

July 13, 2020

TO: Chairperson Cauley
Members of the Planning Commission
Administrator Meyer

FROM: Cynthia Smith Strack, Community Development Director

SUBJECT: PUD Development Stage/Preliminary Plat Review: Prairie Gardens

1. Resolution PZ 20-008, Recommending the City Council Approve a Development Stage Planned Unit Development Plan for Prairie Gardens.
2. Resolution PZ 20-009, Recommending the City Council Approve a Preliminary Plat for Prairie Gardens.

The purpose of this memo is to provide the Commission with information regarding development stage review for Prairie Gardens, a residential planned unit development with concurrent subdivision on approximately 16.40 acres adjacent to Commerce Drive West. The project consists of 111 residential townhome units. The Developer is Gary and Lynn Crosby.

Consistency with *Destination 2040*

Planned land use for the subject parcel is medium density residential with planned density of 3-22 dwelling units per acre under the R-7 Mixed Housing zoning classification. The site is on the periphery of the "Suburban Residential Neighborhood" planning area in a location transitioning from lower residential densities to higher capacity streets and higher intensity uses. As such, the lot is suitable for higher intensity uses. The proposed development is consistent with planned uses contained in the 2040 Comprehensive Plan.

Proposed Density/Intensity

For the purpose of this review the net acreage to be developed is 16.40 acres. The calculation includes the entire site area. Concept plan entitlements contemplated under approved City Resolution 19-132 include maximum residential density of 7.5 dwelling units per acre (du/ac). Proposed development density is 6.95 du/ac, less than conceptual entitlement maximums.

Environmental

The project is not large enough to necessitate formal environmental review under thresholds included in Minnesota Rules 4410.4300.

Resource Preservation

The subject parcel is flat with soils conducive to urban development. No apparent wetlands, bluffs, watercourses, steep slopes, or significant trees are present on the site. The site is external to the drinking water supply management area.

Subdivision Development Phasing

A phasing plan is included with the preliminary plat submittal. Phase one of the project includes construction of dwelling units abutting proposed Oakwood Drive, construction of Oakwood Drive, construction of a stormwater pond (Outlot A), construction of storm sewer necessary for phase one construction, preliminary grading of the entire site, dedication of parkland (Outlot B), and installation of sanitary sewer and drinking water mains in Oakwood Drive. Phase two will include improvement of Oakwood Drive, installation of remaining utilities, and construction of dwelling units adjacent to Oakwood Drive. Phase one construction is anticipated for 2021.

The City Attorney recommends approval of a master development agreement and a development agreement specific to Phase I improvements as a condition of plat approval.

Financial Impact

Private financing of improvements is proposed. Other development fees apply as defined in the 2020 fee schedule. Fees and financial guarantees are required as provided for within a developer's agreement.

Parkland Dedication

Parkland dedication is proposed as Outlot B. The parkland is 1.64 acres (71,242 sf), ten percent of the acreage being platted. The Park Commission shall review the proposed parkland dedication at a meeting July 20, 2020.

Townhome Declaration

A townhome declaration is required to establish the existence of and govern the use/maintenance of townhome property. The City reviews the declaration but is not a party to the declaration. The City Attorney has reviewed covenants and suggested revisions. If a housing cooperative is envisioned the plat must be redrafted. Declarations are necessarily subject to the City Code and can't grant rights that violate the Code (e.g. placement of fences, sheds, gardens, patios, etc). There is no private common roadway illustrated in the plat. Submittal of an amended declaration reflecting suggested revisions is a proposed condition of preplat approval.

Lots/Blocks

Lot orientation and block lengths appear consistent with Subdivision Code standards. Block length is over 950 feet, as such an eight-foot mid-block sidewalk in a dedicated easement will accommodate east-west pedestrian traffic to/from the park.

Transportation

Trip generation analysis has not been required due to the limited scale of the proposed development. The site is to be served by Oakwood Drive a planned north-south through street connecting to Commerce Drive and existing Oakwood Drive (dependent on future development of parcels under separate ownership). Viburnum Street connects to Oakwood Drive in the proposed subdivision and may in the future connect to Elk Street. Alternately, a 30 foot right of way is being dedicated at the northern property line to preserve potential for future east-west street connection or pedestrian corridor providing for the reasonable development of future subdivisions. All streets within the plat have a functional classification of 'local street' and are designed as 60' ROW width and to be consistent requirements contained in Chapter 1205.02 of the City Code.

Pedestrians/Bicyclists

Sidewalk on one side of all streets is proposed along with a mid-block pedestrian access between blocks 13-14 and 19-20. The Park Commission will review sidewalks on July 20th. It is noted under code minimum sidewalk width is five feet.

Bike trails and/or bike lanes are not incorporated in the development stage PUD plan or preliminary plat at this time.

Review and approval of proposed park dedication and pedestrianways is a condition of plat approval.

Utilities

Preliminary utility plans are included in the submittal as developed under escrow per City policy by City Engineer Duncan and to be consistent requirements contained in Chapter 1205.03 of the City Code. Drainage and utility easements are illustrated in the plan set consistent with Code requirements. Final design will be required in conjunction with final plat review.

Stormwater/Grading/Drainage

The City Engineer has reviewed aspects of the proposed development related to stormwater management, grading, and erosion control. Recommendations from the City Engineer's memo dated July 7, 2020 are hereby incorporated by reference.

Townhome Design, Elevations, & Floor Plan

Preliminary townhome design front elevation and floor plans are included in the PUD submittal and housing types are including in the grading plan. Information submitted illustrates three bedroom dwellings with over 1,500 square feet of living area and 440 sf attached garages. Townhome units are either slab on grade or full basement with individual driveways and uniform roof line. A few of the units will have a change in garage floor elevation but most are uniform elevation. Walk outs or look outs are not being contemplated.

Building, plumbing, electrical, etc. permits are required prior to initiation of construction of structures. Townhomes shall be constructed as a unit meaning if the structure contains four separate single family dwellings the entire four-unit townhome structure shall be constructed at one time verses construction of individual dwelling units one at a time. Final certificates of grading are required prior to issuance of final certificate of occupancy.

To increase livability and sales potential, the Developer should consider adding outdoor spaces such as patios or decks, especially in rear yards with physical or vegetative separation between outdoor spaces.

Landscaping

A landscaping plan is not included in the submittal but may be required for final plat review. The Applicant indicates drip lines will be rocked with some hostas planted. No additional subdivision landscaping is proposed at this time. The Commission should discuss need for a landscape plan illustrating plantings which soften the density of the built environment, provide visual separation between units, add interest to the Prairie Gardens plat, and provide privacy for townhome occupants.

It is noted the Developer, under code, must provide one tree per interior lot and two trees per corner lot meeting the minimums specified in Chapter 1205.08, Subd. 4. Sodding or seeding of lots occur within one year of construction completion. Submittal of a landscape plan is a proposed condition of approval.

Zoning Classification/Performance Standards

The subject property is zoned R-7 Mixed Housing. Attached townhomes are permitted uses in the R-7 District.

The concept plan approved by the City Council under Resolution 19-132 provides for PUD entitlements:

Entitlements	PUD
Planned Use	Medium Density Residential
Base Zone	R-7 Mixed Residential
Residential Density	7.5 dwelling units/acre, maximum
Residential Uses	Condominium units, three to four units per structure
Financing	Developer financed
Open space, Park Dedication	Parkland dedication, subject to adjustment to accommodate street right of way
Performance Standards	Flexibility in setback requirements to accommodate planned development.

* Conceptual entitlements only, demonstrated compliance with other code standards required

Individual lot sizes and dimensions were not incorporated in the concept plan. The development stage PUD plan contemplates individual lots for all townhome units. As such performance standards for lot size and width apply. Minimum lot size is 2,625 sf/du. Minimum lot width is 100' for corner lots, 75' for interior lots. The PUD development plan varies from requirements. As such, PUD entitlements should be revised and provide for flexibility in lot size and width requirements as presented in the PUD plan.

Off-street parking standards under Section 1107.12, Subd. 10(1) require two off street parking spaced per dwelling unit. Section 1105.08, Subd. 6(c) requires attached units provide at least a 400 square foot garage. Both standards appear to be met.

Dwelling unit minimum sizes and dimensional standards contained in Chapter 1105.08, Subd 6 appear to be met as do requirements pertaining to garage floor height. Building design and exterior materials proposed appear to meet the requirements of Section 1104.04 of the Code.

Building Official

Building Official Jim Tiegs has examined the development plan and notes:

- Each single-family dwelling unit shall be considered to be a separate building. Separate building service utilities shall be provided to each single-family dwelling unit when required by other chapters of the State Building Code.
- The buildings shall comply with the building code which is in effect at the time the building permit is applied for. The 2020 MN Residential Building Code is currently in effect.
- Automatic residential fire sprinkler systems for townhouses are required for buildings with more than 2 units and shall be designed and installed in accordance with IRC Section P2904 or NFPA 13D.
- A level working space measuring 30"x30" for appliances shall be required in the mechanical rooms.

