CITY OF BALDWIN

CITY OF BALDWIN
PLANNING COMMISSION MEETING AGENDA
Wednesday, August 27, 2025 at 7:00 P.M.
Baldwin City Hall

A. **Call to Order:**
   1. Pledge of Allegiance
   2. Roll Call
   3. Planning Commission claim forms

B. **Approval of the Agenda**

C. **Approval of Minutes:**
   1. Planning Commission meeting of July 23, 2025.

D. **Public Hearings:**
   1. Meadows of Baldwin (PID 01-00018-4102):
      a. Preliminary plat of 17 single family lots.

E. **New Business:**
   1. Jeremy Snow (PID 01-00555-0010)
      a. Sketch plan review of Outlot A, Infinite Acres

F. **Old Business:**
   1. None.

G. **City Council Liaison Update**
H. **Commissioner Update**
I. **City Staff Update**
J. **Miscellaneous Information and Communications**
K. **Adjourn by 9:00PM**

Notes:
1. Five copies of the agenda and two copies of the packet materials are available for review by the public.
2. The meeting will be video and audio recorded for transcription purposes only.
3. This agenda does not claim to be complete and is subject to change.
4. A quorum of the City Council may be present at the Planning Commission meeting.

PUBLIC HEARING PROCEDURE

The following process will be used for each public hearing agenda item:

1. The Chair is to announce the application.

2. City staff will present the Planning Report.

3. The applicant will be given an opportunity by the Chair to describe the request, make additional statements, and state if they agree with the recommendations of City staff.

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4. The Chair will open the public hearing and invite comments and questions from the audience:

   - Please state your name and address to be recorded in the meeting minutes.
   - Comments and questions are to be directed to the Chair.
   - Please limit individual comments or questions to 5 minutes or less.
   - The Chair may request that only new information be presented.

5. The Chair will ask for any additional public comments and, if hearing none, will ask for a motion to close the public hearing.

6. The Chair may ask the applicant and/or City staff to respond to comments or questions from the public hearing.

7. The Planning Commission will discuss the application and ask questions of the applicant and/or City staff.

8. The Chair will ask for a motion for a recommendation to the City Council as to the whether the application be approved or denied, including any recommended stipulations. The Planning Commission may also table consideration of an application.

9. The Chair will announce the date the application is likely to be considered by the City Council.

The City Council and Planning Commission want to ensure that all comments regarding development applications before the City are received at the proper time and place to be most effective. In order for comments regarding a Comprehensive Plan amendment, Zoning Ordinance amendment, Conditional Use Permit, Interim Use Permit, or variance to be legally considered by the City Council and Planning Commission, they must only be received in writing prior to or verbally at a property noticed public hearing. After the Planning Commission has closed the public hearing, people will be advised by the Planning Commission Chair and/or City staff that additional comments are no longer able to be heard.

CITY OF BALDWIN

PLANNING COMMISSION MEETING MINUTES

JULY 23, 2025

Call to Order: Chair Clarence Mattson called the Baldwin Planning Commission meeting to order at 7:00 pm.

Pledge of Allegiance: All present recited the Pledge of Allegiance.

Oath of Office: On July 23, 2025, Abby Newland stood and read the oath of office and was sworn in.

Roll Call: Present: Chair Clarence Mattson, Vice Chair Richard Marshall, Commissioners Patti Miller, Teresa Barnes, Abby Newland, and Ed Stofferahn.

Absent: Commissioner Calvin Schmock

Also present: City Planner, Dan Licht and City Council Liaison, Jay Swanson.

All claim forms were filled out and returned to the Deputy Clerk.

Approval of the Agenda:

Commissioner Marshall motioned to approve the agenda as amended. Commissioner Miller seconded. All in favor. Motion carried.

Approval of the Minutes:

Planning Commission meeting of June 25, 2025

Commissioner Marshall motioned to approve the minutes as written. Commissioner Stofferahn seconded. All in favor. Motion carried.

Public Hearings:

AT&T Wireless (28829 104th St NW)

City Planner Licht presented the planning report. On May 15, 2023 the Town Board approved a Conditional Use Permit application for AT&T Mobility to construct a personal wireless services facility at 28829 104th Street NW. As a building permit for the proposed tower was not issued within one year from the date of approval, the original Conditional Use Permit is void. Buell Consulting has submitted an application, on behalf

of AT&T Mobility, to reissue the Conditional Use Permit and proceed with the planned tower installation.

Leonard McManman was at the meeting representing Buell Consulting. Mr. McManman stated the only question he had was a condition relating to abandoned equipment. Mr. McManman stated that all decommissioned facilities go through a process called RMA (Returned Material Assets) to collect all abandoned equipment when they close a tower. This would be completed within 120 days of closing. City Planner Licht stated condition six states the applicant has up to 12 months to collect abandoned equipment.

Chair Mattson read through the six conditions listed by city staff.

Mr. McManman asked how the plants surrounding the ground equipment would be verified. City Planner Licht stated that city staff will inspect the property to make sure all landscaping requirements are met.

Commissioner Stofferahn asked what is considered RMAs. Mr. McManman stated that there would be small equipment items like antennas, remote radio units, cables, tower mounted amplifiers, etc.

Mr.McManman stated the existing driveway will be improved with gravel.

Chair Mattson opened the public hearing at 7:17 pm. Seeing no comments, questions or concerns, Chair Mattson asked for a motion to close the public hearing.

Commissioner Marshall motioned to close the public hearing at 7:17 pm. Commissioner Stofferahn seconded. All in favor. Motion carried.

Chair Mattson read through a letter received by a resident. City Planner Licht stated the applicants have provided coverage analysis demonstrating the need for a tower to provide service in the area. The tower provides facilities for other carriers to locate on this tower.

Commissioner Barnes motioned to approve the Conditional Use Permit for AT&T Wireless at 28829 104th Street, subject to the six conditions listed by city staff. Commissioner Marshall seconded. All in favor. Motion carried.

City of Baldwin – Zoning ordinance; Fence Regulations

City Planner Licht presented the planning report. The Zoning Ordinance does not include performance standards or a permitting process for fences. The City Council directed the Planning Commission to consider adopting regulations for fences.

Chair Mattson opened the public hearing at 7:27 pm. Seeing no questions, comments, or concerns, Chair Mattson asked for a motion to close the public hearing.

Commissioner Barnes motioned to close the public hearing at 7:27 pm. Commissioner Miller seconded. All in favor. Motion carried.

Commissioner Stofferahn asked if there was a permit needed for fences under 7 feet. City Planner Licht stated there is no building permit required, however the resident would still need an administrative permit for the fence.

Commissioner Miller asked about fences next to a property line with two properties having a fence on the same line. Commissioner Miller questioned why the requirements wouldn't be a foot or more. City Planner Licht stated the city doesn't want the resident to have to exclude property from the enclosed portion of the fence line as the resident would still need to maintain the area.

Commissioner Stofferahn asked about fencing inside the property line that doesn't require setbacks. City Planner Licht stated if the resident built a fence within the building setbacks, it would not need to be reviewed.

Commissioner Marshall motioned to approve the adoption of the proposed fence regulations. Commissioner Barnes seconded. All in favor. Motion carried.

New Business: None.

Old Business: None.

City Council Liaison Update:

Mayor Swanson updated the Planning Commission on recent City Council discussions.

Commissioner Update:

Chair Mattson asked the Planning Commission about going paperless and utilizing electronic versions. The commissioners discussed their opinions about going paperless.

Commissioner Miller asked if there was a new resident packet on the website. Deputy Clerk Kayla Nielsen stated there is not.

Chair Mattson communicated recording and streaming meetings to the new commissioners.

City Staff Update:

City Planner Licht updated the Planning Commission on future meeting agenda items.

Miscellaneous Information and Communications: None.

Adjourn:

Commissioner Marshall motioned to adjourn the July 23, 2025 Planning Commission meeting at 8:20 pm. Commissioner Miller seconded. All in favor. Motion carried.

Submitted by: Kayla Nielsen
Deputy Clerk/Treasurer

Approved by: Clarence Mattson
Chair

Date

Attendees: L. Mick Manman and Gary Mason

The Planning Company
3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

PLANNING REPORT

TO:	Balwin Planning Commission
FROM:	D. Daniel Licht
DATE:	19 August 2025
120-DAY DATE:	22 November 2025
RE:	Baldwin – Meadows of Baldwin; Preliminary Plat
TPC FILE:	269.01

BACKGROUND

Meadows of Baldwin, LLC has submitted application to subdivide 58.34 acres located at the southwest quadrant of 305th Avenue and 136th Street into 17 single family lots. The proposed subdivision requires consideration of a preliminary plat in accordance with Section 910-3-3.B of the Subdivision Ordinance. Applications for preliminary plat approval are subject to review by the Planning Commission at a public hearing and final action by the City Council. A public hearing to consider the preliminary plat application has been noticed for the Planning Commission meeting on 27 August 2025 at 7:00PM.

Exhibits:

- Site Location Map
- Zoning Map
- Transportation Plan map
- Engineering review memorandum dated August 15, 2025
- Preliminary Plat dated 7/8/25
- Civil Plans dated 5/21/2025

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides the subject property for rural land uses. Subdivision of the subject property for single family lots is consistent with the Comprehensive Plan.

Zoning. The subject property is zoned R1, General Rural District. Single family lots are a permitted use within the R1 District.

Surrounding Area. The plat of Whitetail Crossing abuts the south line of the subject property. To the north of the subject property across 305th Avenue is the plat of Deer Path. West of the subject property is a separate 20 acre parcel that is under the same ownership, but not included in the preliminary plat, with additional five acre parcels to the west of that property. Across 136th Street to the east of the subject property are larger rural residential parcels. The proposed subdivision of the subject property will be compatible with the existing and potential future uses in the area.

Right-of-Way. The preliminary plat abuts 305th Avenue and 136th Street. These roadways are designated City collector streets. Section 910-10-4.B.1 of the Subdivision Ordinance requires collector streets to have 80 feet of right-of-way. The preliminary plat dedicates 40 feet of right-of-way for the south half of 305th Avenue and 54 feet of right-of-way for the west half of 136th Street.

At the south line of the preliminary plat, 138th Street terminates as a temporary cul-de-sac within the Deer Path plat. Extension of 138th Street to 305th Avenue is required by the Subdivision Ordinance to provide multiple access points to neighborhoods, distribute traffic to surrounding collector streets, and facilitate circulation within neighborhoods by residents, service delivery (US Mail, UPS/Fed Ex, school busses, garbage haulers, etc.), and emergency vehicles. The preliminary plat proposes extending 138th Street between the south plat line and 305th Avenue to align with existing 137th Street at 305th Avenue.

Section 910-10-4.A.5 of the Subdivision Ordinance requires that new subdivisions provide for the continuation of streets to provide access to adjacent unplatted properties. City staff and the developer discussed extension of a street from 138th Street to the west line of the preliminary plat. An east-west street internal to the plat would allow Lots 7 and 8, Block 1 to have driveways to a street other than 305th Avenue and would allow the 20.0 acre parcel to the west, which is under the same ownership as the subject site, to be subdivided with extension of 139th Street south of 305th Avenue. Block 1 of the proposed plat as currently drawn and the infiltration basin at the rear of lots 2-5, Block 1 would need to be revised to accommodate right-of-way for an east-west street. The Planning Commission should review this issue and provide a recommendation.

All right-of-way dedication is subject to review and approval of the City Engineer.

Streets. The preliminary plat abuts 305th Avenue and 136th Street. The City Engineer does not recommend that any improvements are required to the existing streets necessary to address non-conforming design conditions for either roadway. A right turn lane for east bound traffic on 305th Avenue will be constructed to maintain traffic capacity. Both 305th Avenue and 136th Street have the ability to accommodate traffic generated by the lots within the preliminary plat in accordance with Section 910-10-4.A.6 of the Subdivision Ordinance.

The submitted information includes a plan and profile for construction of 138th Street within the preliminary plat. The proposed section for 138th Street is a 24 foot wide asphalt surface with gravel shoulders, which is subject to approval by the City Engineer in accordance with Section 910-10-4.B.3 of the Subdivision Ordinance.

Trails. Section 910-10-4.D of the Subdivision Ordinance requires trails along major collector streets such as 305th Avenue and 136th Street. City staff does not recommend requiring a trail be constructed along 305th Avenue and 136th Street at this time as there would be no connections for these segments. The Park Committee should consider that the 80 feet of right-of-way required on 305th Avenue or 136th Street is adequate toto accommodate future trail opportunities.

Access. Lots 7 and 8, Block 1are proposed to access to 305th Avenue. Lots 1 and 2, Block 2 and Lot 1, Block 3 are to access 136th Street. Section 11-10-3.B.9.d of the Subdivision Ordinance prohibits direct lot access to roadways designated as collector streets unless no other access is feasible. There are unplatted five acre parcels to the west of the subject property accessing directly to 305th Avenue, as well as larger unplatted parcels on the east side of 136th Street directly accessing that roadway.

Lots 1-6, Block 1 and Lots 2-7, Block 3 will access the internal extension of 138th Street as shown on the preliminary plat. Access to 138th Street as a local street is allowed subject to Section 900-21-5 of the Zoning Ordinance and Section 1.08 of the Right-of-Way Ordinance.

Lot Requirements. Section 900-50-7 of the Zoning Ordinance sets forth the following minimum requirements for lots within the R1 District.

A. Lot Area:		
	Platted Lot:	2.5 acres
	Buildable Area Within Parcel or Lot:	40,000 square feet
B. Lot Width:		200 feet
C. Lot Depth		300 feet

The proposed lots range in area from 2.54 acres to 4.02 acres in area with a mean area of 3.14 acres. All of the proposed lots have more than 40,000 square feet of buildable area for construction of a single family dwelling as required by Section 900-16-2.B of the Zoning Ordinance. Each lot is more than 200 feet in width measured at the required setback from the front lot line abutting a public street and are more than 300 feet in depth. The lots within preliminary plat comply with the minimum requirements of the R1 District.

