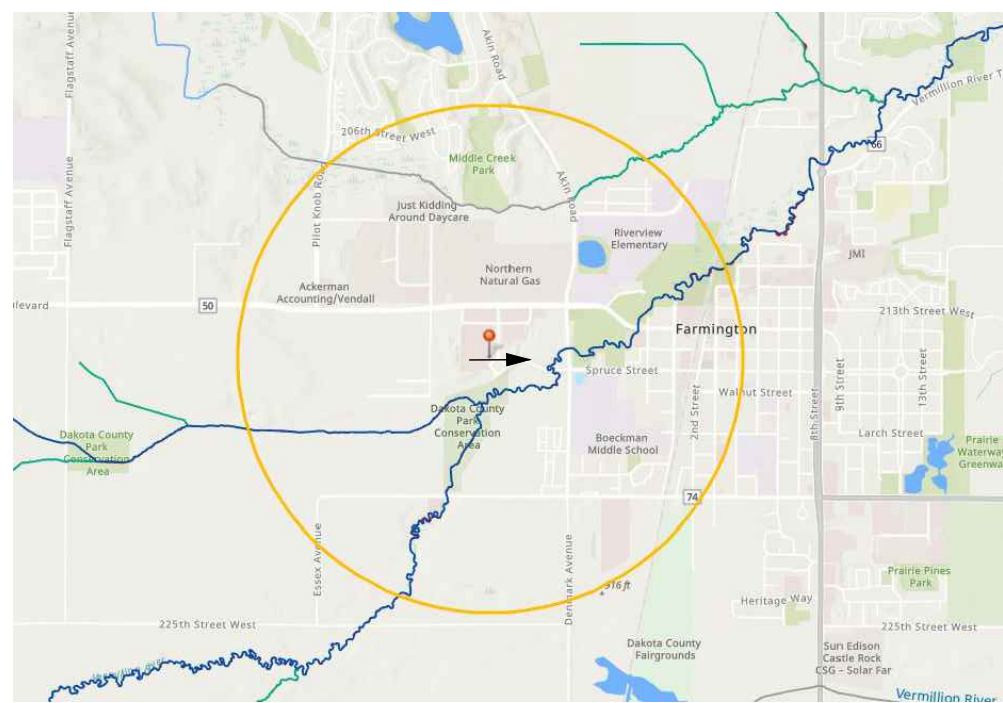
PROJECT LOCATION table with columns: ADDRESS, CITY/TOWNSHIP, FARMINGTON, STATE, COUNTY, DAKOTA, ZIP CODE, PROJECT SIZE, 4.0 ACRES, LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT, 44.638642 N, 93.163233 W, METHOD OF LAT/LONG COLLECTION, ONLINE TOOL, PROJECT TYPE, RESIDENTIAL AND ROAD CONSTRUCTION, IMPERVIOUS SURFACES (ACRES), EXISTING, 0.3, PROPOSED, 2.2, DIFFERENCE, 1.9, ESTIMATED CONSTRUCTION TIMELINE, START 3/1/2025, END 11/1/2026, CONSTRUCTION ACTIVITY, APARTMENT COMPLEX REDEVELOPMENT, SOIL TYPES, SANDY GLACIAL OUTWASH DEPOSITS, SILTY OR CLAYEY SOILS



MAP UNIT SYMBOL table with columns: MAP UNIT SYMBOL, MAP UNIT NAME, 41B ESTHERVILLE SANDY LOAM, 2 TO 6 PERCENT SLOPES, 129 CYLINDER LOAM, 0 TO 2 PERCENT SLOPES, 411A WAUKEGAN SILT LOAM, 0 TO 1 PERCENT SLOPES, 415B KANARANZI LOAM, 2 TO 6 PERCENT SLOPES, 611C HAWKICK GRAVELLY SANDY LOAM, 6 TO 12 PERCENT SLOPES

RECEIVING WATER BODIES table with columns: WATER BODY ID, NAME OF WATER BODY, WATER BODY TYPE, SPECIAL WATER (Y/N), IMPAIRED WATER (Y/N), 1 07040001-517 VERMILLION RIVER RIVER N Y, 2 07040001-527 UNNAMED CREEK N N, 3, 4

SITE LOCATION MAP



GENERAL SITE INFORMATION (5.1)

1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMPs AS NECESSARY. (5.5) THE PROJECT IS PROTECTED BY TWO (2) MAIN BMPs: SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMPs SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.

4. WHERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT? NO IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (5.16) N/A 5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060? NO IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23) N/A 6. DOES THE SITE DISCHARGE TO A CALCAREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6 B? NO IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT.

8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED 'WORK IN WATER RESTRICTIONS' DURING FISH SPAWNING TIMEFRAMES N/A

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 16) 1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE? YES IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD

2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT: INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD. INFILTRATION / REGIONAL PONDING CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.

3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8) IT IS NOT FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. N/A

EROSION PREVENTION PRACTICES (SECTION 8.1) DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMPs EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION: 1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.

2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.). TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES. 3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.). SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.

4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE). FINAL STABILIZATION OF SWALES WILL BE SOD 5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.) RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS); DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED 7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN 24 HOURS AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR 'WORK IN WATER RESTRICTIONS'. ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. N/A, NO DITCHES ON SITE.

8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.) OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO: MINIMIZING SITE EXPOSURE WHEN POSSIBLE. 9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPs FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS. N/A 10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPs TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (SECTION 9.1) DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPs TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS 1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL: SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE 2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES: SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY 3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION: SEE INLET PROTECTION DETAILS

4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES: THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE. 5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA. SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS. 6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE: LIGHT TRACKED EQUIPMENT WILL BE USED. TOPSOIL WILL BE STRIPPED AND STOCKPILED

7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE: DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND. 8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT: N/A 9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER? YES IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.

PROPOSED FILTRATION BASINS WILL SERVE AS TEMPORARY SEDIMENTS BASINS THAT WILL THEN BE CONVERTED TO PERMANENT FILTRATION BASINS.

DEWATERING AND BASIN DRAINING (SECTION 10.1)

1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING? NO IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.4 OF THE PERMIT): N/A 2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER? NO IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.5): N/A

ADDITIONAL BMPs FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1) 1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS? NO 2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED: N/A 3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME. N/A 4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER). N/A 5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1. AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME. N/A 6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1. AND 2-YEAR 24-HOUR PRECIPITATION EVENTS. N/A

7. WETLANDS. DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)? NO IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT. N/A

INSPECTIONS AND MAINTENANCE (SECTION 11.1) DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE: ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL, BMPs AND INFILTRATION AREAS. INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT 'ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST'

1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER: ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE 2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS: ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE 3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT: ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035: ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS 5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040: SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER. 6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE: EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS. 7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE: ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE 8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND: ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (25.22) 1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS: FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS. 2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22): CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL. 3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs: REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION

SITE NAME: PERMIT NUMBER: SITE ADDRESS: STATE: CITY: ZIP CODE:

INSPECTION INFORMATION

INSPECTOR NAME: PHONE NUMBER: ORGANIZATION/COMPANY NAME: DATE (MM/DD/YYYY): TIME: AM / PM IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)? IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT: 7 DAY RAIN

RAINFALL AMOUNT (IF APPLICABLE): IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE? IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

Table with 4 columns: Requirement, Y, N, N/A. 1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS) 2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED? 3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED? 4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES (BMPs) ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2% ARE APPROPRIATE BMPs INSTALLED PROTECTING INLETS/OUTLETS? 5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)? 6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP? 7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

Table with 4 columns: Requirement, Y, N, N/A. 1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS? 2. ARE APPROPRIATE BMPs INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS? 3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION? 3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED? 4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE? 5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT? 6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION? 7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE? 8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

Table with 4 columns: Requirement, Y, N, N/A. 1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER? 2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY. SEDIMENT REMOVED WHEN ONE-HALF FULL? 3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS? 4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY? 5. ARE VEHICLE TRACKING BMPs AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY? 6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS? 7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED? 8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE, PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED, WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

Table with 4 columns: Requirement, Y, N, N/A. 1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED? 2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED? 3. ARE APPROPRIATE BMPs BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES? 4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF? 5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED? 6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN? 7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?