Public Works

The Public Works Superintendent Fahey has examined the development plan and concurs with comments submitted by the City Engineer.

Fire Department

Plans were forwarded to Fire Chief Steve Otto for input, no comments were received.

Engineering

The City Engineer Duncan has examined the development plan. Comments contained in the City Engineer's project memo dated July 7, 2020 are attached hereto.

Distribution to Scott County

Copies of the plat will be distributed to Scott County for review by the County Surveyor, Taxation, and the Recorder's Office prior to consideration of final plat approval

Recommendations:

- A.** Sample resolution 20-008 recommending conditional approval of development stage PUD is provided for consideration.

Review team recommends approval of the development stage PUD subject to the following conditions:

1. Development stage plan unit development plan approval pertains specifically to Prairie Gardens, a residential subdivision adjacent to Commerce Drive West as proposed by Gary and Lynn Crosby which is a planned unit development with concurrent subdivision consisting of platted lots with 111 condominium units proposed for PID 209120013.
2. The development stage planned unit development plan and preliminary plat, exhibits accompanying the plan/plat, all correspondence, all reports, and all conditions and restrictions placed upon the plan/plat by the Belle Plaine Planning Commission shall be made a part of this Resolution.
3. Entitlements for the PUD are as follows:

Entitlements	PUD
Planned Use	Medium Density Residential
Base Zone	R-7 Mixed Residential
Residential Density	7.5 dwelling units/acre, maximum
Residential Uses	Condominium units, three to four units per structure
Financing	Developer financed
Open space, Park Dedication	Parkland dedication, subject to adjustment to accommodate street right of way
Performance Standards	Flexibility in minimum lot size, minimum lot width, and setback requirements to accommodate planned development as represented in the development stage planned unit development.

4. Submittal of a landscape plan with attention to softening density of the built environment and providing privacy for townhome occupants.
5. Consideration of adding outdoor spaces such as patios or decks, especially in rear yards with physical or vegetative separation between outdoor spaces as a means of increasing livability and sales potential of the townhome units.
6. Incorporation of recommendations contained in the staff memo dated July 13, 2020 and a memo from the City Engineer dated July 7, 2020 are satisfactorily addressed.
7. Revision of townhome declaration to address City Attorney comments. Execution and recording of revised declaration against each lot/outlot.
8. Approval of final stage PUD plan and final plat.

B. Sample resolution 20-009 recommending conditional approval of the preliminary plat for Prairie Gardens is provided for consideration.

Review team recommends approval of the development stage PUD subject to the following conditions:

1. Preliminary plat approval pertains specifically to Prairie Gardens, a residential subdivision adjacent to Commerce Drive West as proposed by Gary and Lynn Crosby which is a planned unit development with concurrent subdivision consisting of platted lots with 111 condominium units proposed for PID 209120013.
2. The development stage planned unit development plan and preliminary plat, exhibits accompanying the plan/plat, all correspondence, all reports, and all conditions and

restrictions placed upon the plan/plat by the Belle Plaine Planning Commission shall be made a part of this Resolution.

3. Incorporation of recommendations contained in the staff memo dated July 13, 2020 and a memo from the City Engineer dated July 7, 2020 are satisfactorily addressed.
4. Submittal of a current title commitment. Review of title and issuance of plat opinion by the City Attorney.
5. Review and approval of final civil plans.
6. Review and approval of proposed parkland dedication and pedestrian facilities within the plat by the Park Commission and City Council.
7. Review and approval of subdivision landscaping plan.
8. Execution and recording against each parcel of a master development and a phase one development agreement for Prairie Gardens.
9. Approval of final PUD plan and final plat.

Prairie Gardens Proposed Planned Unit Development

Project Narrative

Proposed Multi-Housing Development near xxxx West Commerce Drive, Belle Plaine

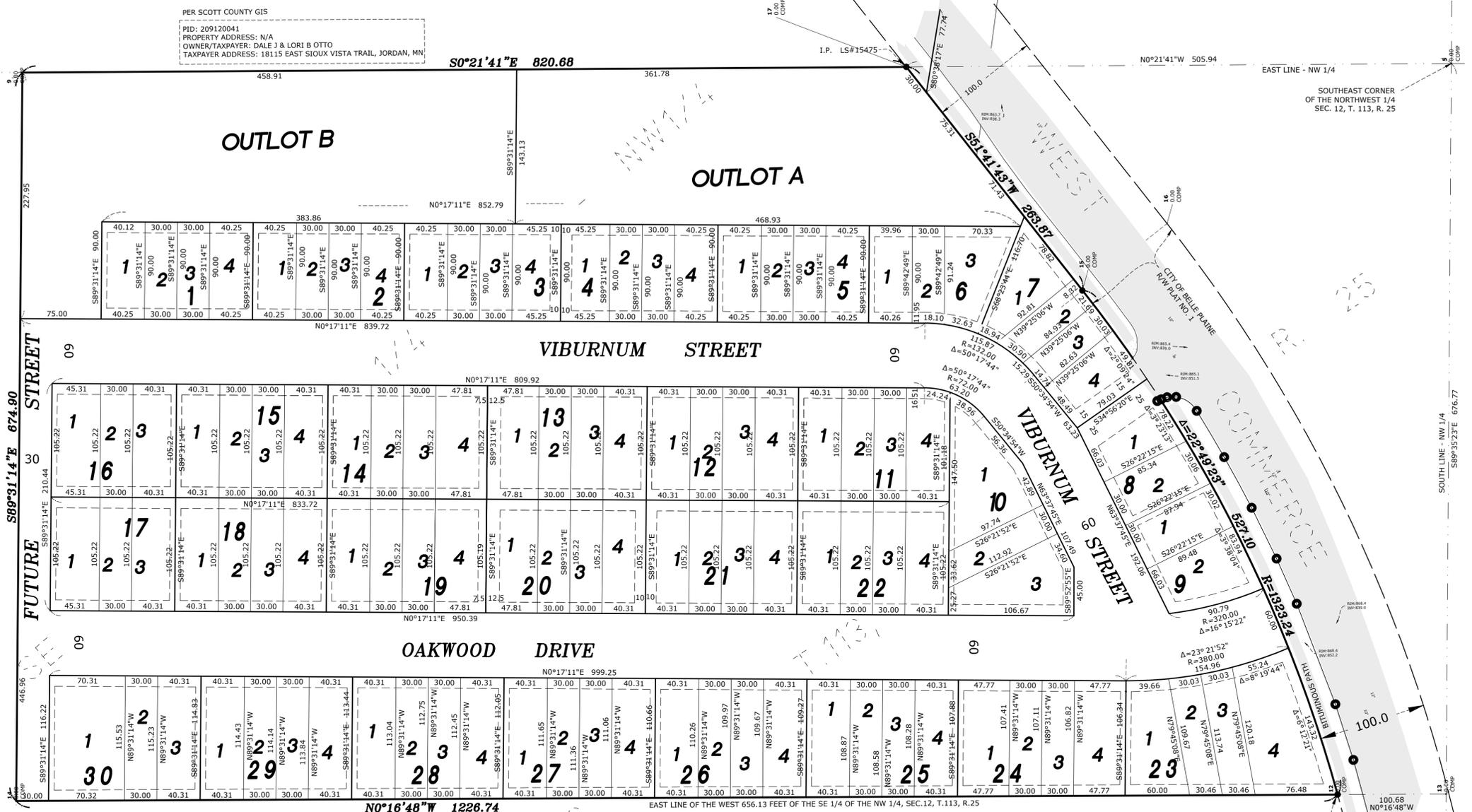
The owners of this property are Gary and Lynn Crosby. We have a dream to create a development that enhances the options for home ownership in Belle Plaine by providing single-family attached townhomes with an eye towards affordability, visual appeal, and individualized ownership. This dream coincides with the goals of the City of Belle Plaine to meet long term R-7 zoning goals to create more medium density housing in the City. This goal requires buildings of more than one household per structure. Our Prairie Gardens Development Plan consists of four-unit and three-unit and a few two-unit housing structures.

Despite the plan's mix of townhome options, our goal is to provide minimal association interference with individual owners' personal tastes. At the same time we seek to provide a development that requires minimum owner maintenance with a homeowner's association to manage exterior home issues including lawn care, snow removal, building exterior maintenance, sprinkler systems, waste pickup, overall landscaping and especially landscaping in any common areas such as sidewalks or footpaths. At the same time, our goal is to provide room for individual creativity allowing owners in Prairie Gardens Development to plant a small garden plot in their personal lawn area and to put up decorative fencing or outdoor lighting around their entrances, subject of course to prevailing zoning regulations. We hope to attract a mix of younger and older families to make our development their home.

We are proposing to start this project with development of the Oakwood Drive side as the first phase of development. We are also aware that the pond will be dug first thing, and the park area land on the north side will be dedicated to the City.

The City and Park Board of Belle Plaine will be providing for improvements to the park. It is our hope that the park will be designed as a very well treed area with younger children as the focal point and yet with planning in mind that would attract grandparents and older people to the park equally as much.