Setbacks. Section 900-50-8 of the Zoning Ordinance requires that buildings within the R1 District comply with the setback requirements outlined below. Each of the proposed lots within the preliminary plat have adequate area to allow for construction of a single family dwelling in compliance with required minimum setbacks of the R1 District.

A. Front Yard or Side Yard Abutting a Public Road:		
	City Street:	50 feet
B. Side Yard (except as allowed by Section XX-51-5.A):		20 feet
C. Rear Yard:		25 feet

Landscaping. Section 900-19-2.B.1 of the Zoning Ordinance requires planting two shade or evergreen trees per acre for each lot platted after 3 April 2023. The tree planting requirement will be satisfied as part of the building process for each lot.

Stormwater. The submitted plans include a grading plan, erosion control plan, and stormwater report. All stormwater management issues are subject to review and approval of the City Engineer.

Wetlands. Administration of the Wetland Conservation Act (WCA) is the jurisdiction of the City. The National Wetland Inventory does not identify any wetlands within the subject property. All wetland issues are subject to review and approval of the City Engineer.

Utilities. The lots within the preliminary plat are to be served by private Subsurface Sewage Treatment Systems (SSTS) and wells in accordance with Section 910-10-5 of the Subdivision Ordinance. The submitted plans identify a primary and secondary drainage field site within each lot for a SSTS. The location of the drain fields for Lots 3 and 4, Block 1 are within the boundaries of the stormwater infiltration basin or the drainage and utility easement overlying the area and may need to be relocated, subject to review by the City Engineer. All SSTS and well plans are to be subject to review and approval of the Building Official at the time a building permit is applied for.

Easements. Section 910-10-8 of the Subdivision Ordinance requires dedication of drainage and utility easements a minimum of 12 feet in width at the perimeter of each lot, which may be centered on lot side and rear lines for abutting lots within the preliminary plat. The preliminary plat indicates the required perimeter drainage and utility easements, as well as over stormwater basins or overland stormwater drainage areas corresponding to the proposed grading plan. All drainage and utility easements are to be subject to approval of the City Engineer.

Park Dedication. Section 910-10-10 of the Subdivision Ordinance requires developers to dedicate 10 percent of the buildable area of a parcel being subdivided to the City for park purposes. The City may also elect to receive a cash fee in lieu of land dedication to be used only for development of the City park system. The decision as to whether the developer is required to dedicate land, pay a cash fee in lieu of land, or a provide for dedication of a combination of land and cash fees to satisfy park dedication requirements is to be made by the City. The preliminary plat does not propose dedication of land to the City for public park purposes meaning park dedication requirements would be satisfied by payment of a cash fee in lieu of land. Park dedication requirements for the proposed preliminary plat are subject to review and recommendation by the Park Committee.

Final Plat. Section 910-3-3.B.11 of the Subdivision Ordinance provides that application for final plat approval must be submitted within one year from the date of preliminary plat approval. The preliminary plat approval is voided if application is not made for final plat approval within one year. The calendar for submission of a final plat begins on the date of preliminary plat approval by the City Council

Development Agreement. Section 910-11-5 of the Subdivision Ordinance requires the developer to execute a development agreement at the time of final plat approval to provide for completion of all public improvements, establishment of required securities, and payment of applicable fees. The City Attorney will draft the Development Agreement. The Development Agreement is to be approved by resolution of the City Council concurrent with the final plat approval.

RECOMMENDATION

The proposed preliminary plat complies with the Subdivision Ordinance. City staff recommends approval of the application as outlined below.

POSSIBLE MOTION

Motion to recommend the City Council approve a preliminary plat for Meadows of Baldwin subject to the following conditions:

1. The subject property shall be developed in accordance with the preliminary plat and plans submitted to the City subject to the stipulations, limitations, and conditions as approved by the City Council.

2. All stipulations set forth herein shall be the responsibility of the property owner and Developer and all proposed improvements shall be the responsibility of the Developer.

3. All right-of-way dedication shall be subject to review and approval of the City Engineer.

4. The proposed design and construction plans for 138th Street shall be subject to review and approval of the City Engineer.

5. The City Engineer will recommend if additional right-of-way is to be dedicated for 305th Avenue and 136th Street to accommodate future trail construction, subject to review by the Park Committee.

6. Two shade or evergreen trees per acre shall be installed within each lot by the builder.

7. All stormwater management and wetland issues are subject to review and approval of the City Engineer.

8. Proposed primary and secondary drain field sites within Lots 3 and 4, Block 1 identified on the preliminary plat shall be subject to review and approval of the City Engineer.

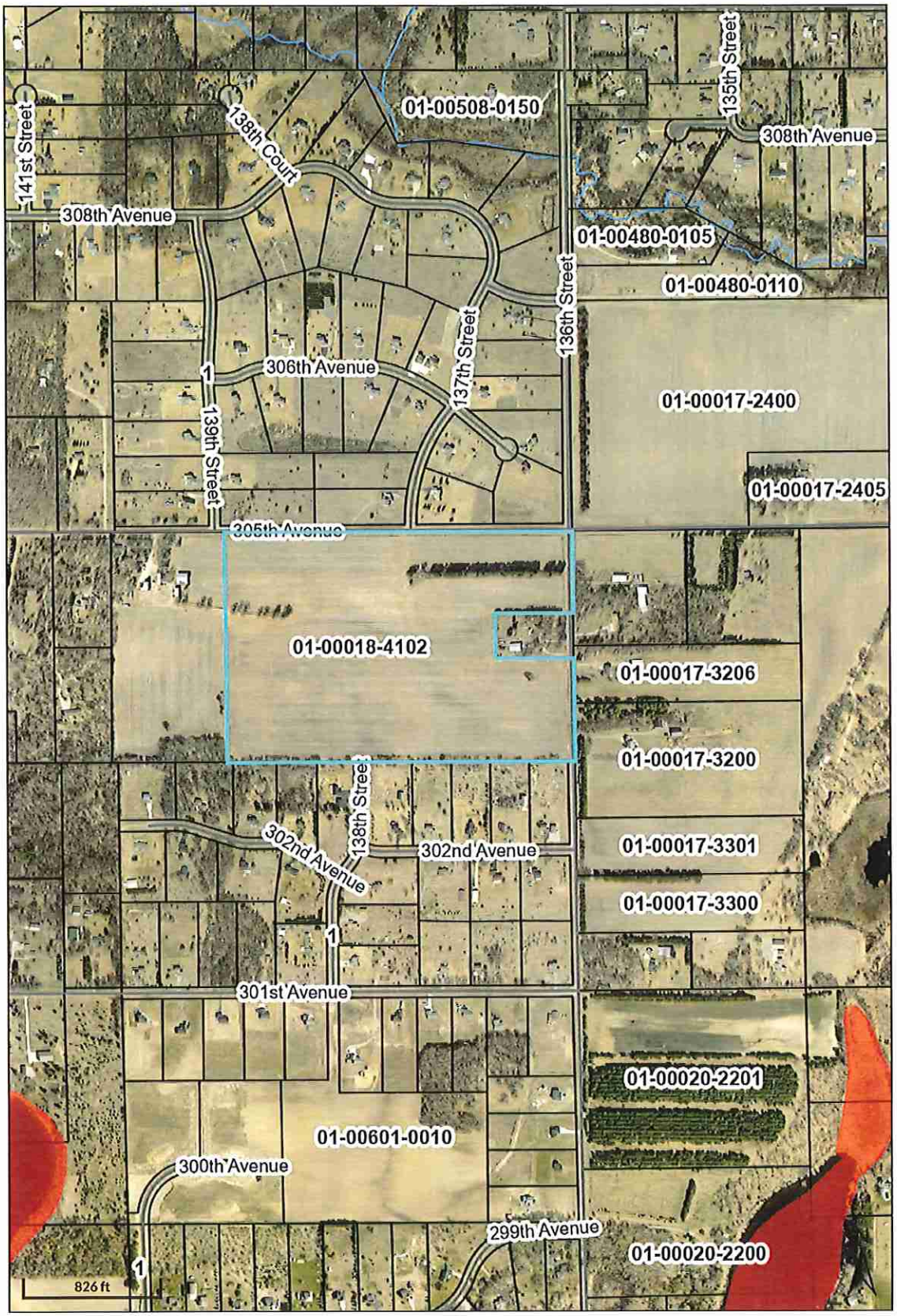
9. All drainage and utility easements are to be subject to approval of the City Engineer.

10. Park dedication requirements for the preliminary plat are subject to the recommendations of the Park Committee and approval of the City Council

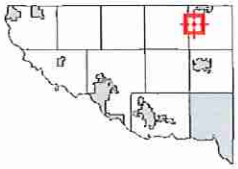
11. The developer shall submit application for final plat approval within one year from the date of City Council approval of the preliminary plat or the preliminary plat approval shall be void.

c. Joan Heinen, City Clerk/Treasurer
Sam Jochum, City Engineer

Property Location



Overview



Legend

Public Water Inventory

- Not Classified
- General Development
- Natural Environment
- Recreational Development

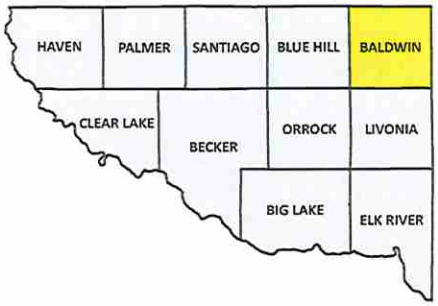
Roads

- MN Highway; US Highway
- Municipal-State Aid Street
- Municipal Street
- Township Road
- State Forest Road
- Bureau of Fish and Wildlife Road
- Connector (Ramp)
- Privately Maintained Public Access Road
- County Road
- County-State Aid Highway

Parcels

Streams

Baldwin Township Zoning Map



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Miles

Township Boundary

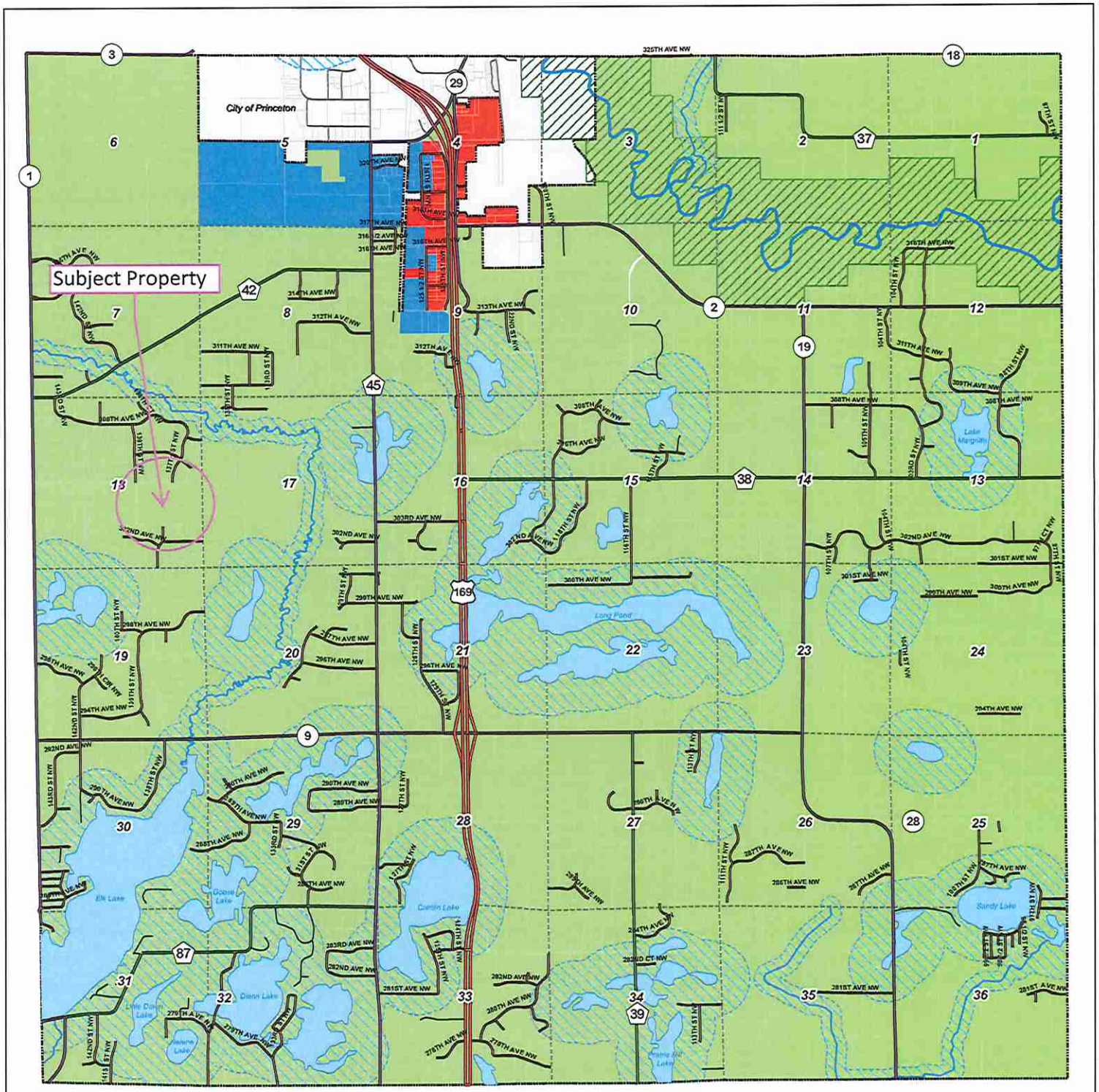
City Limits

Zoning

- R1, General Rural - 21,558ac (97.3%)
- C1, General Commercial - 163ac (0.8%)
- I1, General Industrial - 426ac (1.9%)
- S, Shoreland - 7860ac (35.5%)
- WS, Wild and Scenic - 1339ac (6%)

Roads

- US Highway
- County-State Aid Highway (CSAH)
- County Road
- Township Road
- Private Road
- City Street



TPC The Planning Company

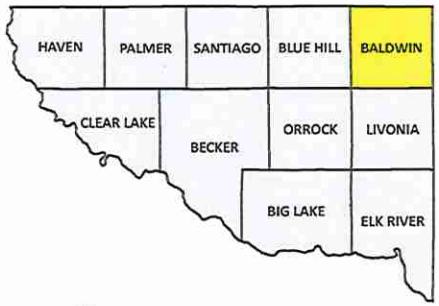
Hakanson Anderson

DISCLAIMER: Baldwin Township does not warrant the accuracy nor the correctness of the information contained in this map. It is your responsibility to verify the accuracy of this information. In no event will Sherburne County be liable for any damages, including loss of business, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains. Map information is believed to be accurate but accuracy is not guaranteed.