COMMENTS:

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - ABOVE-GROUND FACILITY MANAGEMENT SCHEDULE

- 1. ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE WET STORAGE VOLUME BY 50 PERCENT OR DRY STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE. 2. ALL OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR. INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED. 3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED. THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS. THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).

OTHER

Table with 4 columns: Requirement, Y, N, N/A. 1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS? 2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED? 3. IS ANY DEWATERING OCCURRING ON SITE? IF YES, WHAT DEWATERING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR? 4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE: 5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION? 6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS: 7. PROPOSED AMENDMENTS TO THE SWPPP:

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS. THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPs UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTIONS 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.



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.

Matthew R. Pavlek DATE: 05/03/24 LICENSE NO.: 44263

ISSUE/SUBMITTAL SUMMARY

Table with columns: DATE, DESCRIPTION, 5/3/2024 SITE PLAN REVIEW, 5/3/2024 CITY RESUBMITTAL

REVISION SUMMARY

Table with columns: DATE, DESCRIPTION



DJR



SITE PLAN REVIEW

05.03.2024

FARMINGTON APARTMENTS

Farmington, Minnesota

24-009.00

Project Information

A0.0

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Farmington Apartments

PROJECT DESCRIPTION

Development of a vacant parcel into approximately 168 units in a new 4-story multi-family building with underground and surface parking and associated amenities.

Site Address

Dushane Parkway, Farmington, MN 55024

Developer

Yellow Tree Development, dba
Apartments Farmington, LLC

Unit Count By Type

Alcove	16
1BR	60
1BR + Den	27
2BR	46
3BR	19
Total	168

ZONING SUMMARY

Zoning Recap

Primary Zoning: Spruce Street
Mixed Use District

Site

Total Site Area: 154,208 SF (3.5 acres)
Building Footprint: 46,341SF

Building Area

Level P1 47,267 SF
Level 1 46,341SF
Level 2 46,186 SF
Level 3 46,186 SF
Level 4 46,143 SF
Proposed Area with Garage: 232,123 SF
Proposed Area without Garage: 184,856 SF (1.20 FAR)

Height

Proposed New Construction: 4 Stories
T.O. Roof 55'-9"

Required Applications

1. Site Plan Review
2. Preliminary and Final Plat
3. Conditional Use Permit
4. Variances (see application for variance descriptions)
 - Height
 - Setback

Parking

Parking Required 168 Units x 1.5 spaces per unit =
252 spaces
(including 6 accessible spaces)
Parking Provided 252 spaces
(including 6 accessible spaces)

Bike Parking

Bike Parking Required 10% of Vehicle Parking Spaces
252 spaces x 0.1 = 25.2 (26)
Bike Parking Provided 30 spaces



Proposed Site (image from Google Maps)



1 (Image from Google Maps)



2 (Image from Google Maps)



3 (Image from Google Maps)