PRAIRIE GARDENS-PRELIMINARY PLAT



PER SCOTT COUNTY GIS
 PID: 209120041
 PROPERTY ADDRESS: N/A
 OWNER/TAXPAYER: DALE J & LORI B OTTO
 TAXPAYER ADDRESS: 18115 EAST SIOUX VISTA TRAIL, JORDAN, MN

PER SCOTT COUNTY GIS
 PID: 200900010
 PROPERTY ADDRESS: N/A
 OWNER/TAXPAYER: ISD 716
 TAXPAYER ADDRESS: 130 S WILLOW ST, BELLE PLAINE, MN

- ### LEGEND
- DENOTES CLEAN OUT
 - DENOTES CURB STOP
 - DENOTES ELECTRICAL BOX
 - DENOTES ELECTRICAL MANHOLE
 - DENOTES EXISTING SPOT ELEVATION
 - DENOTES FIBER OPTIC BOX
 - DENOTES GAS METER
 - DENOTES GAS VALVE
 - DENOTES HAND HOLE
 - DENOTES HYDRANT
 - DENOTES LIGHT POLE
 - DENOTES MAILBOX
 - DENOTES MISCELLANEOUS MANHOLE
 - DENOTES POWER POLE
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES SIGN
 - DENOTES STORM SEWER APRON
 - DENOTES STORM SEWER MANHOLE
 - DENOTES TELEPHONE PEDESTAL
 - DENOTES TELEPHONE MANHOLE
 - DENOTES WATER SHUT OFF
 - DENOTES WATER VALVE
 - DENOTES WELL
 - DENOTES FENCE
 - DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES IRON MONUMENT SET, MARKED RLS# 52705
 - DENOTES AIR CONDITIONING UNIT
 - DENOTES BOLLARD
 - DENOTES CATCH BASIN
 - DENOTES CATCH BASIN MANHOLE
 - DENOTES CABLE PEDESTAL
 - DENOTES SOIL BORING. (BY OTHERS)
 - DENOTES EXISTING CONTOURS
 - DENOTES EXISTING SANITARY SEWER
 - DENOTES EXISTING STORM SEWER
 - DENOTES EXISTING WATER MAIN
 - DENOTES UNDERGROUND ELECTRIC LINE
 - DENOTES UNDERGROUND GAS LINE
 - DENOTES UNDERGROUND CABLE LINE
 - DENOTES UNDERGROUND TELEPHONE LINE
 - DENOTES UNDERGROUND FIBER OPTIC LINE
 - DENOTES BUILDING SETBACK LINE
 - DENOTES PARKING SETBACK LINE
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE
 - DENOTES GRAVEL SURFACE
 - DENOTES ADJACENT PARCEL OWNER INFORMATION (PER SCOTT COUNTY TAX INFORMATION)

BENCHMARK

BENCHMARK:
 MNDOT CONTROL POINT "7007 M"
 GSD STA. #30088
 ELEV=872.37 (NAVD88)

VICINITY MAP

PART OF SEC. 12, TWP 13, RNG. 25



PARCEL DESCRIPTION

All that part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 113, Range 25, Scott County, Minnesota, which lies northerly of the northerly line of platted West Commerce Drive in the plat of CITY OF BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1, said plat being of record and on file in the Scott County Recorder's Office, Scott County, Minnesota, EXCEPT the West 656.13 feet thereof. This tract contains 16.40 acres of land and is subject to any and all easements of record.

Abstract Property

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/19/19.
- Bearings shown are on the Scott County Coordinate System (NAD83 - 96 Adj.)
- Parcel ID Number: 209120013.
- Curb shots are taken at the top and back of curb.

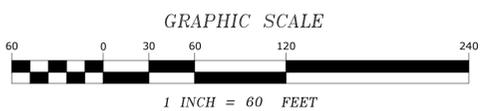
EXISTING ZONING:

R-7 (MIXED RESIDENTIAL DISTRICT)

SETBACKS: PRINCIPAL BUILDING:

- FRONT YARD: 20 FEET (CITY APPROVED)
- SIDE YARD:
 - INTERIOR LOT:
 - SINGLE OR TWO-FAMILY:
 - 10 FEET
 - 0 FEET (FOR SHARED COMMON WALLS)
 - ALL OTHER USES:
 - EQUAL TO BUILDING HEIGHT
 - CORNER LOT:
 - 20 FEET ON SIDE YARD ABUTTING A PUBLIC STREET
- REAR: 20 FEET OR HEIGHT OF BUILDING, WHICHEVER IS GREATER
 0 FEET IN PRINCIPAL BUILDINGS SHARE COMMON WALL

MINIMUM LOT AREA: 10,500 SQ. FT. (FOR UP TO 4 UNITS), PLUS 2,000 SQ. FT. FOR EACH ADDITIONAL UNIT
 MINIMUM LOT WIDTH: 75 FEET (INTERIOR)
 100 FEET (CORNER)



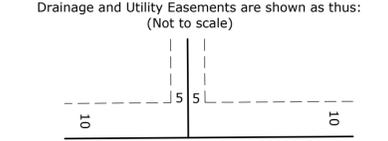
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Kurt D. Nelson
 KURT D. NELSON
 Date: 24JUNE20 License No. 45356

DEVELOPMENT INFORMATION

PARCEL AREA = 714,371 S.F. / 16.4 Acres
 RIGHT OF WAY DEDICATION = 150,534 S.F. / 3.46 Acres

PROPOSED EASEMENT DETAIL



Being 10 feet in front and rear of lots and 5 feet on the sidelines, unless otherwise indicated.

DEVELOPER

Gary and Lynn Crosby
 15966 West 263rd Street
 Belle Plaine, MN 56011
 (612) 245-6363

SURVEYOR

EG Rud and Sons, Inc.
 990 5th Ave SE, Suite 2
 Hutchinson, MN 55350
 (320) 587-2025

CIVIL ENGINEER

Plowe Engineering, Inc.
 6776 Lake Drive, Suite 110
 Lino Lakes, MN 55014
 (651) 361-8210

DRAWN BY: SNN	JOB NO: 191009PP	DATE: 4/07/20	
CHECK BY: KDN	SCANNED <input type="checkbox"/>		
1 24JUN20	UPDATED	SNN	
2 29JUN20	UPDATED	SNN	
3			
NO.	DATE	DESCRIPTION	BY



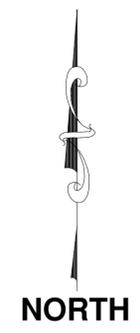
SCOTT COUNTY, MINNESOTA
 (NO SCALE)

PRAIRIE GARDENS - PUD DEVELOPMENT PLAN

SETBACKS:
 FRONT YARD: 20 FEET
 SIDE YARD: 10 FEET
 0 FEET (FOR SHARED COMMON WALLS)
 CORNER LOT: 20 FEET ON SIDE YARD ABUTTING A PUBLIC STREET
 REAR: 20 FEET OR HEIGHT OF BUILDING, WHICHEVER IS GREATER
 0 FEET IN PRINCIPAL BUILDINGS SHARE COMMON WALL