K:\GIS\Projects\Municipal\BWT\Baldwin Township Zoning Map.mxd

Baldwin Township

ROADWAY CLASSIFICATION



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DNR Public Waters

Township Boundary

Roads

- Principal Arterial (Federal/State)
- County Major Collector
- County Minor Collector
- County Local
- Town Collector
- Town Road
- City Street
- Private Road

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Source:
Sherburne County 2040 Transportation Plan
Baldwin Township

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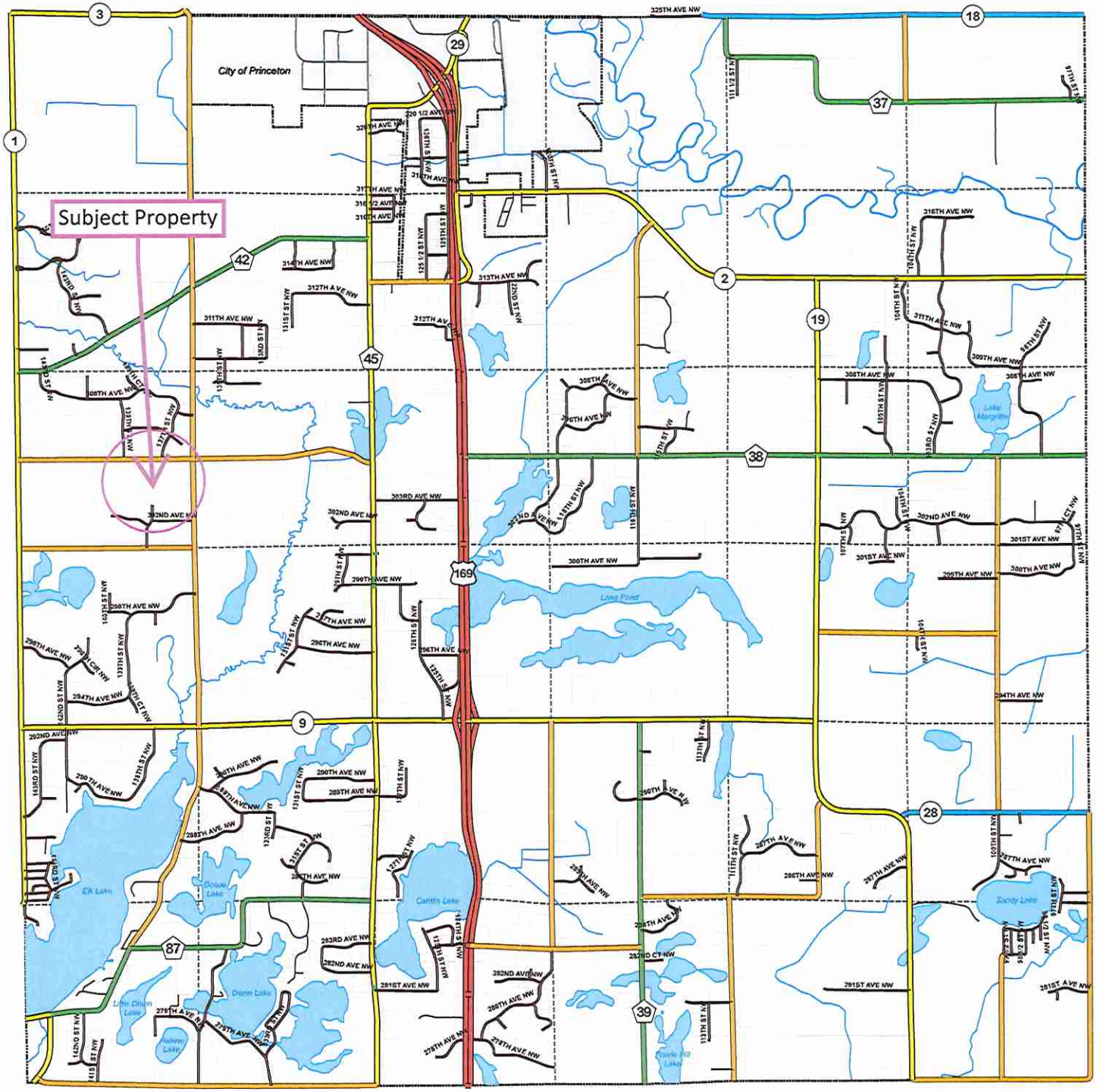


ENGINEERING REVIEW
for
City of Baldwin
by
Hakanson Anderson

Preliminary Plat
Review No. 1

Submitted to:	**City of Baldwin**
cc:	**D. Daniel Licht**
Reviewed by:	**Sam Jochum, City Engineer**
Date:	**August 15, 2025**
Proposed Project:	**Meadows of Baldwin**
Street Location:	**SW of Intersection at 305th Avenue & 136th Street**
Applicant:	**Meadows of Baldwin, LLC**
Owners of Record:	**Meadows of Baldwin, LLC**
Jurisdictional Agencies: (but not limited to)	**City of Baldwin, MPCA, Sherburne County**
Permits Required: (but not limited to)	**City Approval, NPDES Construction Permit**

INFORMATION AVAILABLE

Preliminary Plat of Meadows of Baldwin, dated July 8, 2025, prepared by Bogart, Pederson & Associates, Inc.

Meadows of Baldwin Preliminary Construction Plans dated May 21, 2025, prepared by Bogart, Pederson & Associates, Inc.

Meadows of Baldwin Stormwater Management Report, dated July 14, 2025, prepared by Bogart, Pederson & Associates, Inc.

Soil Boring Logs, dated May 5, 2025, prepared by Jacobson Environmental, PLLC.

SITE ACCESS / STREET NETWORK

1. The Applicant is proposing the continuation of 138th Street northerly to make a street connection to 305th Avenue to provide access to the proposed lots. The continuation of the street, location of the intersection and the proposed street alignment are acceptable and are conducive to the property.

2. An eastbound right turn lane on 305th Avenue will be constructed with this plat. The right turn lane will allow the traveling public to safely access the new road connection and is supported by staff.

3. The existing driveway located on the adjacent property to the south of the plat boundaries will be impacted by the extension of the street. The final plans shall provide for removal and reconstruction details for the existing driveway and the Developer shall be solely responsible for coordinating this work with the property owner.

4. The pavement section for the proposed street shall be based on the evaluation of the subgrade soils by a Geotechnical Engineer. (Ord. 910 XX-7-2.B.11). Please provide a Geotechnical Report prepared by a licensed Geotechnical Engineer which includes an estimated Stabilometer R-Value. Please provide a minimum of 3 soil borings within the proposed road alignment to a depth of 10 feet as well as in proposed infiltration areas.

GRADING, DRAINAGE AND EROSION CONTROL

1. Please provide the proposed garage floor elevation, basement floor, and lowest allowable opening elevations for each lot (Ord. 910 XX-7-2.C.13).

2. Please call out and label the locations of all emergency overflows.

3. Please clearly depict and label a Storm Water Access Route for each infiltration basin. Route shall have a minimum width of 10 feet with a maximum longitudinal slope of 12% and a max cross slope of 4%. The route must be in a drainage and utility easement.

4. Please extend the swale from Infiltration Basin P-2 to provide positive drainage from Lot 7, Block 3 (as labeled on the preliminary grading plan). Please provide the swale as near as possible to the rear lot line (Ord. 910 XX-7-2.C.13).

5. Please provide a swale along the side lot line shared between Lots 1 and 2, Block 1 to direct a portion of the new impervious surface from Lot 1 to the proposed infiltration area (Ord. 910 XX-7-2.C.13).

6. The swales from the road culverts appear to utilize 3:1 side slopes with a V-bottom, which is a maintenance concern. The side slopes will be difficult to mow/maintain, and V-ditches are more prone to blockage as compared to flat bottom ditches. Please revise to 4:1 side slopes with a 4 foot (min) ditch bottom.

7. Please revise the ditch along 305th Avenue to provide a 4 foot (min) ditch bottom.

8. Please provide proposed drainage arrows on the final plans.

9. Please provide a note stating that infiltration basins are to be constructed after contributing area has been stabilized or infiltration basins shall be protected from sediment until contributing area has been stabilized.

10. There is a hatch on the Erosion Control Plan which appears to depict seeding areas. Please include the hatch in the legend.

11. This project will disturb more than 1 acre of land and therefore will require a NPDES Construction Permit.

STORM WATER MANAGEMENT PLAN AND MODELING

1. Please review and revise the existing condition Curve Numbers utilized in the modeling. In review of aerial photos, it appears that the existing condition would mostly correlate to grassland or non-grazed meadow in fair or good condition.

2. It appears that both proposed infiltration basins are landlocked. Please calculate the back-to-back 100 year elevation and the 10-year snowmelt elevation for purposes of determining the High Water Level.

3. The Water Quality Volume shall be calculated including all new impervious areas for the entire site, regardless of whether or not the stormwater is routed to the infiltration basins. It appears that the current calculations are only considering the impervious surfaces that is routed to the infiltration basins, and not the entire new impervious surface. Please revise as necessary.

4. Reevaluate the time of concentration for the proposed EX-6 sub-basin. The time of concentration for the proposed condition nearly triples as compared to the existing EX-6 sub-basin with little to no proposed grading shown. Please review and revise.

5. Please submit a maintenance plan for the proposed storm water management features (Ord. 910 XX-10-6).

PRELIMINARY PLAT

1. Please provide drainage and utility easement from Lot 7, Block 3 as discussed in Grading comment #4 to the infiltration basin. (note, the same lot is labeled Lot 3 on the Preliminary Plat)

2. Please ensure that stormwater maintenance routes, once defined and labeled on the plans, are within a drainage and utility easement.

3. Please provide a statement clarifying the environmental condition of the site including the presence of any hazardous substances as defined in Minnesota statues 115b.02, subdivision 10 (Ord 910 XX-7-2.B.10).

4. The lot numbering for Block 3 does not agree with the preliminary construction plans. Please ensure that the lot numbering agrees between the preliminary plat and preliminary plans to avoid confusion.

RECOMMENDATIONS

We recommend approval of the Preliminary Plat contingent upon the Applicant addressing the comments herein.

Preliminary Plat of MEADOWS OF BALDWIN

CITY OF BALDWIN
SHERBURNE COUNTY, MN

Survey Notes:

1. This survey was performed without the benefit of a title report. Limited search for easements or restrictions was made by the surveyor. We reserve the right to update this survey upon the receipt of title documentation.
2. Subject property is NOT part of the shoreland district or within a flood plain district as mapped by FEMA.
3. Contours were created using GPS RTK methods (NAVD 88).
4. Portions of woods edge and field edge were digitized from Autodesk Civil 3D 2020 online aerial imagery and are for reference purposes only.
5. A Level 2 wetland delineation was performed by Barre Cotter BWSR Cert. No. 1456, of Bogart, Pederson & Associates, Inc. on 9/12/23.
6. Soil borings shown per Jacobson Environmental, PLLC; additional information supplemented by Bogart, Pederson and Associates. See separate report for boring logs.
7. For the purposes of this plat, any buildable area is defined as the minimum contiguous area meeting the area requirements of the applicable zoning district and having the minimum contiguous area at least three feet above the highest known water table remaining on a lot or parcel of land after all public road rights-of way, all easements, wetlands, and waterways are subtracted. In the Shoreland District, all land below the ordinary high water level of public waters, bluffs, areas with slopes greater than 18 percent, and floodways shall also be subtracted. Land where other legal or ordinance restrictions exist, which would prevent or prohibit the placement of a structure shall also be subtracted.

Proposed Plat Description (Warranty Deed -- Doc. No. 957287):
The North Half of the Southeast Quarter of Section 18, Township 35, Range 26, Sherburne County, Minnesota, EXCEPTING THEREFROM the West 626.73 feet thereof.

ALSO EXCEPTING THEREFROM that part described as follows: Beginning at a point on the East line of said North Half of the Southeast Quarter distant 468.00 feet South of the Northeast corner of said North Half of the Southeast Quarter, as measured along said East line of the North Half of the Southeast Quarter; thence westerly, parallel with the North line of said North Half of the Southeast Quarter, a distance of 455.00 feet; thence Southerly and parallel with said East line of the North Half of the Southeast Quarter, a distance of 208.00 feet; thence Easterly, parallel with said North line of the North Half of the Southeast Quarter, a distance of 455.00 feet to the intersection with said East line of the North Half of the Southeast Quarter; thence Northerly, along the East line of the North Half of the Southeast Quarter, a distance of 208.00 feet to the point of beginning.

SCALE: 1" = 100'

I hereby certify that a boundary survey has been completed for the preliminary plat of MEADOWS OF BALDWIN, Sherburne County, Minnesota.

Signed: Craig A. Wensmann
Date: 5/30/25 Lic. No. 47468

East Quarter Corner of Sec. 18, Twp. 35, Rng. 26 (AKA NE Corner of the N ½ of the SE ¼) Sherburne County, MN Cast Iron Monument

Bearings are based on the Sherburne County Coordinate System (NAD83 Shelf). For the purposes of this plat, the North line of the North Half of the Southeast Quarter is assumed to bear North 88 degrees 54 minutes 32 seconds East.