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SITE PLAN REVIEW

05.03.2024

FARMINGTON APARTMENTS

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Existing Site

A0.1

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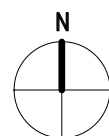
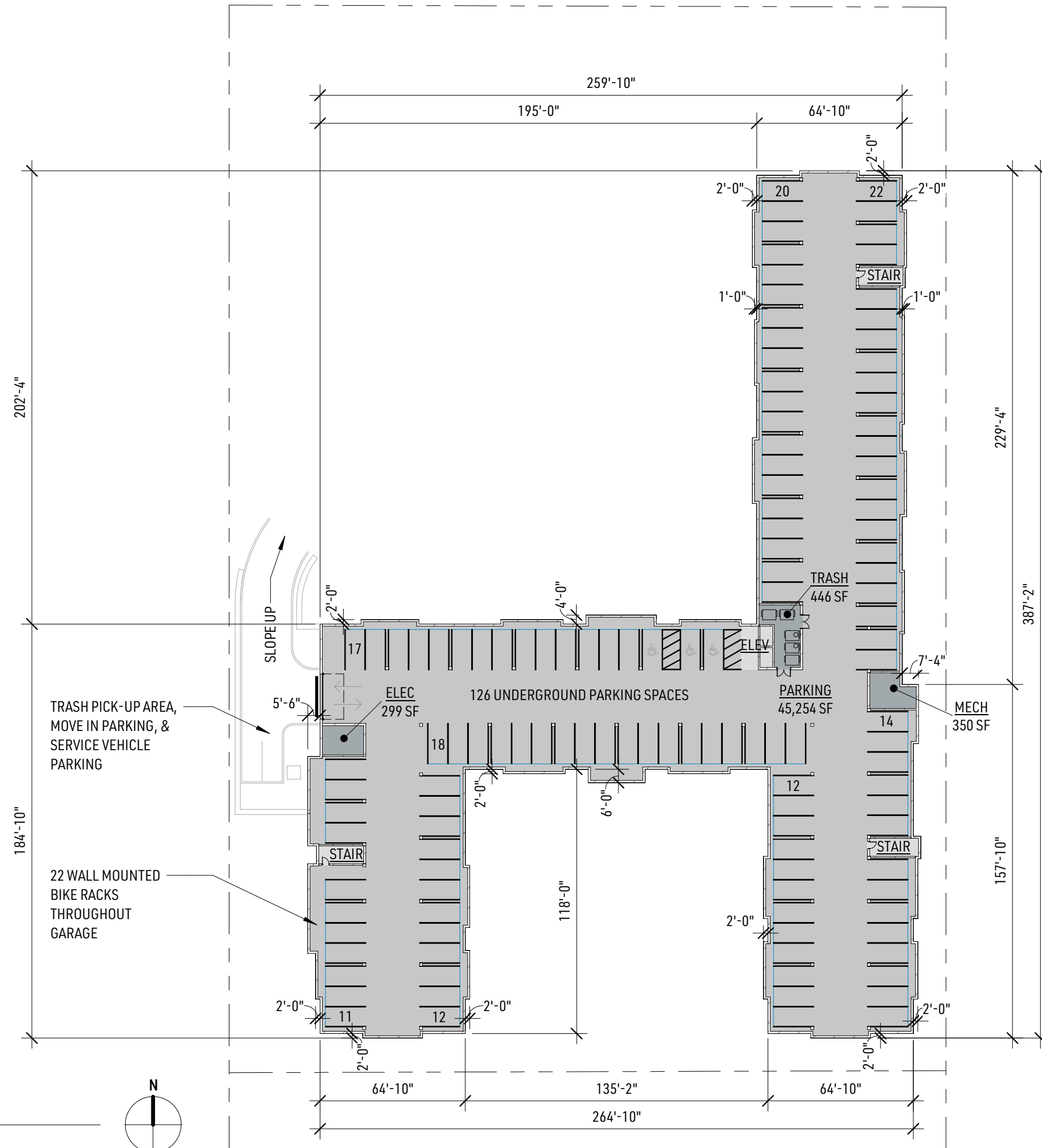
FARMINGTON APARTMENTS

Farmington, Minnesota

24-009.00

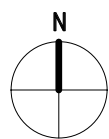
Floor Plan - Level P1

A1.0



FLOOR PLAN - LEVEL 1

1" = 50'-0"



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SITE PLAN REVIEW

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Farmington, Minnesota

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Floor Plan - Level 1

A1.1

KEYNOTES - EXTERIOR	
Note #	Note
BAL1	ALUMINUM BALCONY - WHITE
BAL2	ALUMINUM BALCONY - DARK BRONZE
CMU1	SPLIT FACED INSULATED CMU - SLATE
CSD1	INSULATED COMPOSITE SLIDING DOOR - WHITE
CSD2	INSULATED COMPOSITE SLIDING DOOR - DARK BRONZE
FCB1	FIBER CEMENT BOARD & BATTEN - WHITE
FCB2	FIBER CEMENT BOARD & BATTEN
FCB3	FIBER CEMENT BOARD & BATTEN - BROWN
FCL1	FIBER CEMENT LAP SIDING
MP1	MAGICPAK ALL-IN-ONE HVAC SYSTEM VENT - WHITE
MP2	MAGICPAK ALL-IN-ONE HVAC SYSTEM VENT - TAN
MP3	MAGICPAK ALL-IN-ONE HVAC SYSTEM VENT - DARK BRONZE
MTL1	PREFINISHED METAL FLASHING/CAP/CANOPY - SLATE
OHD1	INSULATED OVERHEAD METAL DOOR - DARK BRONZE
SF1	INSULATED ALUMINUM STOREFRONT - WHITE
SF2	INSULATED ALUMINUM STOREFRONT - DARK BRONZE
SH1	ASPHALT SHINGLES - GREY
STN1	STONE - SLATE
TR1	TRIM BOARD/FACIA - WHITE
TR2	TRIM BOARD/FACIA - TAN
TR3	TRIM BOARD/FACIA - DARK BRONZE
W1	WINDOW - WHITE FRAME
W2	WINDOW - DARK BRONZE FRAME
WD1	WOOD ACCENT FEATURE - STAINED/TREATED WOOD