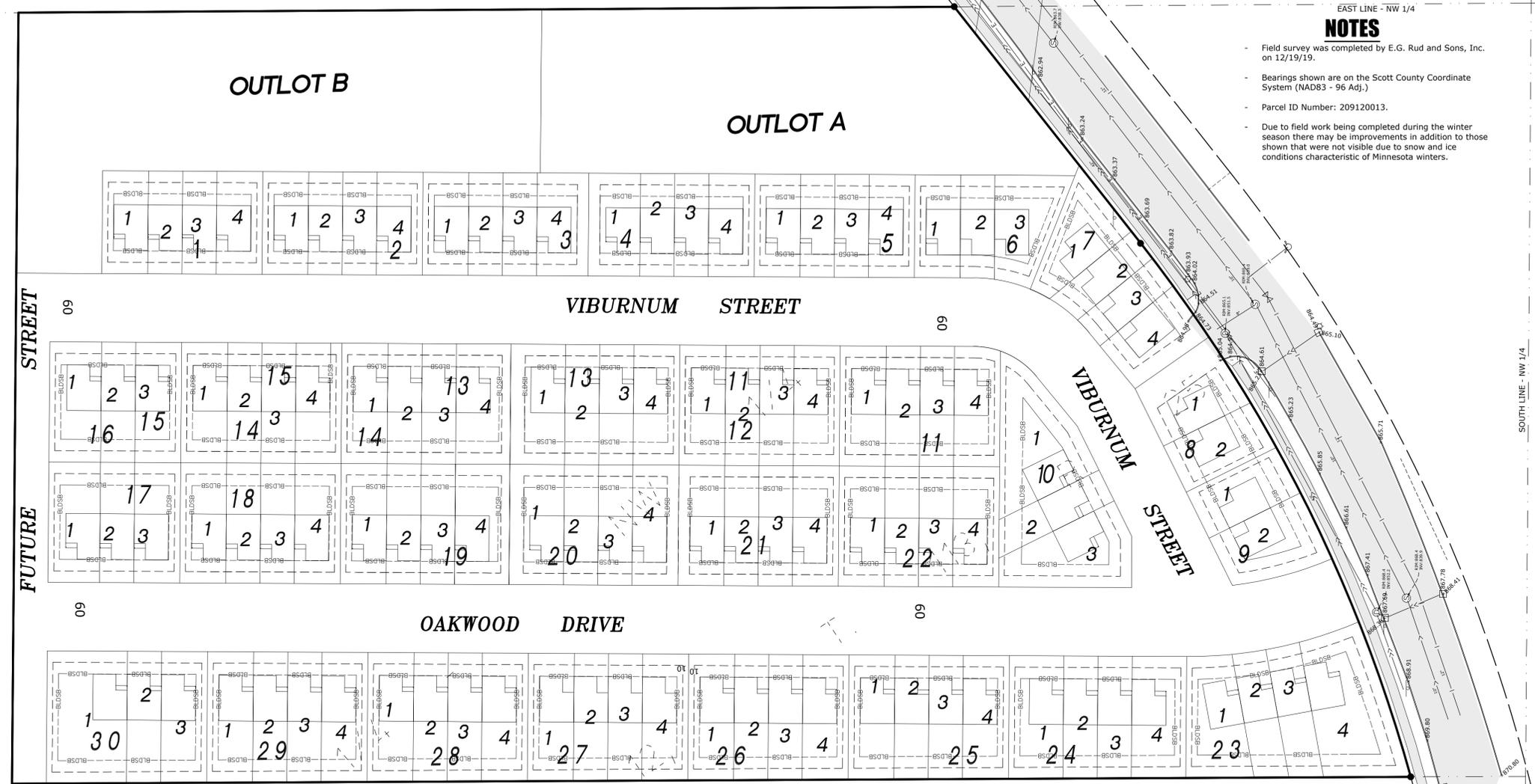
LEGEND

- DENOTES CLEAN OUT
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES ELECTRICAL MANHOLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GAS METER
- DENOTES GAS VALVE
- DENOTES HAND HOLE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES TELEPHONE MANHOLE
- DENOTES WATER SHUT OFF
- DENOTES WATER VALVE
- DENOTES WELL
- DENOTES FENCE
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 52705
- DENOTES AIR CONDITIONING UNIT
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES CATCH BASIN MANHOLE
- DENOTES CABLE PEDESTAL
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES PARKING SETBACK LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER SCOTT COUNTY TAX INFORMATION)



NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/19/19.
- Bearings shown are on the Scott County Coordinate System (NAD83 - 96 Adj.)
- Parcel ID Number: 209120013.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.



AVERAGE LOT : 3886 SF
 LARGEST LOT : 8628 SF
 SMALLEST LOT : 2513 SF

LOT	BLOCK	AREA
1	10	4241 SF
2	10	3157 SF
3	10	3157 SF
4	10	4210 SF
1	11	4241 SF
2	11	3157 SF
3	11	3157 SF
4	11	4241 SF
1	12	5030 SF
2	12	3157 SF
3	12	3157 SF
4	12	4241 SF

LOT	BLOCK	AREA
1	4	4073 SF
2	4	2700 SF
3	4	2700 SF
4	4	3622 SF
1	5	3622 SF
2	5	2700 SF
3	5	2700 SF
4	5	3622 SF
1	6	3622 SF
2	6	2707 SF
3	6	4916 SF
1	7	4524 SF
2	7	2653 SF
3	7	2513 SF
4	7	4186 SF
1	8	5103 SF
2	8	3910 SF

LOT	BLOCK	AREA
1	9	4003 SF
2	9	5112 SF
1	10	7456 SF
2	10	3160 SF
3	10	6049 SF
1	11	4241 SF
2	11	3157 SF
3	11	3157 SF
4	11	4210 SF
1	12	4241 SF
2	12	3157 SF
3	12	3157 SF
4	12	4241 SF
1	13	5030 SF
2	13	3157 SF
3	13	3157 SF
4	13	4241 SF

LOT	BLOCK	AREA
1	14	4241 SF
2	14	3157 SF
3	14	3157 SF
4	14	5030 SF
1	15	4241 SF
2	15	3157 SF
3	15	3157 SF
4	15	4241 SF
1	16	4767 SF
2	16	3157 SF
3	16	4241 SF
1	17	4767 SF
2	17	3157 SF
3	17	4241 SF

LOT	BLOCK	AREA
1	18	4241 SF
2	18	3157 SF
3	18	3157 SF
4	18	4241 SF
1	19	4241 SF
2	19	3157 SF
3	19	3157 SF
4	19	5030 SF
1	20	5030 SF
2	20	3157 SF
3	20	3157 SF
4	20	4241 SF
1	21	4241 SF
2	21	3157 SF
3	21	3157 SF
4	21	4241 SF

LOT	BLOCK	AREA
1	22	4241 SF
2	22	3157 SF
3	22	3157 SF
4	22	4241 SF
1	23	5331 SF
2	23	3345 SF
3	23	3503 SF
4	23	8628 SF
1	24	5141 SF
2	24	3218 SF
3	24	3209 SF
4	24	5091 SF
1	25	4397 SF
2	25	3262 SF
3	25	3253 SF
4	25	4357 SF

LOT	BLOCK	AREA
1	26	4453 SF
2	26	3303 SF
3	26	3295 SF
4	26	4413 SF
1	27	4509 SF
2	27	3345 SF
3	27	3336 SF
4	27	5030 SF
1	28	4509 SF
2	28	3345 SF
3	28	3336 SF
4	28	4469 SF
1	29	4621 SF
2	29	3429 SF
3	29	3420 SF
4	29	4581 SF
1	30	8147 SF
2	30	3461 SF
3	30	4637 SF



BENCHMARK
 BENCHMARK:
 MNDOT CONTROL POINT "7007 M"
 GSD STA. # 30088
 ELEV=872.37 (NAVD88)

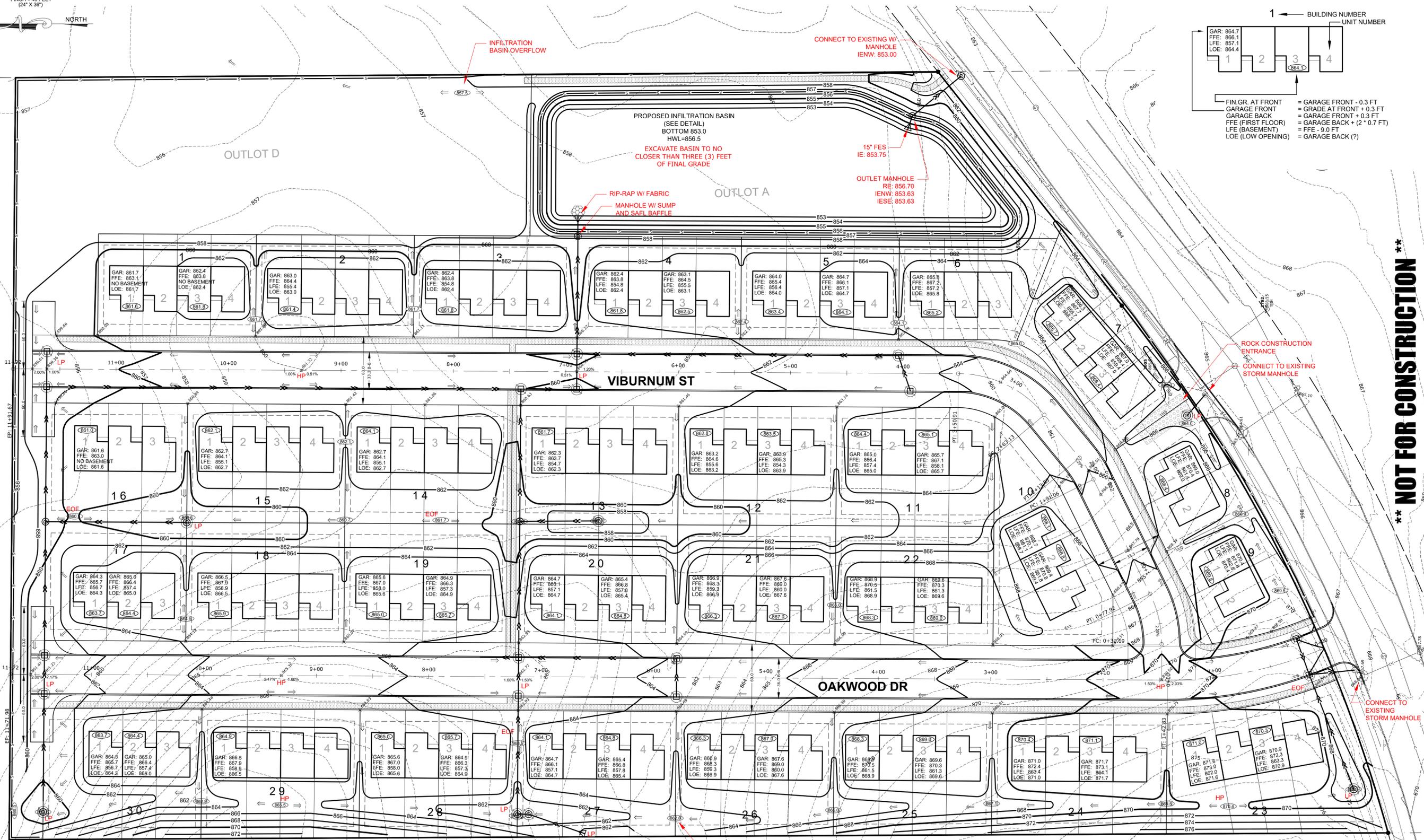
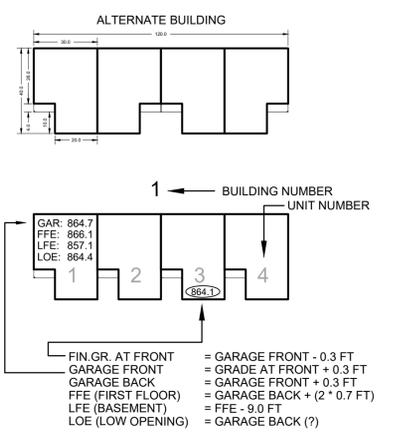
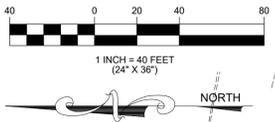
PRELIMINARY GRADING & DRAINAGE PLAN