- Denotes found iron monument
- Denotes ½ inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47468 to be set within one year of platting date
- Denotes set nail
- Denotes found cast iron monument
- Denotes set ½ inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47468

REFERENCE BENCHMARK:
MNDOT Geodetic Monument "7106 AC"
Elevation = 962.62 feet (NAVD 88)

PLAT BENCHMARK:
Highway spike in west face of powerpole in the SW Quadrant of 305th Ave. and 136th St.
Elevation = 974.53 feet (NAVD 88)

OWNER/DEVELOPER:
Meadows of Baldwin, LLC.
30850 124th St. NW
Princeton, MN 55371
763-200-4343

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13075 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 86.34± Acres

EXISTING ZONING: General Rural (R-1)

PROPOSED ZONING: General Rural (R-1)

MINIMUMS:
200 feet Width
300 feet Depth
2.5 Acres
40,000 S.F. Buildable Area

DENOTES BUILDING SETBACKS:
50' Front
35' Rear
10' Side
20' Side (if not corner)

Drawings and Utility Easements are shown thus:

Being 12 feet in width and adjoining right-of-way lines and plat boundary lines, also being 6 feet in width and adjoining interior lot lines, unless otherwise indicated, as shown on the plat.

DATE: 4/25/25
FIELD DATE: April 16th, 2025
BK/PG: 71.110/Pg. 23
DRAWN BY: CK
CHECKED BY: CAW
DWG FILE: 25-0125Prelim
FILE NO: 25-0125.00

REVISIONS:
7/8/25: Updated Lot layout

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.

Signed: Craig A. Wensmann
Date: 5/30/25 Lic. No. 47468

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYORS
CIVIL ENGINEERS
PLANNERS
13075 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8824

PRELIMINARY PLAT
for
Meadows of Baldwin, LLC
MEADOWS OF BALDWIN
City of Baldwin
Sherburne County, MN

LEGEND:
- Denotes septic cleanout
- Denotes fiber optic marker
- Denotes sign
- Denotes power pole
- Denotes guy wire
- Denotes telephone pedestal
- Denotes fiber optic vault
- Denotes soil boring by others
- Denotes culvert
- Denotes tree, coniferous
- LS 18422 Denotes Steven Seeger, LS
- LS 18080 Denotes Derek Pederson, LS
- LS 22729 Denotes Mike Blaire, LS
- LS 18434 Denotes Michael Trunk, LS
- LS 24882 Denotes Gregory French, LS
- Denotes bituminous surface
- Denotes gravel surface
- Denotes barbwire fence
- Denotes overhead electric
- Denotes tree line
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes existing adjacent
- Denotes building setback line
- Denotes field edge
- Denotes soil type boundary
- Denotes soils classification type
- P A Denotes proposed Primary & alternate septic sites

VICINITY MAP
Sec. 18, Twp. 35, Rng. 26
Sherburne County, MN

NO SCALE

SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (in)
88A Zimmerman fine sand, 0 to 2 percent slopes	A	>80
88B Zimmerman fine sand, 1 to 6 percent slopes	A	>80

* Data from USDA Web Soil Survey

Block	Lot	Total Lot Area (Ac)	Buildable Area (Ac)*	Block	Lot	Total Lot Area (Ac)	Buildable Area (Ac)*	Block	Lot	Total Lot Area (Ac)	Buildable Area (Ac)*
1	1	3.38	2.94	1	6	3.70	3.43	2	7	8.94	1.53
1	2	3.38	3.27	1	5	3.78	3.14	2	6	3.88	1.61
1	3	3.42	0.98	2	1	2.73	2.42	2	5	3.41	2.36
1	4	3.87	1.18	2	2	2.78	2.43	2	4	3.48	3.07
1	6	3.88	3.36	2	9	4.07	3.08	2	3	3.48	3.09
1	7	3.08	2.66	2	8	3.48	2.83				

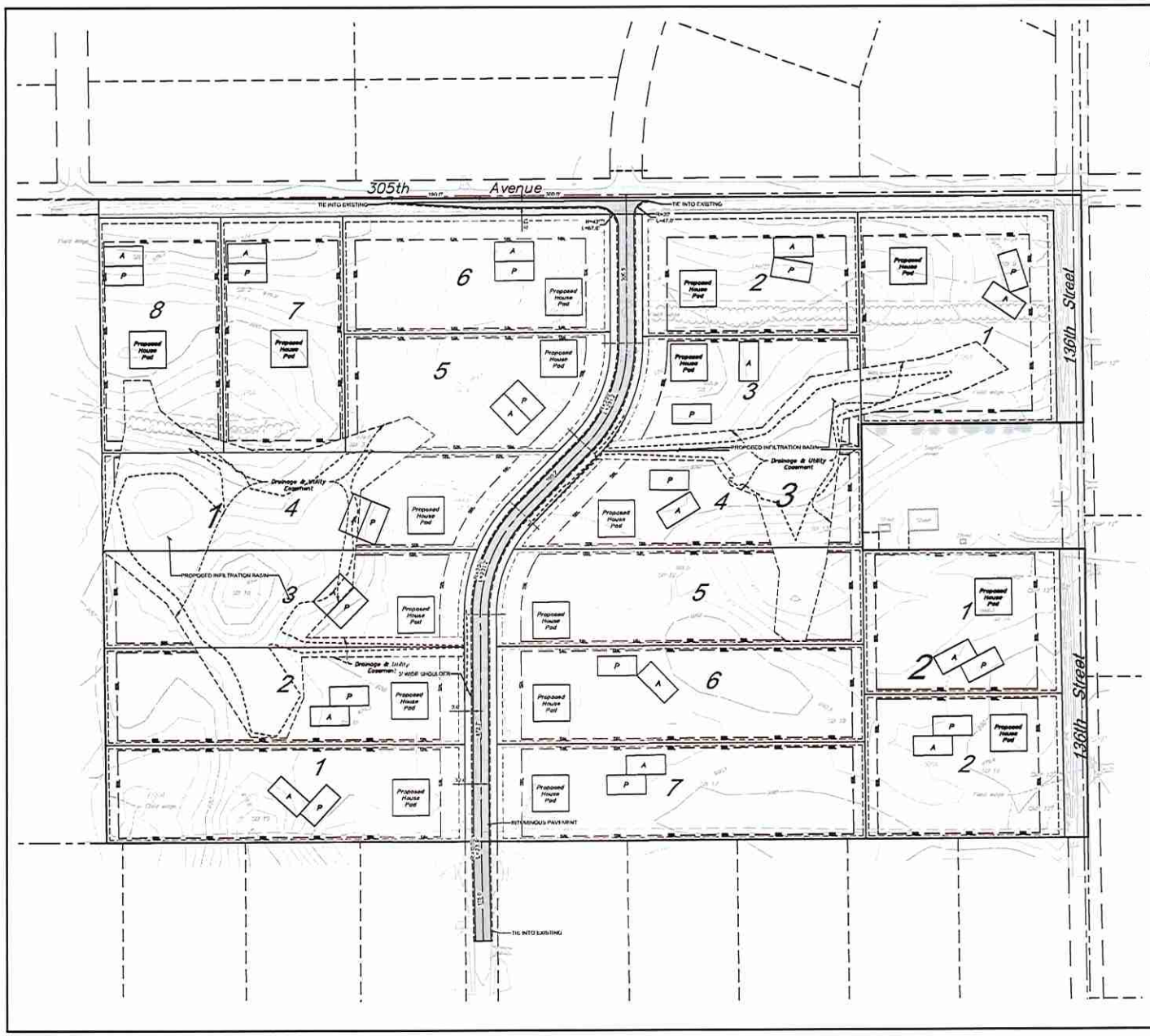
*SEE NOTE 7

I hereby certify that the Lot has at least 40,000 S.F. contiguous sq. ft. of the required minimum platted lot area at least 3 feet above the highest known water table.

Signed: Wayne Jacobson
Date: 5/8/25 Lic. No. 30811

Southeast Corner of Sec. 18, Twp. 35, Rng. 26 Sherburne County, MN Cast Iron Monument

BOGART, PEDERSON & ASSOCIATES, INC.



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL SURFACING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED TURF ESTABLISHMENT
- CONCRETE CURB AND GUTTER - B612
- PROPOSED SIGN

0' 100' 200'
SCALE: 1"=100'

SITE PLAN NOTES:

1. PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
7. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
8. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO THE EROSION CONTROL PLAN FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
9. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.

SITE PLAN INFORMATION:

PARCEL AREA:
• 30.34 ACRES •

EXISTING ZONING:
• GENERAL RURAL DISTRICT (R-1)

PRINCIPAL STRUCTURE SETBACKS:
• FRONT: 50'
• SIDE: 10'
• REAR: 25'

SITE DATA	EXISTING	PROPOSED
PAVEMENT AREA	43,127 SF	102,211 SF
CROP AREA	2,291,295 SF	0 SF
2.5 ACRE LOT AREA	108,831 SF	108,240 SF
BUILDING AREA	3,164 SF	98,784 SF
PERVIOUS AREA	545,968 SF	2,348,065 SF
TOTAL AREA	2,993,385 SF	2,993,385 SF

CALL 48 HOURS BEFORE DIGGING
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION

DATE: 05-12-25
DESIGN BY: DAS
DRAWN BY: DAS
CHECKED BY: CJD
DWG FILE: SITE BASE
FILE NO.: 25-125-56

NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
10 SOUTH 3RD STREET, ELK RIVER, MN 55330-2132
TEL: 763-635-2134 FAX: 763-635-2144

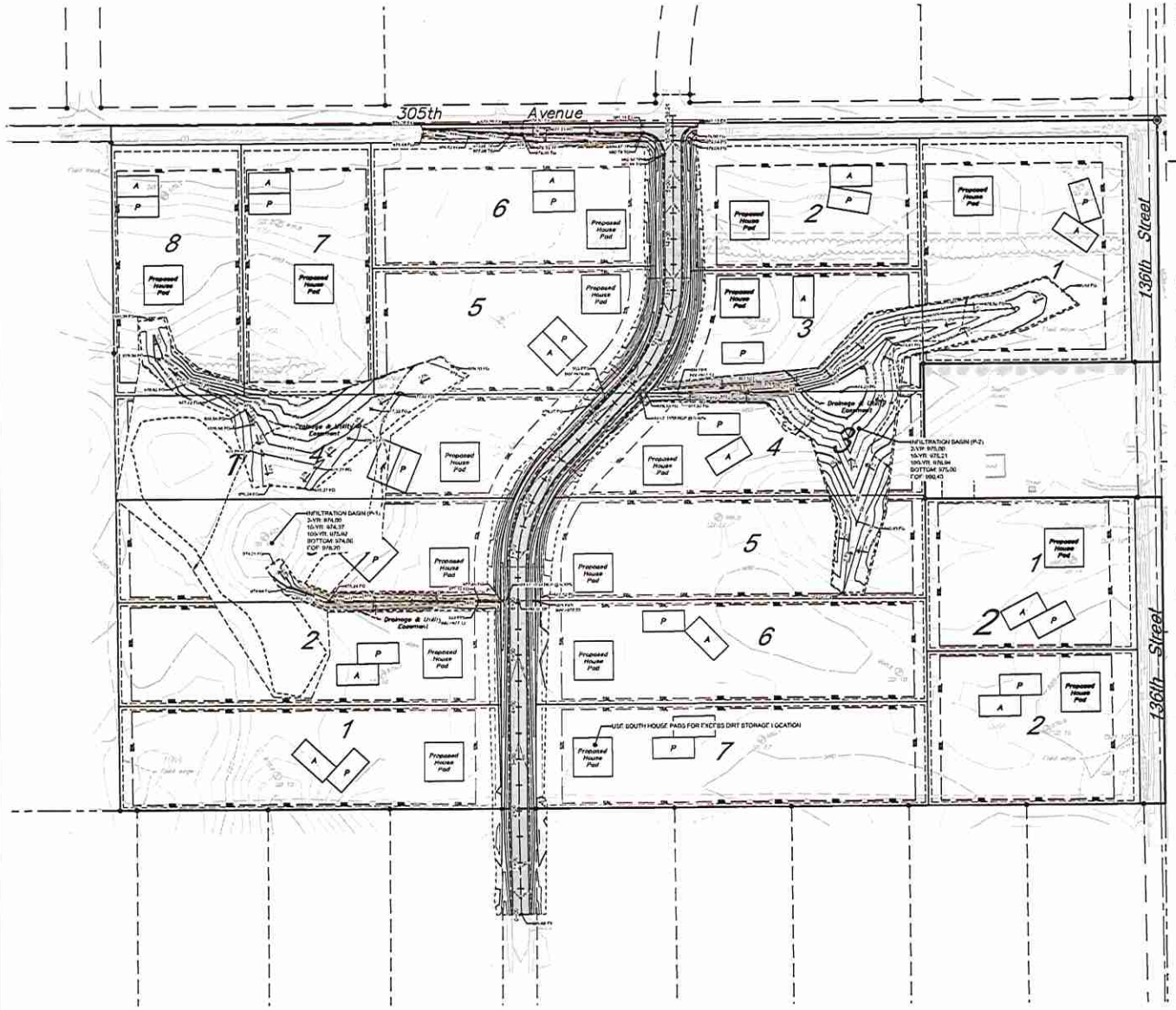
MEADOWS OF BALDWIN

City of Baldwin, Sherburne County, MN

SITE PLAN

SHEET NO.