2 ELEVATION - NORTH - WING
1" = 20'-0"



1 ELEVATION - NORTH - MAIN ENTRY
1" = 20'-0"

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SITE PLAN REVIEW
05.03.2024

FARMINGTON APARTMENTS

Farmington, Minnesota
24-009.00

BUILDING ELEVATIONS

A2.0



2 ELEVATION - SOUTH INTERIOR COURTYARD
1" = 20'-0"



1 ELEVATION - SOUTH - WINGS
1" = 20'-0"



2 ELEVATION - WEST INTERIOR COURTYARD
1" = 20'-0"



1 ELEVATION - EAST INTERIOR COURTYARD
1" = 20'-0"

SITE PLAN REVIEW
05.03.2024

FARMINGTON APARTMENTS

Farmington, Minnesota
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BUILDING ELEVATIONS

A2.2



2 ELEVATION - EAST - NORTH PORTION
1" = 20'-0"



1 ELEVATION - EAST - SOUTH PORTION
1" = 20'-0"

SITE PLAN REVIEW

05.03.2024

FARMINGTON APARTMENTS

Farmington, Minnesota

24-009.00

BUILDING ELEVATIONS

A2.3



2 ELEVATION - WEST - NORTH PORTION
1" = 20'-0"



1 ELEVATION - WEST - SOUTH PORTION
1" = 20'-0"

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SITE PLAN REVIEW

05.03.2024

FARMINGTON APARTMENTS

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BUILDING ELEVATIONS

A2.4

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SITE PLAN REVIEW

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Exterior Rendering

A3.0

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VIEW FROM DUSHANE PARKWAY TOWARD NORTHEAST CORNER



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SITE PLAN REVIEW

05.03.2024

**FARMINGTON
APARTMENTS**

Farmington, Minnesota

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Exterior Rendering

A3.1

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VIEW TOWARD MAIN PARKING ENTRY



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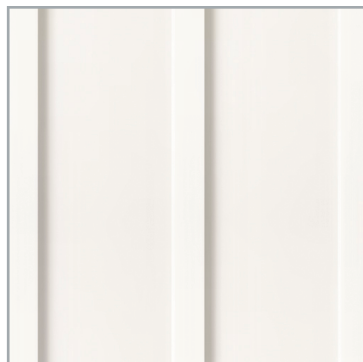
SITE PLAN REVIEW

05.03.2024

FARMINGTON APARTMENTS

Farmington, Minnesota

24-009.00



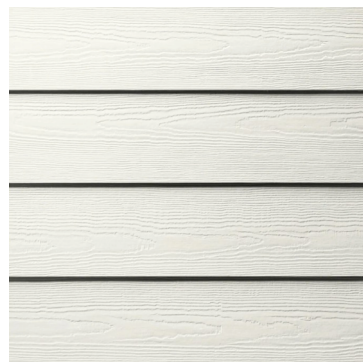
FCB1
FIBER CEMENT
BOARD & BATTEN - WHITE



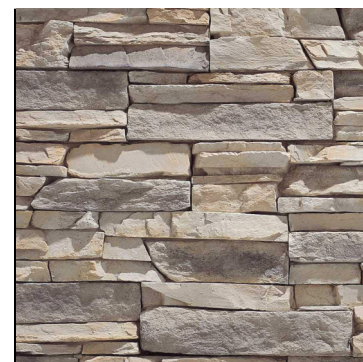
FCB2
FIBER CEMENT
BOARD & BATTEN - TAN



FCB3
FIBER CEMENT
BOARD & BATTEN - BROWN



FCL1
FIBER CEMENT
LAP SIDING - WHITE



STN1
STONE - SLATE

Material Board

A4.0

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