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL "111" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

LEGEND

- EXISTING UNDERGROUND TELEPHONE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER
 - EXISTING GATE VALVE
 - EXISTING CATCH BASIN
 - EXISTING FLARED-END SECTION
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING SIGN
 - PROPOSED STORM SEWER PIPE
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED FLARED-END SECTION
 - PROPOSED RIP-RAP
 - PROPOSED INLET PROTECTION
 - PROPOSED DIRECTION OF DRAINAGE
 - PROPOSED POINTS (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- NOTE: THERE ARE NO WETLANDS ON-SITE



**** NOT FOR CONSTRUCTION ****

PLOWE ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DATE: 05-04-2020

NO.	DATE	BY	DESCRIPTION
1	05-04-20	ADAM GINKEL	PRELIMINARY PLAT SUBMITTAL
2	06-24-20	ADAM GINKEL	PRELIMINARY PLAT SUBMITTAL
3			
4			
5			
6			

DATE: 06-24-2020

HEREBY CERTIFY THAT THIS PLAN 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.

PRELIMINARY

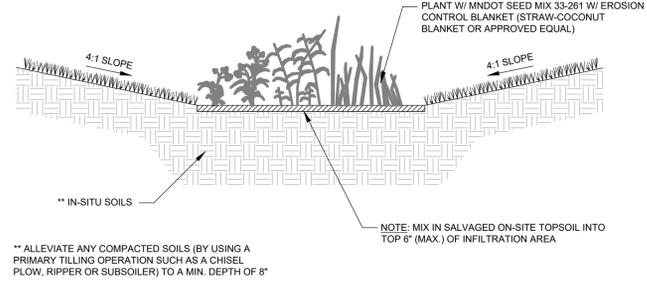
ADAM GINKEL
Date: 06-24-2020 License No. 43963

PRAIRIE GARDENS
CITY OF BELLE PLAINE, MN
PRELIMINARY GRADING AND DRAINAGE PLAN
PREPARED FOR: GARY AND LYNN CROSBY

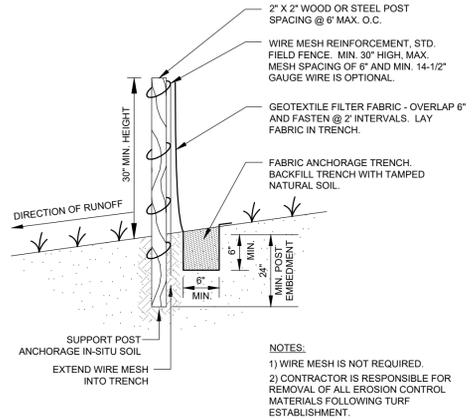
SHEET
C1.01

PRELIMINARY DETAILS

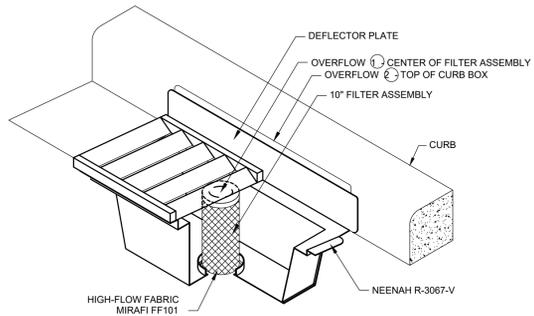
- NOTES:
1. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES) IN BASINS.
 2. NO MINING OF SANDY SOILS ALLOWED BELOW BASINS.
 3. DURING MASS GRADING, PERFORM SOILS CORRECTION IN BASINS AS NECESSARY.
 4. AFTER MASS GRADING, LEAVE BASINS THREE (3) INCHES HIGHER THAN FINISHED GRADE.
 5. PROVIDE SILT FENCE AROUND BASIN.
 6. PROTECT BASIN FROM RUN-OFF DURING REMAINDER OF CONSTRUCTION ACTIVITIES.
 7. KEEP BASIN OFF-LINE UNTIL SITE HAS BEEN STABILIZED.
 8. ONCE SITE HAS BEEN STABILIZED, EXCAVATE BASIN TO FINAL GRADE.



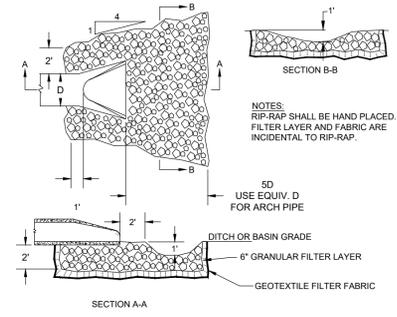
INFILTRATION BASIN
N.T.S.



SILT FENCE
N.T.S.

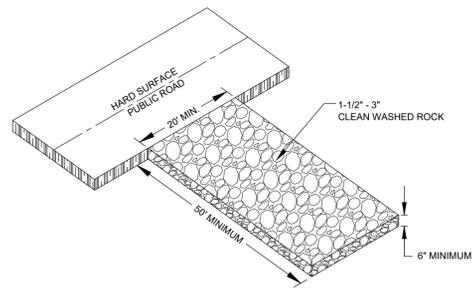


WIMCO INLET PROTECTION
N.T.S.



RIP-RAP QUANTITIES (C.Y.)					
PIPE DIA.	RIP-RAP	PIPE DIA.	RIP-RAP	PIPE DIA.	RIP-RAP
12"	4	24"	10	42"	23
15"	5	27"	12	48"	29
18"	6	30"	14	54"	34
21"	8	36"	19	60"	39

RIP-RAP AT PIPE OUTLETS
N.T.S.



ROCK CONSTRUCTION ENTRANCE
N.T.S.

DATE	DESCRIPTION
05-04-2020	PRELIMINARY PLAT SUBMITTAL
06-24-20	PRELIMINARY PLAT SUBMITTAL

DATE: 05-04-2020
JOB NO.: 20-1895
CHECK BY: CWP
DRAWN BY: AG
DATE: 06-24-20
DATE: 06-24-2020
License No. 43963

ADAM GINKEL
PRELIMINARY
Date: 06-24-2020
License No. 43963

PRAIRIE GARDENS
CITY OF BELLE PLAINE, MN
PRELIMINARY DETAILS
PREPARED FOR: GARY AND LYNN CROSBY

SHEET C1.02

**** NOT FOR CONSTRUCTION ****

STORM WATER POLLUTION PREVENTION PLAN

PROJECT NAME
PRAIRIE GARDENS

PROJECT LOCATION
** NO ASSIGNED ADDRESS **
COMMERCE DR W
(ADJ. TO BELLE PLAINE ATHLETIC COMPLEX)
BELLE PLAINE, MN 56011
SCOTT COUNTY

LATITUDE: 44.6097
LONGITUDE: -93.7793

P.I.D. 209120013

DEVELOPER
GARY AND LYNN CROSBY
15986 283 ST W
BELLE PLAINE, MN 56011

CONTACT NAME: GARY CROSBY
CONTACT PHONE: (612) 245-6363
CONTACT E-MAIL: GARY2731@HOTMAIL.COM

GENERAL CONTRACTOR
TBD

DOCUMENTATION OF TRAINED INDIVIDUALS

A. INDIVIDUAL WHO PREPARED THE SWPPP:

ADAM GINKEL
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES MN 55014
(651) 361-8234
adam@plowe.com

B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. (MINN. R. 7090)

NAME	COMPANY	ADDRESS 1	ADDRESS 2	PHONE	EMAIL

C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs. (MINN. R. 7090)

NAME	COMPANY	ADDRESS 1	ADDRESS 2	PHONE	EMAIL

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS

STORM WATER FROM THE SITE IS TO BE DIRECTED TO AN INFILTRATION BASIN TO BE CONSTRUCTED FOR THIS PROJECT.