C1



LEGEND:

	PROPOSED RIP RAP
940.50 TC	NEW TOP-BACK OF CURB ELEVATION
940.50 FL	NEW FLOW LINE OF CURB ELEVATION
940.50 SW	NEW SIDEWALK ELEVATION
940.50 TP	NEW TOP OF PAVEMENT ELEVATION
940.50 TG	NEW TOP OF GRAVEL ELEVATION
940.50 FG	NEW FINISHED GRADE ELEVATION
940.50 EX	EXISTING ELEVATION
974	PROPOSED CONTOUR
	PROPOSED SLOPE
E.O.F.	EMERGENCY OVERFLOW

0' 100' 200'
SCALE: 1"=100'

GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
8. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
9. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
10. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINTILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR)
11. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

REV NO.	DATE	DESCRIPTION

DATE: 09/13/22
DESIGN BY: EAA
DRAWN BY: EAA
CHECKED BY: CJD
DWG FILE: C2GD.DWG
FILE NO.: 25-139.00

NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
10101 BUSH LAKE ROAD, SUITE 100
BLOOMINGTON, MN 55438
PH: (952) 831-3212 FAX: (952) 831-2414

MEADOWS OF BALDWIN

City of Baldwin, Sherburne County, MN

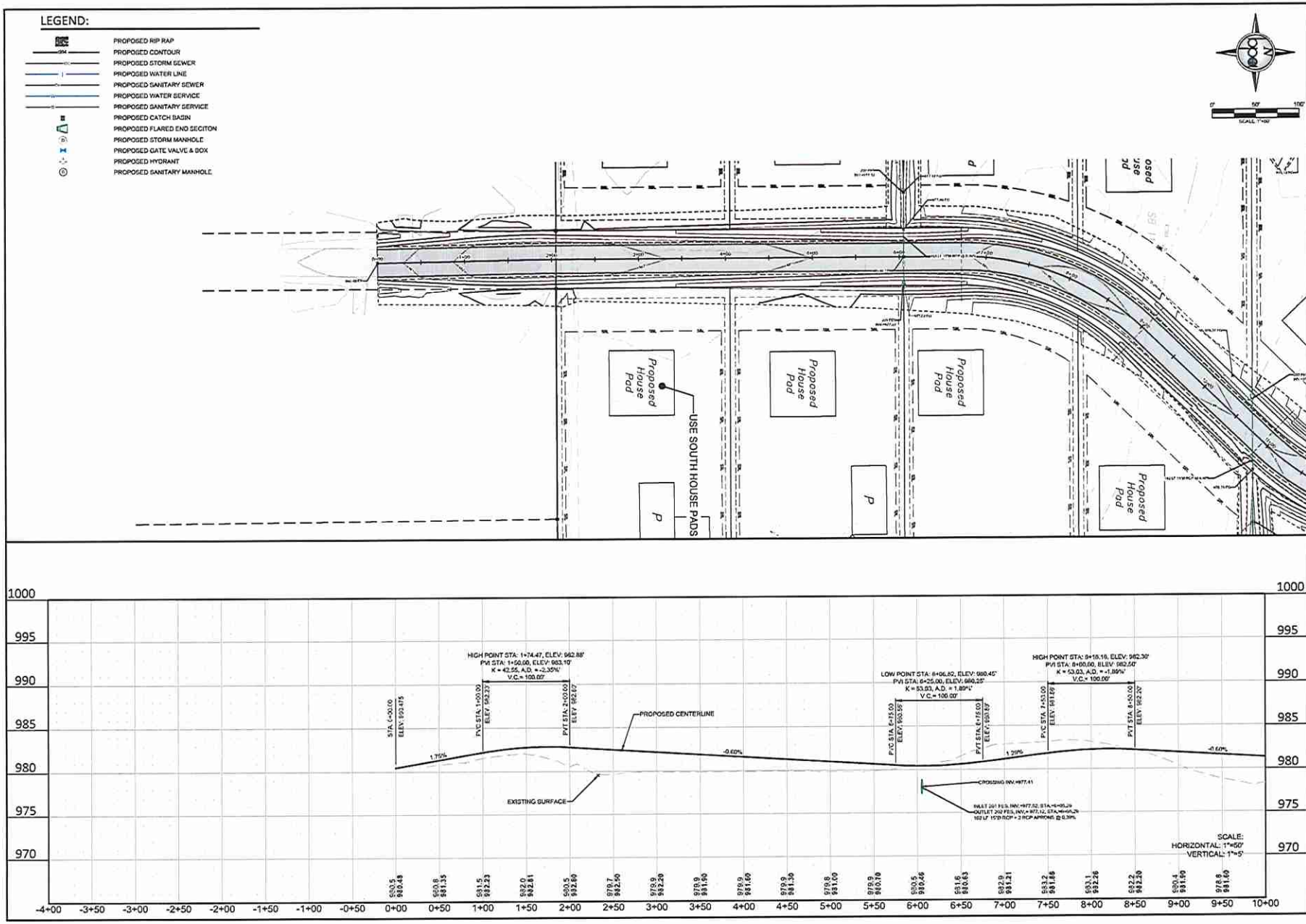
GRADING PLAN

SHEET NO.

C2

LEGEND:

- PROPOSED RIP RAP
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECITON
- PROPOSED STORM MANHOLE
- PROPOSED GATE VALVE & BOX
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE



REV NO.	DATE	DESCRIPTION

DATE: 05-12-2025
DESIGN BY: CAA
DRAWN BY: CAA
CHECKED BY: CJD
DWG FILE: C25C055
FILE NO.: 25-112.00

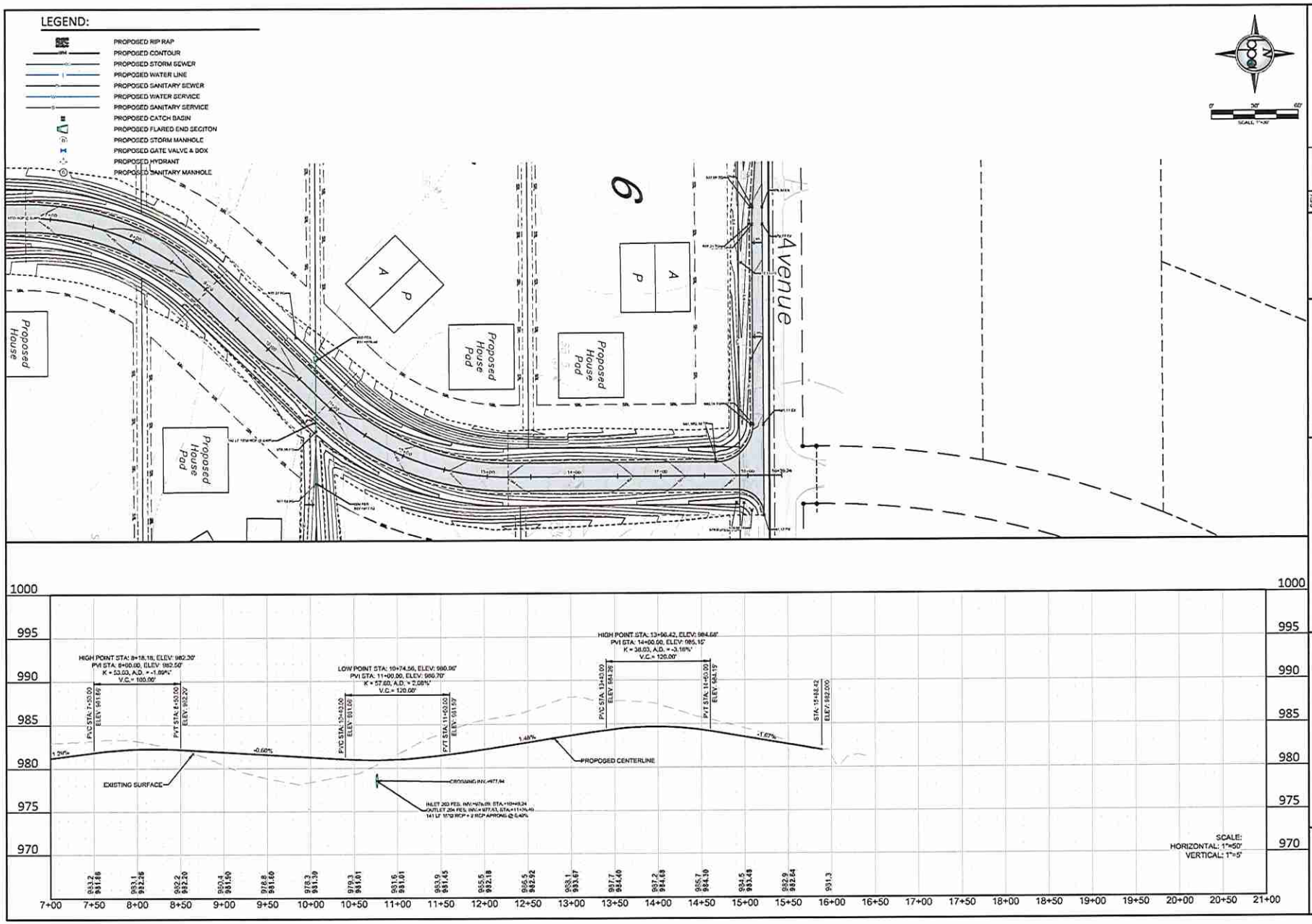
NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
17503 SOUTH 2ND STREET
TEL 712-243-3123 FAX 712-243-2944

MEADOWS OF BALDWIN
City of Baldwin, Sherburne County, MN

PLAN & PROFILE - 138TH ST

SHEET NO.
C3



NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.

MEADOWS OF BALDWIN

City of Baldwin, Sherburne County, MN

PLAN & PROFILE - 138TH ST CUL-DE-SAC

SHEET NO.

C4

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R100001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
PROJECT NAME: MEADOWS OF BALDWIN
LOCATION: SW OF INTERSECTION AT 36TH AVE & 136TH ST, BALDWIN, MN 55371
SHERBURNE COUNTY
LAT/LONG: 45.621416/-93.815155

DESCRIPTION OF CONSTRUCTION ACTIVITY:

DEVELOPMENT CONSISTS OF PAVING, GRADING, UTILITY INSTALLATION AND TURF ESTABLISHMENT.

PROJECT CONTACTS:

JASON BETZLER AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.

SWPPP PREPARATION:
SWPPP PREPARER: DYLAN LANNES
@BOGART, PEDERSON & ASSOCIATES
TRAINING: ENGINEER IN TRAINING AND SWPPP DESIGNER (EXP 2026)
ADDRESS: 13076 FIRST STREET
BECKER, MN 55308
TELEPHONE: 763-262-4622
EMAIL: DLANNES@BOGART-PEDERSON.COM

OWNER:
OWNER CONTACT: JASON BETZLER
ADDRESS: 12222 213TH AVE, PRINCETON, MN 55371
TELEPHONE: (763)-360-1453
EMAIL: MILLLACSVALLEYE@GMVE.COM

CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):
BUSINESS NAME: _____
OWNER NAME: _____
MAILING ADDRESS: _____
CITY: _____
TELEPHONE: _____
EMAIL: _____
CONTACT NAME: _____
MAILING ADDRESS: _____
CITY: _____
TELEPHONE: _____
EMAIL: _____

ESTIMATED DATES OF CONSTRUCTION:

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

PERMANENT STORMWATER DESIGN CALCULATIONS:

SEE THE STORM WATER MANAGEMENT REPORT FOR MORE INFORMATION. CONTACT BOGART, PEDERSON & ASSOCIATES FOR REPORT. PROPOSED FLOW RATE IS LIMITED THROUGH USE OF SURFACE DRAINAGE AND SWALES TO INFILTRATION BASINS.
SOIL GROUP: A

DESCRIPTION OF EROSION CONTROL ACTIVITY:

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

CUMULATIVE IMPERVIOUS SURFACES:

AREA OF DISTURBANCE:	3.72	ACRES
PRE-CONSTRUCTION IMPERVIOUS AREA	0.22	ACRES
ROCK CONSTRUCTION IMPERVIOUS AREA:	1.14	ACRES (NOT INCLUDING HOUSES)
NEW IMPERVIOUS AREA:	1.34	ACRES

RECEIVING WATERS:

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO INFILTRATION BASINS AND DISCHARGED OFFSITE.

PLANS AND SPECIFICATIONS

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

TEMPORARY SEDIMENT CONTROL PRACTICES

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

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

TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THOUGH THE WETLANDS AREA IS TO BE SPREAD BY A LOW IMPACT CRAWLER TRACTOR OPERATING UP AND DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.

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

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

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

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

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON 136TH ST NW.

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

TIMING OF EROSION CONTROL:

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

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

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

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

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

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

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

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

APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT ACCEPTABLE STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE, BLANKETS OR OTHER APPROVED, BY THE ENGINEER, METHOD SHALL BE USED.

INSPECTION AND MAINTENANCE ACTIVITIES

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

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

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

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

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

TRAINING DOCUMENTATION:
SWPPP IMPLEMENTATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL: _____
OVERSEEING & INSPECTING: _____
DATE OF TRAINING: _____
NAME OF INSTRUCTOR: _____
ENTITY PROVIDING TRAINING: _____
CONTENT OF TRAINING: _____
TOTAL HOURS OF TRAINING: _____

BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL: _____
OVERSEEING & INSPECTING: _____
DATE OF TRAINING: _____
NAME OF INSTRUCTOR: _____
ENTITY PROVIDING TRAINING: _____
CONTENT OF TRAINING: _____
TOTAL HOURS OF TRAINING: _____

POLLUTION PREVENTION

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

ONSITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP. REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 800-422-0798. ALL VEHICLES ONSITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ONSITE AND EMPTIED ON A BI-WEEKLY BASIS.

CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT HIGHPACK IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

FINAL STABILIZATION

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

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

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	TITLE	LOCATION
EROSION CONTROL DETAILS	CONSTRUCTION DETAILS	C7
EROSION CONTROL LOCATIONS	EROSION CONTROL LOCATIONS	C6

24 HOUR MPCA EMERGENCY NOTIFICATION:
TELEPHONE NUMBERS: 651-649-5451
800-422-0798

ESTIMATED QUANTITIES:

THE FOLLOWING QUANTITIES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMPS AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ANY ADDITIONAL AND/OR REPLACEMENT BMPS QUANTITIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ESTIMATED PRELIMINARY QUANTITIES AT START OF PROJECT:

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	1
TEMPORARY SEDIMENT FILTER	EA	X
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	X
TEMPORARY SEDIMENT LOGS	LF	1,000
TEMPORARY SILT FENCE	LF	8,513
EROSION CONTROL BLANKET (IN)	SY	X

TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

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

1.02 REFERENCE STANDARDS

A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. MINNESOTA PERMIT NO MN R100001

1.03 PERFORMANCE REQUIREMENTS

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

B. DO NOT BEGIN CLEARING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED. PERFORM ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.
1. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.