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES

THE PROPOSED STORMWATER MANAGEMENT FOR THIS SITE WILL BE MAINTAINED BY THE CITY OF CLEARWATER.

SITE IMPERVIOUS AREAS

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
TOTAL SITE AREA	16.406 ACRES	
TOTAL ESTIMATED IMPERVIOUS	0 ACRES	6.81 ACRES
TOTAL ESTIMATED PERVIOUS	16.406 ACRES	11.77 ACRES

APPROX. 6.81 ACRE INCREASE IN IMPERVIOUS

REVEGETATION SPECIFICATIONS

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
TEMPORARY SPRING/SUMMER SOIL-BUILDING COVER	MNDOT MIX 21-111 (100 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
HYDROMULCH	3884
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS

SEE "STORMWATER DRAINAGE REPORT" FOR EXISTING AND PROPOSED AREA MAPS, DENOTING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW, AND DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE.

QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES

TYPE	QTY	UNIT
SILT FENCE		LINEAR FEET
BIO-ROLLS		EACH
RIP-RAP W. GEO-FABRIC		CUBIC YARDS
CATCH BASIN INLET PROTECTION		EACH
STABILIZED (SODDED) OVERFLOW		EACH
EROSION CONTROL BLANKET		SQUARE YARDS
SEED & MULCH (GENERAL)		ACRE
ROCK CONSTRUCTION ENTRANCE		EACH
EXIST. GRAVEL DRIVE TO BE USED AS ROCK ENTRANCE		

RECEIVING WATERS WITHIN ONE MILE

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
ON-SITE INFILTRATION BASIN	POND	NO	NO
REGIONAL POND	POND	NO	NO
ROBERT CREEK	RIVER	NO	YES

BUFFER TO SURFACE WATER

YES NO N/A

IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?

NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

A) THERE ARE NO SURFACE WATERS WITHIN THE PROJECT AREA OR WITHIN 50-FT OF ANY DISTURBANCE.

TEMPORARY SEDIMENTATION BASINS

YES NO N/A

IF TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

A) BECAUSE THERE IS AN IMPAIRED WATER WITHIN ONE (1) MILE, THIS REQUIREMENT BECOMES FIVE (5) ACRES. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SEDIMENTATION BASINS.

INFILTRATION FEASIBILITY

YES NO N/A

ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.21)?

A) SOME SITE LOCATIONS HAVE POOR SOILS FOR INFILTRATION.

ADDITIONAL STORMWATER MITIGATION MEASURES

YES NO

ARE THERE ANY STORMWATER MITIGATION MEASURES PER:

- ENVIRONMENTAL REVIEW DOCUMENT?
- ENDANGERED SPECIES REVIEW?
- ARCHAEOLOGICAL REVIEW?
- OTHER LOCAL, STATE OR FEDERAL REVIEW?

IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES. FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. (MINN. R. 7090)

- NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES**
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
 - CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLAN.
 - ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
 - THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
 - SILT FENCE SHALL REMAIN IN PLACE UNTIL SITE HAS BEEN STABILIZED.
 - CONTRACTOR SHALL INSTALL THE ROCK CONSTRUCTION ENTRANCE.
 - CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
 - CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
 - CONTRACTOR TO PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN SECTION 14.1 THROUGH 14.10 WITH THE REQUIREMENT BEING FIVE (5) OR MORE ACRES OF DISTURBED SOILS - AN IMPAIRED WATER IS LOCATED WITHIN ONE (1) MILE OF THE PROJECT BOUNDARY.
 - CONTRACTOR TO PROTECT PROPOSED STORMWATER MANAGEMENT FACILITIES (INFILTRATION BASIN) FROM UNTREATED RUN-OFF RELATED TO CONSTRUCTION.
 - PROTECT EXISTING BASIN FROM RUN-OFF DURING ALL PHASES OF CONSTRUCTION.
 - DO NOT DIRECT SITE RUN-OFF TO BASIN UNTIL SITE IS STABILIZED.
 - DO NOT EXCAVATE BASIN CLOSER THAN THREE (3) FEET OF FINAL GRADE UNTIL SITE IS STABILIZED.
 - CONTRACTOR TO SHALL PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS.
 - CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
 - CONTRACTOR TO STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
 - CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.
 - COORDINATE SMALL UTILITIES INSTALLATIONS (GAS, PHONE, ELECTRIC, CABLE, FIBEROPTIC, ETC.) AFTER CURB & GUTTER INSTALLATION.

NPDES DEFINITIONS

"BEST MANAGEMENT PRACTICES (BMPs)" MEANS THE MOST EFFECTIVE AND PRACTICABLE MEANS OF EROSION PREVENTION AND SEDIMENT CONTROL, AND WATER QUALITY MANAGEMENT PRACTICES THAT ARE THE MOST EFFECTIVE AND PRACTICABLE MEANS OF CONTROL, PREVENT, AND MINIMIZE DEGRADATION OF SURFACE WATER, INCLUDING AVOIDANCE OF IMPACTS, CONSTRUCTION-PHASING, MINIMIZING THE LENGTH OF TIME SOIL AREAS ARE EXPOSED, PROHIBITIONS, POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES. (MINN. R. 7090)

"CONSTRUCTION ACTIVITY" MEANS ACTIVITIES INCLUDING CLEARING, GRADING, AND EXCAVATING, THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, INCLUDING THE DISTURBANCE OF LESS THAN ONE ACRE OF TOTAL LAND AREA THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IF THE LARGER COMMON PLAN WILL ULTIMATELY DISTURB EQUAL TO OR GREATER THAN ONE ACRE. THIS INCLUDES A DISTURBANCE TO THE LAND THAT RESULTS IN A CHANGE IN THE TOPOGRAPHY, EXISTING SOIL COVER, BOTH VEGETATIVE AND NONVEGETATIVE, OR THE EXISTING SOIL TOPOGRAPHY THAT MAY RESULT IN ACCELERATED STORMWATER RUNOFF THAT MAY LEAD TO SOIL EROSION AND MOVEMENT OF SEDIMENT. CONSTRUCTION ACTIVITY DOES NOT INCLUDE A DISTURBANCE TO THE LAND OF LESS THAN FIVE ACRES FOR THE PURPOSE OF ROUTINE MAINTENANCE PERFORMED TO MAINTAIN THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND ORIGINAL PURPOSE OF THE FACILITY. ROUTINE MAINTENANCE DOES NOT INCLUDE ACTIVITIES SUCH AS REPAIRS, REPLACEMENT AND OTHER TYPES OF NON-ROUTINE MAINTENANCE, PAVEMENT REHABILITATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G., MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. (MINN. R. 7090)

"DEWATERING" MEANS THE REMOVAL OF SURFACE OR GROUND WATER TO DRY AND/OR SOLIDIFY A CONSTRUCTION SITE TO ENABLE CONSTRUCTION ACTIVITY. DEWATERING MAY REQUIRE A MINNESOTA DEPARTMENT OF NATURAL RESOURCES WATER APPROPRIATION PERMIT AND, IF DEWATERING WATER IS CONTAMINATED, DISCHARGE OF SUCH WATER MAY REQUIRE AN INDIVIDUAL MPCA NPDES/SDS PERMIT. (MINN. R. 7090)

"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. (MINN. R. 7090)

"GENERAL CONTRACTOR" MEANS THE PARTY WHO SIGNS THE CONSTRUCTION CONTRACT WITH THE OWNER TO CONSTRUCT THE ENTIRE PROJECT DESCRIBED IN THE FINAL PLANS AND SPECIFICATIONS. WHERE THE CONSTRUCTION PROJECT INVOLVES MORE THAN ONE CONTRACTOR, THE GENERAL CONTRACTOR IS THE PARTY RESPONSIBLE FOR COMPLETING THE ENTIRE PROJECT ON BEHALF OF THE OWNER. IN SOME CASES, THE OWNER IS THE GENERAL CONTRACTOR. IN THESE CASES, THE OWNER SIGNS THE PERMIT APPLICATION AS THE OPERATOR AND BECOMES THE SOLE PERMITTEE. (MINN. R. 7090)

"GROUNDWATER" MEANS THE WATER CONTAINED BELOW THE SURFACE OF THE EARTH IN THE SATURATED ZONE INCLUDING, WITHOUT LIMITATION, ALL WATERS WHETHER UNDER CONFINED, UNCONFINED, OR PERCHED CONDITIONS, IN NEAR SURFACE UNCONSOLIDATED SEDIMENT OR REGOLITH, OR IN ROCK FORMATIONS DEEPER UNDERGROUND. (MINN. R. 7090)

"HOMEOWNER FACT SHEET" MEANS AN MPCA FACT SHEET AVAILABLE ON THE MPCA CONSTRUCTION STORMWATER WEBSITE FOR PERMITTEES TO GIVE TO HOMEOWNERS AT THE TIME OF SALE. (MINN. R. 7090)