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

D. EROSION OFF SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
1. PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.
2. PREVENT MUD AND SEDIMENT FROM FLOWING ONTO PAVEMENTS.

E. SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.
1. IF SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO OWNER. REMOVE DEPOSITED SEDIMENTS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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

PART 2 PRODUCTS

2.01 MATERIALS

A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MILDEW AND ROT; NON-BIODEGRADABLE; IN LONGEST LENGTHS POSSIBLE; FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:
1. AVERAGE OPENING SIZE: 20 U.S. STD. SIEVE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.
2. PERMEATIVITY: 0.05 CFS/FT/FT, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4491.
3. ULTRAVIOLET RESISTANCE: RETAINING AT LEAST 70 PERCENT OF TENSILE STRENGTH, WHEN TESTED IN ACCORDANCE IN TH ASTM DESIGNATION AFTER 500 HOURS EXPOSURE.
4. TENSILE STRENGTH: 100 LBS-F, MINIMUM, IN CROSS-MACHINE DIRECTION; 124 LBS-F, MINIMUM, IN MACHINE DIRECTION; WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
5. ELONGATION: 15 TO 30 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
6. TEAR STRENGTH: 75 LBS-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4533.
7. COLOR: MANUFACTURER'S STANDARD, WITH UNIFORM AND FASTENER LINES PREPRINTED.
8. SILT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 5 FEET LONG:
a. STEEL U- OR T-SECTION, WITH MINIMUM WIDTH OF 1.33 LB PER LINEAR FOOT.
b. SOFTWOOD, 4 BY 4 INCHES IN CROSS SECTION.
c. HARDWOOD, 2 BY 2 INCHES IN CROSS SECTION.

B. TEMPORARY SEDIMENT LOGS: FILTER LOGS SHALL CONSIST OF TYPE WOOD FIBER BIOROLLS AND THE REQUIREMENTS OF MNDOT SPEC. 3897.
1. SHALL BE ONE OF THE FOLLOWING:
a. SHALL BE BIOSOCK PERIMETER CONTROL BY FILTREXX, INC., OR EQUAL.

C. TEMPORARY SEDIMENT FILTER:
1. SHALL BE ONE OF THE FOLLOWING:
a. DROP-IN SEDIMENT FILTER UNIT THAT INSERTS INTO THE INLET:
1) SHALL BE FLEXSTORM PURE PERMANENT INLET FILTER BY ADS, INC., OR EQUAL.
(SUPPLIER CURB OPENING PROTECTION FOR SYSTEMS BUILT WITH CURB OPENINGS.

D. TEMPORARY ROCK CONSTRUCTION ENTRANCE:
1. ROCK SHALL BE CLEAN 1 TO 2 INCH DIAMETER ROCK.

E. TEMPORARY SLOPE EROSION PROTECTION:
1. SHALL BE ONE OF THE FOLLOWING:
a. EROSION CONTROL BLANKET:
1) SHALL CONSIST OF A UNIFORM WEB OF INTERLOCKING STRAW OR WOOD FIBERS SANDWICHED BETWEEN AN ATTACHED TOP AND BOTTOM LAYER OF NET RACING.
2) THE NETTING SHALL BE BIODEGRADABLE CONTAINING SUFFICIENT UV STABILIZATION FOR BREAKDOWN TO OCCUR WITHIN A NORMAL GROWING SEASON.
3) STAPLES USED TO ANCHOR THE BLANKETS SHALL BE UNANNEALED, 11 GAUGE OR HEAVIER STEEL WIRE HAVING A SPAN WIDTH OF 1 INCH AND A LENGTH OF 8 INCHES OR MORE FROM TOP TO BOTTOM AFTER BENDING.
4) THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:
(SUPER-SYNTHETICS, INC., LANSING, KS.
(NORTH AMERICAN GREEN: S150
(SIGA EQUAL.
b. BONDED FIBER MATRIX:
1) THE FIBERS SHALL BE COMPOSED OF 100% WOOD OR WOOD BY-PRODUCTS. A MINIMUM OF 25% OF THE FIBERS SHALL AVERAGE 10 TO 18 INCHES IN LENGTH AND 50% OR MORE SHALL BE RETAINED ON A CUTTING FINDER CLASSIFIER 24 MESH SCREEN. FIBERS SHALL BE COLORED WITH A WATER SOLUBLE, NON-TOXIC DYE, TO AID IN UNIFORM APPLICATION OVER THE SITE.
2) THE BINDER SHALL BE A HYDRO COLLOID BASED (GUAR GUM) WITH ADDED SLOW-RELEASE AND AGRICULTURAL BASED FERTILIZERS. THE BINDER SHALL NOT DISSOLVE OR DISPERSE UPON REWETTING.
3) THE BFM SLURRY SHALL DRY TO FORM A CRUST APPROXIMATELY 2-3 MM (1/8 TO 1/4 INCHES) THICK ADHERING TO THE SOIL SURFACE.
4) THE MOISTURE CONTENT OF THE MATRIX SHALL BE 12% +/-2% BY WEIGHT.
5) THE MATRIX SHALL CONSIST OF MATERIALS THAT ARE 100% BIODEGRADABLE AND 100% BENEFICIAL TO PLANT LIFE.
6) THE MATRIX SHALL PROVIDE 100% CONTINUOUS COVERAGE AND SHALL HAVE NO HOLES GREATER THAN 1MM IN SIZE.
7) THE HYDRATED MIXTURE DENSITY SHALL BE APPROPRIATED BY A SLUMP TEST PRIOR TO APPLICATION.
8) THE BFM MULCH WATER RATIO SHALL BE AS MANUFACTURER RECOMMENDATIONS. THE MINIMUM BFM MULCH TO WATER RATIO IS 50 LBS BFM MULCH AND 100 GALLONS WATER. THE WATER RATE SHALL VARY BETWEEN 100 GALLONS AND 125 GALLONS PER SLURRY, DEPENDING ON WHICH OF THE PRODUCTS IS USED.
9) THE BONDED FIBER MATRIX MULCH PRODUCTS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:
(HYDROFIBER - MANUFACTURED BY CANFOR.
(BIOSOL GUARD - MANUFACTURED BY MAT, INC.
(NATURAL FIBER - MANUFACTURED BY CONWED FIBERS, INC.

F. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE:
1. NON-WOVEN GEOTEXTILE FABRIC SEWN INTO A BAG USING A DOUBLE NEEDLE MACHINE AND HIGH STRENGTH THREAD:
a. SEAMS SHALL HAVE AN AVERAGE WIDTH STRENGTH OF 90 LB/IN AS PER ASTM D4884 AND MEET OR EXCEED THE FOLLOWING:
1) GRAB TENSILE OF 205 LBS AS PER ASTM D 4632.
2) PUNCTURE OF 110 LBS AS PER ASTM D 4833.
3) FLOW RATE OF 95 GALLONS/SF AS PER ASTM D 4491.
4) PERMITTIVITY OF 1.5 DEG-1 AS PER ASTM D 4491.
5) MULLEN BURST STRENGTH OF 200 PSI AS PER ASTM D 3786.
6) UV OF 70% US DEPE AS PER ASTM D 4355
2. SHOUT LARGE ENOUGH TO ACCOMMODATE A 4 INCH DISCHARGE HOSE WITH STRAP TO TIE UNIT CLOSED.
3. SHALL BE ONE OF THE FOLLOWING:
a. DEWATERING:
1) ACF ENVIRONMENTAL INC., 2831 CAMWELL ROAD, RICHMOND, VIRGINIA 23234, 800-448-3626.
b. SANDY DEWATERING:
1) SANDY PRODUCTS, INC., P.O. BOX 1986, WILLOUGHBY, OHIO 44096, 800-791-2294.
c. OR EQUAL.

PART 3 EXECUTION

3.01 PREPARATION

A. SCHEDULE WORK SO THAT SOIL SURFACES ARE LEFT EXPOSED FOR THE MINIMUM AMOUNT OF TIME.

B. THE CONSTRUCTION SITE OPERATOR SHALL FOLLOW ALL REQUIREMENTS OF THE MINNESOTA STORMWATER PERMIT NO. MN R100001.

C. THE CONTRACTOR SHALL COMPLETE AND SIGN THE NOTICE OF INTENT, OBTAIN THE OWNER'S SIGNATURE, AND SUBMIT TO THE MPCA.
1. PROVIDE A SIGNED COPY TO THE OWNER.

3.03 INSTALLATION

A. TEMPORARY ROCK CONSTRUCTION ENTRANCE:
1. THE ROCK AREA SHALL BE A MINIMUM OF 6 INCHES DEEP, EXTEND THE FULL WIDTH OF THE EGRESS AREA AND SHALL BE AT LEAST 50 FT LONG. HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ADEQUATELY CLEAN THE TIRES.
2. GEOTEXTILE FABRIC MAY BE USED TO PREVENT MIGRATION OF MUD FROM THE UNDERLYING SOIL INTO THE ROCK.

B. TEMPORARY SILT FENCES:
1. STOUT AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4873.
2. USE NOMINAL 36 INCH HIGH BARRIERS, MINIMUM 60 INCH LONG POSTS SPACED AT 6 FEET MAXIMUM SPACING.
3. EMBED BOTTOM OF FABRIC IN A TRENCH ON THE UPSLOPE SIDE OF FENCE, WITH 8 INCHES OF FABRIC LAID FLAT ON BOTTOM OF TRENCH FACING UPSLOPE. BACKFILL TRENCH AND COMPACT.
4. MINIMUM POST EMBEDMENT:
a. STEEL POST = 24 INCHES, MINIMUM.
b. WOOD POST = 16 INCHES, MINIMUM.
5. DO NOT SPLICE FABRIC WIDTH. MINIMIZE SPLICES IN FABRIC LENGTH. SPLICE AT POST ONLY, OVERLAPPING AT LEAST 16 INCHES, WITH EXTRA POST.
6. FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING:
a. FOUR NAILS PER POST WITH 3/4 INCH DIAMETER FLAT OR NOTCH HEAD, 1 INCH LONG, AND 11 GAUGE, 0.063 INCH SHANK DIAMETER.
b. FIVE STAPLES PER POST WITH AT LEAST 17 GAUGE, 0.0915 INCH WIRE, 3/4 INCH CROWN WIDTH AND 1/2 INCH LONG LEGS.
7. FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORD, OR INTEGRAL POCKETS.

C. TEMPORARY SEDIMENT LOGS:
1. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.
2. STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING 2 IN BY 2 IN BY 3 FT WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E., WHEN PERIMETER CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED INSTEAD THE PERIMETER CONTROL TO HELP STABILIZE DURING RAIN EVENTS.

D. TEMPORARY SEDIMENT FILTERS:
1. DROP-IN SEDIMENT TRAP:
a. PLACE AS RECOMMENDED BY THE MANUFACTURER.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE:
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

F. TEMPORARY SLOPE EROSION PROTECTION:
1. PLACE AT ANY AND ALL FINISH SLOPES THAT ARE STEEPER THAN 10:1V.
2. SEED AND FERTILIZE PER SPECIFICATION 32 9219 PRIOR TO INSTALLING TEMPORARY SLOPE EROSION PROTECTION.
3. BONDED FIBER MATRIX:
a. INSTALL THE BFM AS PER THE MANUFACTURER'S INSTRUCTIONS WITH THE FOLLOWING MINIMUM DILUTIONS:
1) THE BFM SHALL BE APPLIED WITH HYDRAULIC SPRAY EQUIPMENT BY A MANUFACTURER'S CERTIFIED APPLICATOR.
2) APPLICATION SHALL BE DONE AT LEAST 24 HOURS IN ADVANCE OF PROJECTED RAINFALL TO ALLOW THE BFM MULCH ADEQUATE TIME TO DRY.
3) THE BFM MULCH SHALL BE APPLIED IN TWO STAGES (ONE-HALF PASS WITH ABOUT TIME TO DRY BETWEEN THE FIRST APPLICATION.
4) THE BFM MULCH SHALL BE APPLIED FROM AT LEAST TWO ALTERNATE DIRECTIONS, PREFERABLY 90 DEGREES APART, IF POSSIBLE, TO ENSURE ALL SOIL PARTS ARE COVERED.
5) THE INSTALLATION RATE OF THE BFM MULCH SHALL BE 3500 LBS PER ACRE, MINIMUM AND 100% COVERAGE.
4. EROSION CONTROL BLANKET:
a. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

3.04 MAINTENANCE

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

B. REPAIR DEFICIENCIES IMMEDIATELY.

C. TEMPORARY SILT FENCES:
1. PROMPTLY REPLACE FABRIC THAT DETERIORATES UNLESS NEED FOR FENCE HAS PASSED.
2. REMOVE SILT DEPOSITS THAT EXCEED ONE-THIRD OF THE HEIGHT OF THE FENCE.
3. REPAIR FENCES THAT ARE UNDERCUT BY RUNOFF OR OTHERWISE DAMAGED, WHETHER BY RUNOFF OR OTHER CAUSES.

D. TEMPORARY CONSTRUCTION EXIT:
1. PERIODIC ADDITION OF ROCK, OR REMOVAL AND REPLACEMENT OF PAD SHALL BE PROVIDED AS VOIDS BECOME FILLED WITH SOIL.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE:
1. REPLACE THE UNIT WHEN 1/2 FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE.

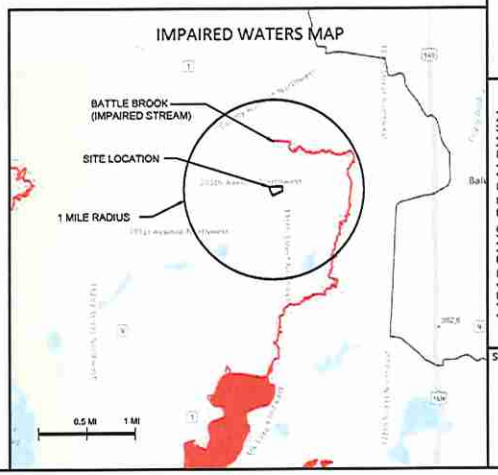
F. PLACE SEDIMENT IN APPROPRIATE LOCATIONS ON SITE. DO NOT REMOVE FROM SITE.