"INFEASIBLE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. (MINN. R. 7090)

"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE, IF THE PERMITTEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE TEMPS 9 APPLIES, PERMITTEES CAN INITIATE STABILIZATION BY:

- PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
- APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR
- SEEDING OR PLANTING THE EXPOSED AREA; OR
- STARTING ANY OF THE ACTIVITIES IN A - C ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR
- FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE DEADLINE FOR COMPLETING STABILIZATION. (MINN. R. 7090)

"IMPERVIOUS SURFACE" MEANS A CONSTRUCTED HARD SURFACE THAT EITHER PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL AND CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES AND AT AN INCREASED RATE OF FLOW THAN PRIOR TO DEVELOPMENT. EXAMPLES INCLUDE ROOFTOPS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, AND CONCRETE, ASPHALT, OR GRAVEL ROADS. BRIDGES OVER SURFACE WATERS ARE CONSIDERED IMPERVIOUS SURFACES. (MINN. R. 7090)

"NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" MEANS THE PROGRAM FOR ISSUING, MODIFYING, REVOKING, REISSUING, TERMINATING, MONITORING, AND ENFORCING PERMITS UNDER THE CLEAN WATER ACT, AS AMENDED (33 U.S.C. 1251 ET SEQ. SECTION 1342 AND 40 CFR PARTS 122, 123, 124 AND 450). (MINN. R. 7090)

"NATURAL BUFFER" MEANS AN AREA OF UNDISTURBED COVER SURROUNDING SURFACE WATERS WITHIN WHICH CONSTRUCTION ACTIVITIES ARE RESTRICTED. NATURAL BUFFER INCLUDES THE VEGETATION, EXPOSED ROCK, OR BARREN GROUND THAT EXISTS PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES. (MINN. R. 7090)

"NOTICE OF TERMINATION (NOT)" MEANS THE FORM (ELECTRONIC OR PAPER) REQUIRED FOR TERMINATING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT. (MINN. R. 7090)

"OPERATOR" MEANS THE PERSON (USUALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. (MINN. R. 7090)

"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASE, EASEMENT OR MINERAL RIGHTS LICENSE HOLDER, OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. (MINN. R. 7090)

"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PREVENT SOIL FAILURE UNDER EROSION CONDITIONS. EXAMPLES INCLUDE: GRAVEL, CONCRETE, PERENNIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERENNIAL VEGETATIVE COVER (I.E. EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMPs SUCH AS WOOD FIBER BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. (MINN. R. 7090)

"PERMITTEES" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. (MINN. R. 7090)

"PROJECT" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND/OR CONDUCTED UNDER A PARTICULAR PERMIT. THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. (MINN. R. 7090)

"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATER COURSES DESCRIBED IN MINN. STAT. SECT. 1036.005 SUBP. 15. (MINN. R. 7090)

"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTION). (MINN. R. 7090)

"STABILIZED" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STACKED SOD, RIPRAP, EROSION CONTROL BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING. GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 90 PERCENT GROUND COVERAGE (TYPICALLY 2 TON/ACRE). (MINN. R. 7090)

"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. (MINN. R. 7090)

"STEEP SLOPES" MEANS SLOPES THAT ARE 1:3 (V:H) (33.3 PERCENT) OR STEEPER IN GRADE. (MINN. R. 7090)

"STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" MEANS A PLAN FOR STORMWATER DISCHARGE THAT INCLUDES ALL REQUIRED CONTENT UNDER IN SECTION 5 THAT DESCRIBES THE EROSION PREVENTION, SEDIMENT CONTROL AND WASTE CONTROL BMPs AND PERMANENT STORMWATER TREATMENT SYSTEMS. (MINN. R. 7090)

"SURFACE WATER OR WATERS" MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WETLANDS, RESERVOIRS, SPRINGS, RIVERS, DRAINAGE SYSTEMS, WATERWAYS, WATERCOURSES, AND IRRIGATION SYSTEMS WHETHER NATURAL OR ARTIFICIAL. PUBLIC OR PRIVATE, EXCEPT THAT SURFACE WATERS DO NOT INCLUDE STORMWATER TREATMENT SYSTEMS CONSTRUCTED FROM UPLAND. THIS PERMIT DOES NOT CONSIDER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. (MINN. R. 7090)

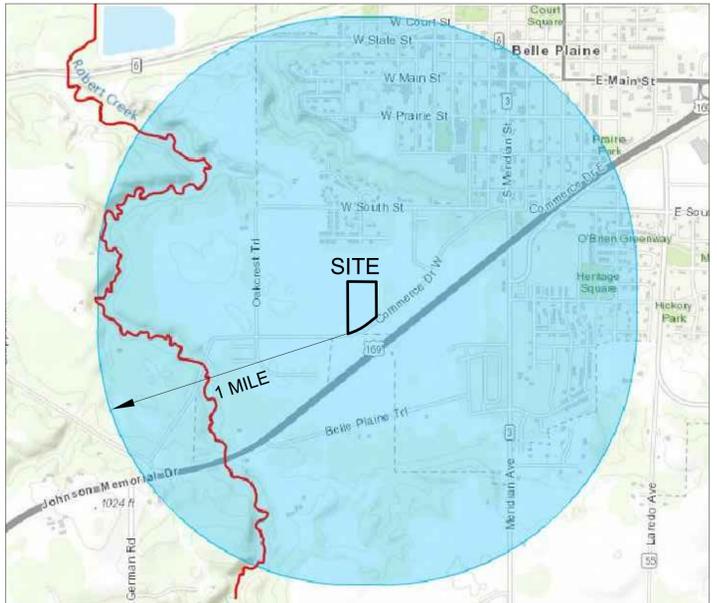
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN FLOW THROUGH OR BORDER UPON THE STATE OR ANY PORTION THEREOF. (MINN. STAT. 115.01, SUBP. 22)

"WATER QUALITY VOLUME" MEANS ONE (1) INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT (CALCULATED AS AN INSTANTANEOUS VOLUME). (MINN. R. 7090)

"WETLANDS" (AS DEFINED IN MINN. R. 7050.0186, SUBP. 1A.B) MEANS THOSE AREAS THAT ARE INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT, AND UNDER NORMAL CIRCUMSTANCES DO SUPPORT, A PREVALENCE OF VEGETATION TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL CONDITIONS. WETLANDS GENERALLY INCLUDE SWAMPS, MARSHES, BOGS, AND SIMILAR AREAS. CONSTRUCTED WETLANDS DESIGNED FOR WASTEWATER TREATMENT ARE NOT WATERS OF THE STATE. WETLANDS MUST HAVE THE FOLLOWING ATTRIBUTES:

- A PREDOMINANCE OF HYDRIC SOILS; AND
- INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF HYDROPHYTIC VEGETATION TYPICALLY ADAPTED FOR LIFE IN A SATURATED SOIL CONDITION; AND
- UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. (MINN. R. 7050.0186, SUBP. 1A.B)

MAP OF SURFACE WATERS



THE FOLLOWING IMPAIRED LAKES HAVE AN EPA-APPROVED TMDL PLAN FOR:

(1) ROBERT CREEK

BENTHIC MACROINVERTEBRATE BIOASSESSMENTS, E. COLI, FISHES BIOASSESSMENTS, TOTAL SUSPENDED SOLIDS

BECAUSE THIS PROJECT HAS A DISCHARGE POINT WITHIN ONE MILE OF THE ABOVE-REFERENCED IMPAIRED WATER, THE SWPPP HAS INCLUDED THE FOLLOWING:

23.9:

PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.

23.10:

PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

ALSO, A MANDATORY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REVIEW IS REQUIRED BY THE MPCA IF THE PROJECT WILL DISTURB OVER 50 ACRES AND HAS A DISCHARGE POINT ON THE PROJECT WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF, AND FLOWS TO THE IMPAIRED WATER. OWNERS MUST SUBMIT THE APPLICATION FOR COVERAGE AND THE SWPPP AT LEAST 30-DAYS BEFORE THE CONSTRUCTION START DATE. THE SWPPP CAN BE ATTACHED ELECTRONICALLY WHEN USING THE ONLINE APPLICATION.

- THIS REQUIREMENT IS N/A



6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DATE	JOB NO.	CHECK BY	CMP
05-04-2020	20-1885		
06-24-20			
1	PRELIMINARY PLAT SUBMITTAL		
2			
3			
4			
5			
6			

HEREBY CERTIFY THAT THIS PLAN 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.