3.05 CLEANUP

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

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

END OF SECTION



DATE	09/23/25	REV NO.	DATE	DESCRIPTION
DESIGN BY:	EVA			
DRAWN BY:	EVA			
CHECKED BY:	CJO			
DWG FILE:	*******			
FILE NO.:	25-125.00			

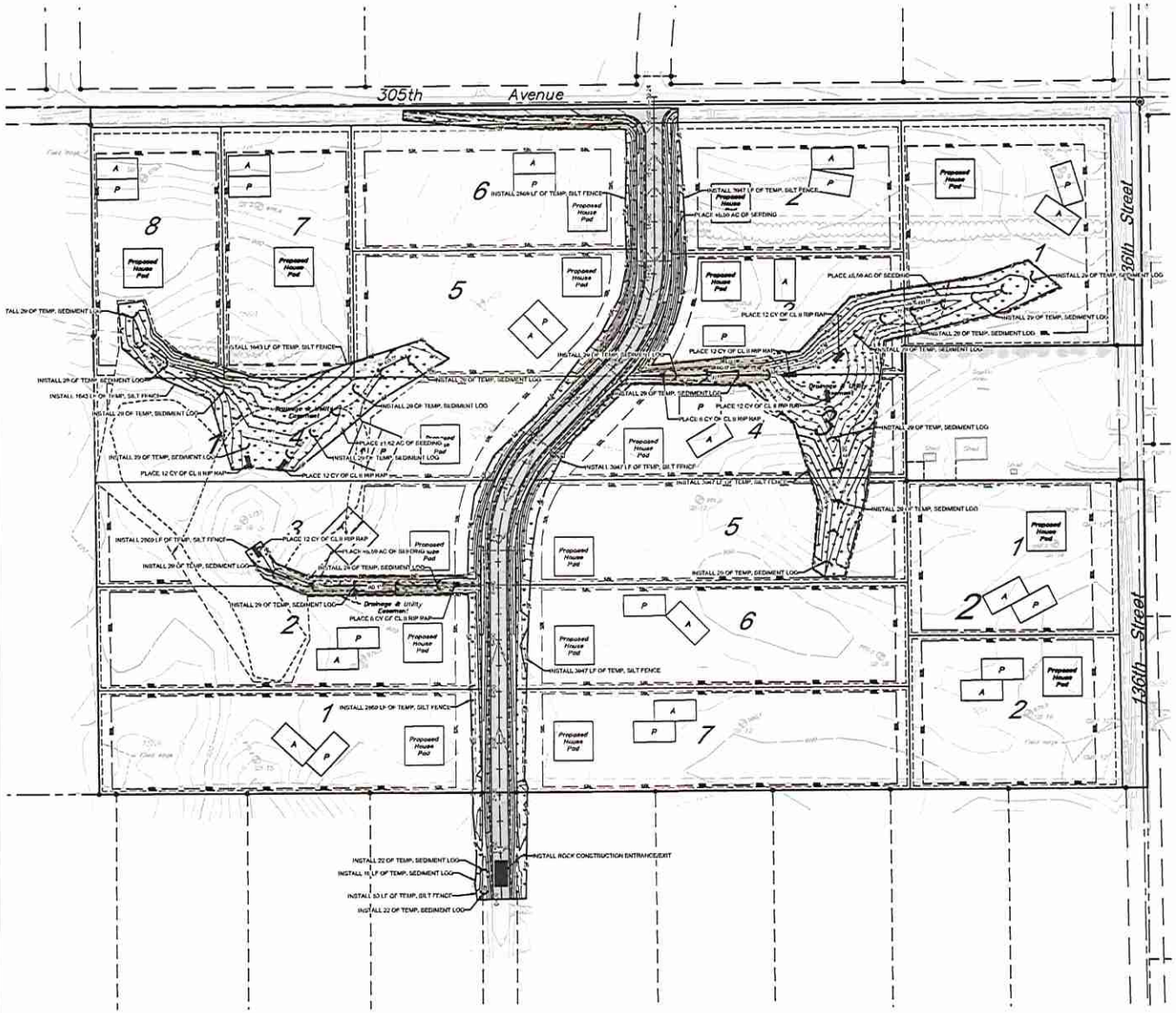
NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9302
TEL: 763-262-4622 FAX: 763-262-4623
WWW.BOGART-PEDERSON.COM

MEADOWS OF BALDWIN
City of Baldwin, Sherburne County, MN

SWPPP NARRATIVE

SHEET NO.
C5



LEGEND:

- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- 994 PROPOSED CONTOUR
- E.O.F. EMERGENCY OVERFLOW
- TEMPORARY SEDIMENT FILTER- HIGH FLOW

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINSTORM. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF BALDWIN AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE

STANDARD SEED MIX 25-131:	220 LB/AC.
INFILTRATION BASIN SEED MIX 33-261:	35 LB/AC.
FERTILIZER 22-5-10:	350 LB/AC.
MULCH TYPE 3:	2 TONS/AC.

13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMPS SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST.

APPROXIMATE EROSION CONTROL DEVICES

- SILT FENCE: 8,513 LF
- BIOLOG: 1,080 LF
- ROCK CONSTRUCTION: 1 EACH
- EROSION CONTROL BLANKET (CAT. 20): X S.Y.
- RIP RAP (CLASS 2): 84 C.Y.

REV NO.	DATE	DESCRIPTION

DATE: 05-13-22
DESIGN BY: CAA
DRAWN BY: CAA
CHECKED BY: CJD
DWG FILE: EROSCON
FILE NO.: 22-128.00

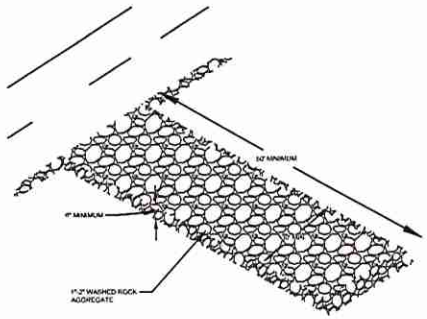
NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
10101 SOUTH 51st STREET, BELLEVUE, NE 68123
TEL: 402-291-8192 FAX: 402-291-7821

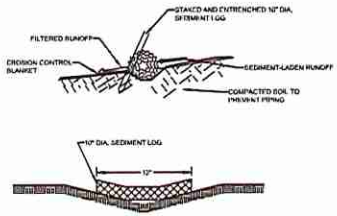
MEADOWS OF BALDWIN
City of Baldwin, Sherburne County, MN

EROSION CONTROL PLAN

SHEET NO.
C6



ROCK CONSTRUCTION EXIT
N.T.S.



1. THE SEDIMENT LOGS SHALL BE TRENCHED 4" INTO THE GROUND AND SHALL BE STAKED BY STEEL FENCE POSTS OR 2"X 2" WOOD STAKES.
2. SOIL SHALL BE COMPACTED ON THE UPSLOPE SIDE OF LOGS.

SEDIMENT FILTER LOG INSTALLATION
N.T.S.

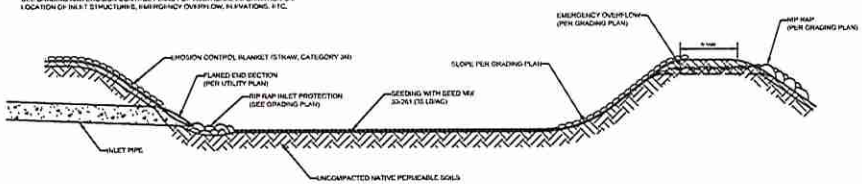
CONSTRUCTION SEQUENCING:

1. PERFORM DAILY INSPECTIONS OF EROSION CONTROL PRACTICES.
2. INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE CONSTRUCTION PROCESS.
3. ALL DOWNGRADIENT PERIMETER SEDIMENT-CONTROL BMPS MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND-DISTURBING ACTIVITY BEGINS.
4. REMOVE TOPSOIL FROM THE SITE AND PLACE IN TEMPORARY STOCKPILE LOCATION. TEMPORARY SEED THE STOCKPILE.
5. INSTALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, ELECTRIC AND PHONE) TAKING THE LOCATION AND FUNCTION OF STORM WATER BMPS INTO CONSIDERATION.
7. SEED AND MULCH DISTURBED AREAS ON SITE.
8. CONSTRUCT THE ROADS TAKING THE LOCATION AND FUNCTION OF STORM WATER BMPS INTO CONSIDERATION.
9. PERFORM ALL OTHER SITE IMPROVEMENTS TAKING THE LOCATION AND FUNCTION OF THE STORM WATER BMPS INTO CONSIDERATION.
10. FINAL GRADE THE SITE.
11. STABILIZE THE SITE BY IMPLEMENTING THE NATIVE SEEDING AND PLANTING PORTION OF THE LANDSCAPING PLAN.
12. INSTALL THE EROSION CONTROL BLANKET
13. REMOVE THE SILT FENCE AFTER THE SITE IS STABILIZED PER PROJECT ENGINEER APPROVAL.

GENERAL NOTES:

1. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH MNDOT GENERAL CONDITIONS 2573 PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR DILTATION AT THE SITE.
2. INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.
3. IF THE STORMWATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN THREE (3) FEET OF FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE IS STABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE BMP.
4. GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTHMOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUBBER TRACKS ARE RECOMMENDED.
5. EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). IT IS RECOMMENDED THAT ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. GRADE TO THE DEPTH (ELEVATION) SPECIFIED IN THE CONSTRUCTION DOCUMENTS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
7. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE BASIN PRIOR TO INITIATING THE NEXT STEP IN THE CONSTRUCTION PROCESS. SEDIMENT THAT HAS BEEN WASHED INTO THE BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
8. SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET SHALL BE COMPLETED WITHIN 48 HOURS OF FINAL GRADING.
9. INFILTRATION AREA SHALL BE STAKED OFF DURING CONSTRUCTION TO RESTRICT HEAVY EQUIPMENT TRAFFIC FROM COMPACTING NATIVE SOILS.

NOTE:
SEE GRADING AND EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION ON LOCATION OF INLET STRUCTURES, EMERGENCY OVERFLOW, ELEVATIONS, ETC.



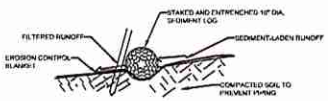
INFILTRATION BASIN
N.T.S.

REV NO.	DATE	DESCRIPTION

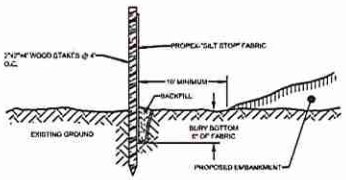
DATE: 09/12/24
DESIGN BY: CAS
DRAWN BY: CAS
CHECKED BY: CJO
DWG FILE: DETAILS
FILE NO.: 25-126.00

NOT FOR CONSTRUCTION

1. THE SEDIMENT LOGS SHALL BE TRENCHED 4" INTO THE GROUND AND SHALL BE STAKED BY STEEL FENCE POSTS OR 2"X 2" WOOD STAKES.
2. SOIL SHALL BE COMPACTED ON THE UPSLOPE SIDE OF LOGS.

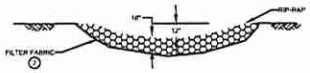


SEDIMENT LOG INSTALLATION

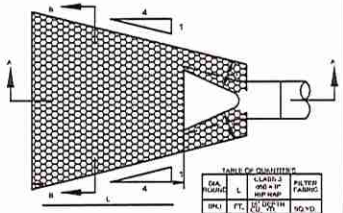


SILT FENCE DETAIL (NTS)

TEMPORARY SEDIMENT CONTROL DEVICES
N.T.S.



SECTION B-B

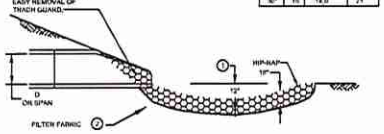


PLAN

TABLE OF QUANTITIES

DIA. PIPE	L	CLASS 3 (NO. x 3' RIP RAP		FILTER FABRIC
(IN.)	FT.	W DEPTH (CU. YD.)		SQ.YD.
12"	8	0.4		8
15"	8	7.1		8
18"	10	8.6		10
24"	12	10.4		12
30"	14	12.2		14
36"	16	14.0		21

NOTE:
RIPRAP SHALL BE INSTALLED TO PROVIDE EASY REMOVAL OF TRACH GUARD.

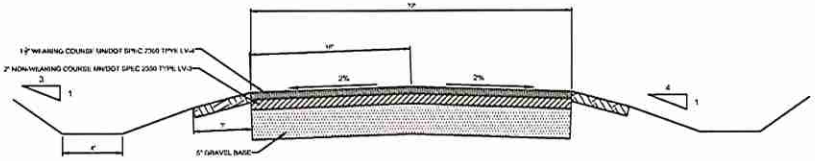


SECTION A–A

NOTE:
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.

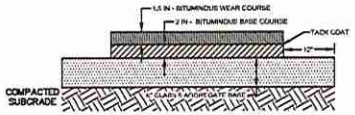
1. FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'
2. GEOTEXTILE FABRIC, MNDOT SPEC. 3733. SHALL COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FT.

STORM SEWER RIP-RAP INSTALLATION
N.T.S.



ROAD CROSS SECTION
N.T.S.

EXTEND SUBGRADE PREPARATION AND AGGREGATE BASE PLACEMENT 12IN BEYOND EDGE OF PAVEMENT WHEN ADJACENT TO EXISTING OR NEW TURF



BITUMINOUS PAVEMENT SECTION
N.T.S.

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
1000 BOGART DRIVE
BELLEVUE, NEBRASKA 68123-2377
TEL: 402.291.8115 FAX: 402.291.2021

MEADOWS OF BALDWIN
City of Baldwin, Sherburne County, MN

DETAILS

SHEET NO.
C7

The Planning Company

3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

MEMORANDUM

TO:	Baldwin Planning Commission
FROM:	D. Daniel Licht
DATE:	19 August 2025
RE:	Baldwin – Infinite Acres; Outlot A
TPC FILE:	260.02

BACKGROUND

Jeremey and Casey Snow own Outlot A, Infinite Acres located at the terminus end of 302nd Street. The Infinite Acres plat is located at the northwest quadrant of 136th Street and 301st Avenue. The property owners are proposing to build a house upon the parcel, which requires it to be platted prior to issuance of a building permit. As proposed by the property owners, platting the property would require several variances from the requirements of the Subdivision Ordinance.

City staff recommended that the property owners provide a sketch plan of their proposal for review and comment by the Planning Commission prior to preparing plans for a preliminary and final plat and applying for variances. Sketch plan applications are an informal review of a potential request so that the subdivider can obtain feedback on their proposal. Comments by City staff and/or the Planning Commission are not binding upon a subsequent application and do not entitle the property owner to future approval. The Planning Commission will consider the sketch plan at their meeting on 25 August 2025 at 7:00 PM

Exhibits:

- Site Location Map
- Outlot A Sketch Plan dated 6-25-25

ANALYSIS

The subject property exists as an outlot. Section 900-16-2.G of the Zoning Ordinance prohibits issuance of a building permit to construct a structure upon an outlot. In order to build upon the property, the subject property must be platted as a lot and block. The property owner has submitted a sketch plan showing the subject property to be platted as one lot to allow for construction of a single family dwelling within the north portion of the lot.

Approval of a preliminary and final plat to establish the subject property as a lot is block is subject to compliance with the provisions of the Zoning Ordinance and Subdivision Ordinance, including:

- Section 900-51-8.A of the Zoning Ordinance requires lots have a minimum width of 200ft, which is measured at the 50ft. setback from the front lot line abutting a public street.

- Section 910-10-3.B.1 of the Subdivision Ordinance requires that platting any lot must comply with the minimum dimensions established by the Zoning Ordinance.

- Section 900-21-5.A of the Zoning Ordinance and Section 910-10-B.9 of the Subdivision Ordinance requires lots to have access to an improved public street.

- Section 910-10-4.A.5 of the Subdivision Ordinance requires extension of abutting existing streets through a proposed plat to provide for access to adjacent undeveloped parcels.

- Section 910-10-4.C.2 of the Subdivision Ordinance allows permanent cul-de-sacs only when a through street is not physically possible.

- Section 910-10-4.C.2 of the Subdivision Ordinance limits the length of a permanent cul-de-sac to not more than 1,400 ft. measured from the centerline of the nearest intersection to the center cul-de-sac turnaround; the distance from the centerline of 302nd Avenue between 138th Street and its current terminus is approximately 1,350ft.

A 66 foot wide right-of-way for 302nd Avenue terminates at the east line of the subject property. The street section for 302nd Avenue terminates approximately 160ft. east of the east line of the subject property. The property owners are not proposing to dedicate right-of-way or extend 302nd Street through the subject property to the west plat line. As a result, the proposed subdivision does not comply with the requirements outlined above.

Approval of a preliminary and final plat that does not comply with the requirements of the Zoning Ordinance and Subdivision Ordinance is contingent on the City also approving variances from said requirements. Consideration of variances is to be based upon, but not limited to, each of the criteria outlined in Section 900-6- of the Zoning Ordinance:

A. *That the variance would be consistent with the comprehensive plan.*

B. *That the variance would be in harmony with the general purposes and intent of this ordinance.*

C. *That the plight of the landowner is due to circumstances unique to the property not created by the landowner.*

D. *That the purpose of the variance is not exclusively economic considerations.*

E. *That the granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.*

F. *That the requested variance is the minimum action required to remedy the practical difficulty.*

G. *The potential for the variance to impact natural resources such as surface water, groundwater, or wetlands; sites identified for rare biological species habitat; ecologically sensitive areas; or historically significant areas.*

H. *No variance shall be granted that would allow for a lesser degree of flood protection than required by this ordinance.*

Variances are to be approved by the City only when there is a practical difficulty caused by unique physical conditions of the property that prevent a reasonable use. The proposal to not extend 302nd Avenue with platting of the subject property is not in any way related to physical conditions unique to this property but is solely due to the cost of constructing the street. Not requiring dedication of right-of-way and construction of the street as required by the Zoning Ordinance and Subdivision Ordinance would be treating this subdivision different than others within the City thereby establishing a precedence that should be avoided.

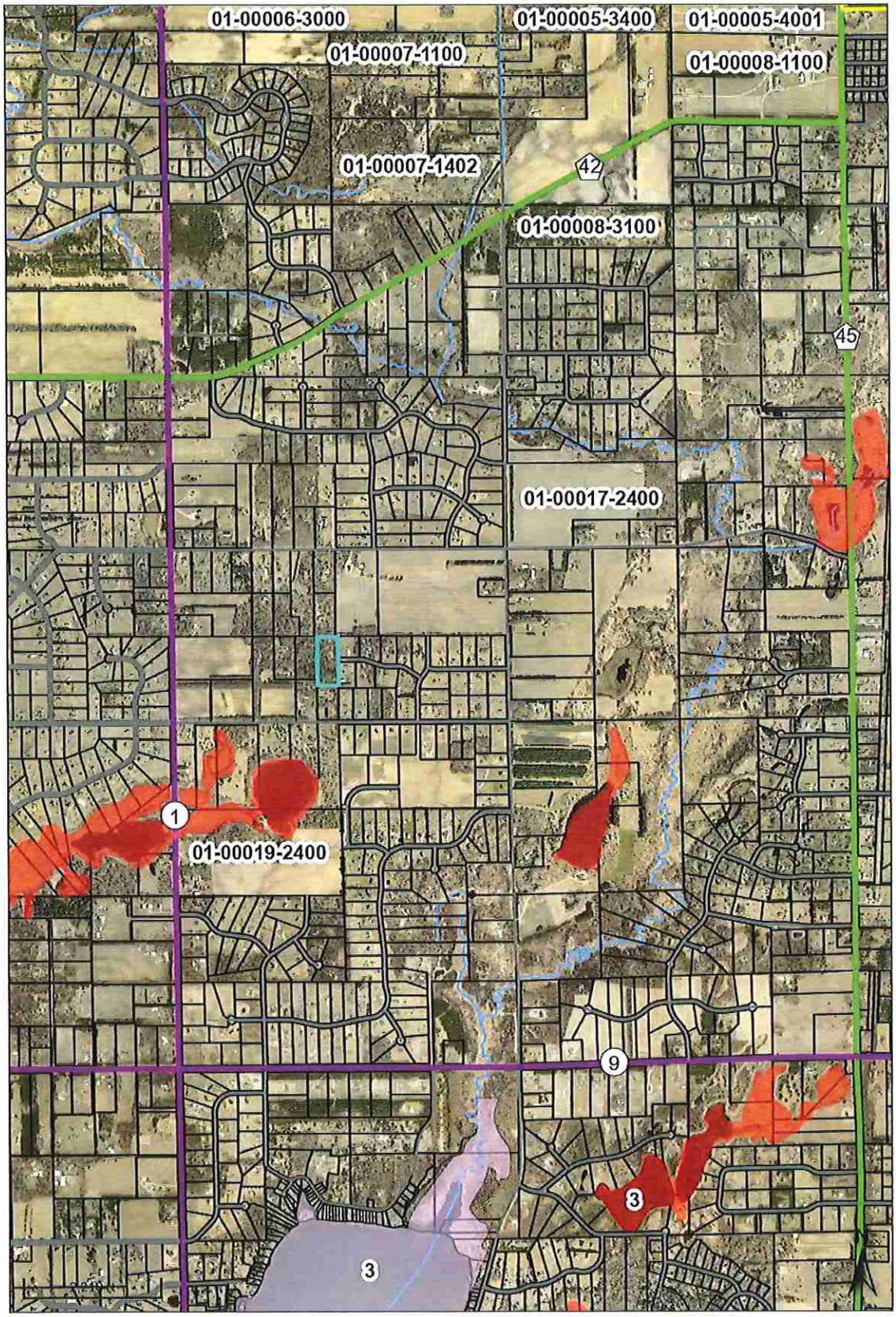
CONCLUSION

City staff does not support approval of a preliminary and final plat for Outlot A, Infinite Acres that does not include dedication of right-of-way and extension of 302nd Avenue as required to comply with the Zoning Ordinance. The Planning Commission is asked to review the proposed sketch plan and explanation of the property owners as to the basis to approve variances allowing the preliminary and final plat to be approved. The Planning Commission should provide the property owners direction as to the acceptability of their proposal so that they can decide whether to proceed with applications.

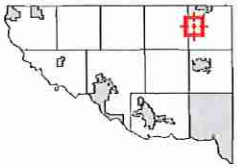
c. Joan Heinen, City Clerk/Treasurer

Property Location

Snow Simple Pat



Overview



Legend

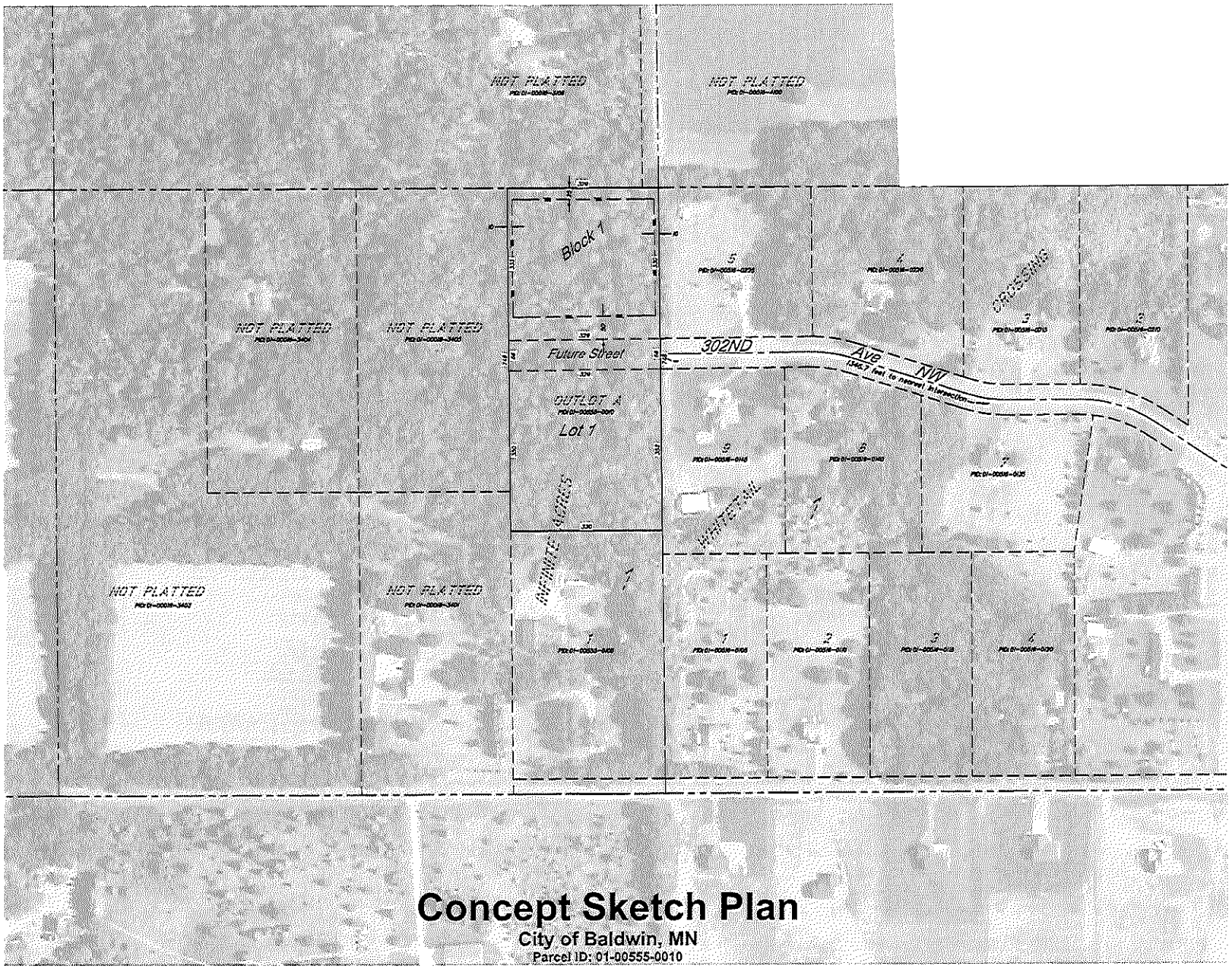
Public Water Inventory

- Not Classified
- General Development
- Natural Environment
- Recreational Development

Roads

- MN Highway; US Highway
- Municipal-State Aid Street
- Municipal Street
- Township Road
- State Forest Road
- Bureau of Fish and Wildlife Road
- Connector (Ramp)
- Privately Maintained Public Access Road
- County Road
- County-State Aid Highway

- Parcels
- Streams



Concept Sketch Plan

City of Baldwin, MN

Parcel ID: 01-00555-0010

CONCEPT DATA

Gross Site Area:	5.66 Ac ±
Proposed Zoning:	General Rural (R-1)
Proposed Single Family Lots:	1 Units

PROPOSED ZONING STANDARDS

Single Family Lot

Standard Lot Size

Width:	200'
Depth:	300'
Area:	2.5 Acres

Minimum

Front: Township Road	50'
Side Setback:	10'
Rear Setback:	25'

NOTES:

1. Client wishes not to build a through road as a part of this plat. Client wishes to have driveway to existing cul-de-sac and build house in a manner which allows for future development with another lot in the southern portion of the property and a potential through road or cul-de-sac.
2. This is a conceptual sketch only. Actual location of property boundary lines shall be verified. It is the responsibility of the owner or contractor to conform with all building code, fire code and governing ordinances.
3. Lot would need variance for road frontage.

LEGEND:

Denotes right of way

Denotes existing adjoiners

Denotes proposed building setback line

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.

Signed: DRAFT

Richard M. Thompson

Date: _____ Lic. No. 62953

0 100

SCALE: 1" = 100'