PRELIMINARY

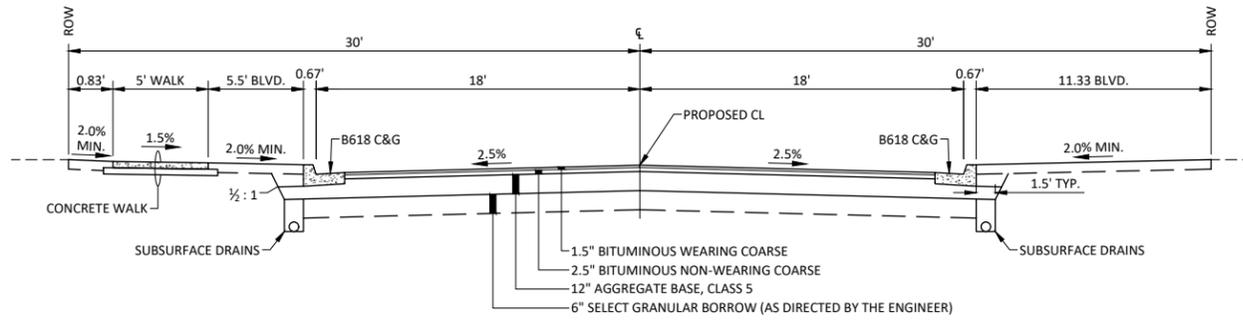
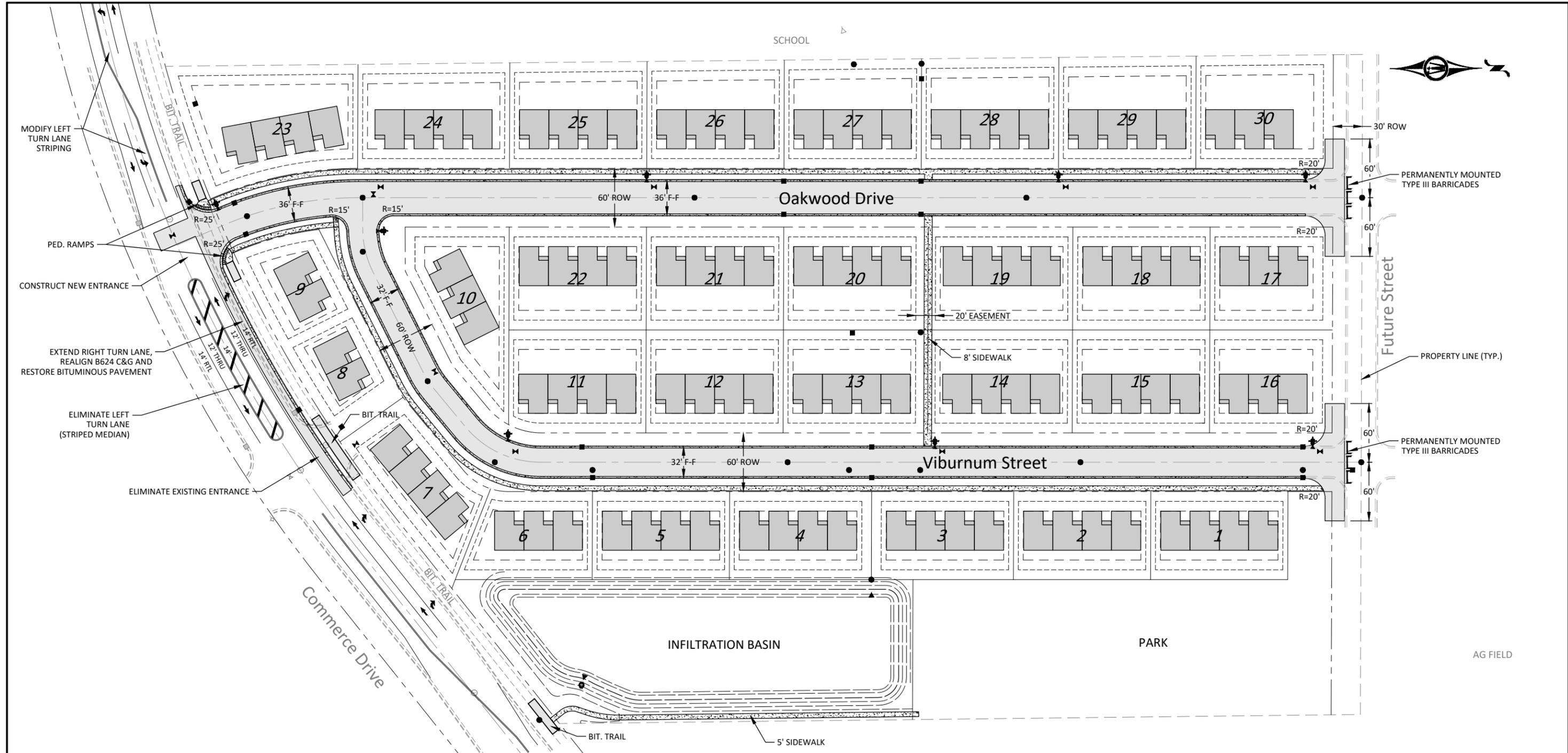
ADAM GINKEL
Date: 06.24.2020 License No. 43963

**** NOT FOR CONSTRUCTION ****

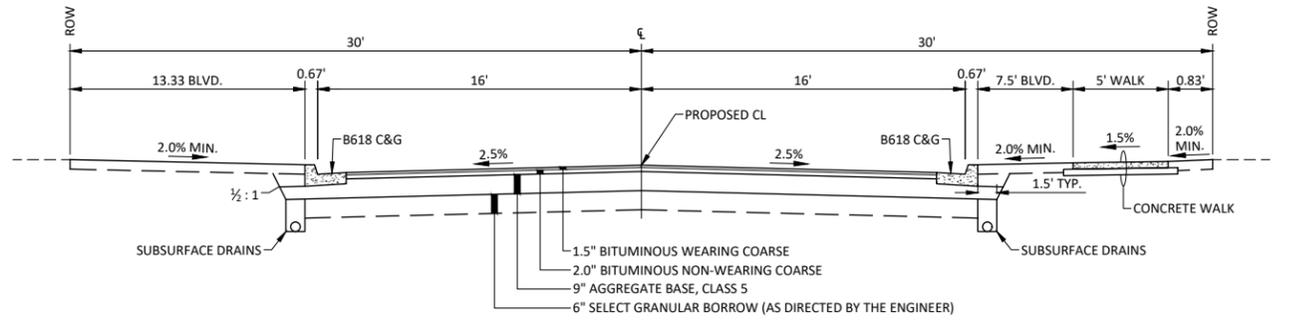
PRAIRIE GARDENS
CITY OF BELLE PLAINE, MN

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

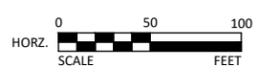
PREPARED FOR: GARY AND LYNN CROSBY



TYPICAL SECTION - 36' RESIDENTIAL STREET (9-TON)
OAKWOOD DRIVE



TYPICAL SECTION - 32' RESIDENTIAL STREET (7-TON)
VIBURNUM STREET



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.
D. Joseph Duncan II, P.E.
 D. Joseph Duncan II, P.E.
 LIC. NO. 26100 DATE 6/23/2020



1960 PREMIER DRIVE
 MANKATO, MINNESOTA 56001
 Phone: (507) 625-4171
 Email: Mankato@bolton-menk.com
 www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
BJS		PRE-PLAT	6/23/2020
DRAWN	BJS		
CHECKED	DJD		
CLIENT PROJ. NO.	M15-120175		

CITY OF BELLE PLAINE, MINNESOTA
 PRAIRIE GARDENS SUBDIVISION
 PRELIMINARY PLAT
 STREET PLAN

SHEET
 1
 OF
 2

© Bolton & Menk, Inc. 2020. All Rights Reserved. LABEL: M15-120175-PLAT-01-175-PR-PLAT-STREET PLAN 6/23/2020 2:12:32 PM



LEGEND

- MH > SANITARY SEWER
- HYD VALVE | WATERMAIN
- >>> SEWER & WATER SERVICES
- MH >>> CB STORM SEWER

GENERAL NOTES:

1. ALL SANITARY SEWER SHALL BE 8" DIA. PIPE EXCEPT AS NOTED OTHERWISE.
2. ALL WATERMAIN SHALL BE 8" DIA. PIPE EXCEPT FOR 6" HYDRANT LEADS AND AS NOTED OTHERWISE.
3. ALL STORM SEWER SHALL BE MINIMUM 12" DIA. PIPE. STORM SEWER SIZING TO BE DETERMINED.



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.

D. Joseph Duncan II, P.E.
 D. Joseph Duncan II, P.E.
 LIC. NO. 26100 DATE 6/23/2020



1960 PREMIER DRIVE
 MANKATO, MINNESOTA 56001
 Phone: (507) 625-4171
 Email: Mankato@bolton-menk.com
 www.bolton-menk.com

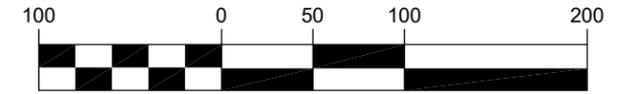
DESIGNED	NO.	ISSUED FOR	DATE
BJS		PRE-PLAT	6/23/2020
DRAWN			
BJS			
CHECKED			
DJD			
CLIENT PROJ. NO.			
M15-120175			

CITY OF BELLE PLAINE, MINNESOTA
 PRAIRIE GARDENS SUBDIVISION
 PRELIMINARY PLAT
 UTILITY PLAN

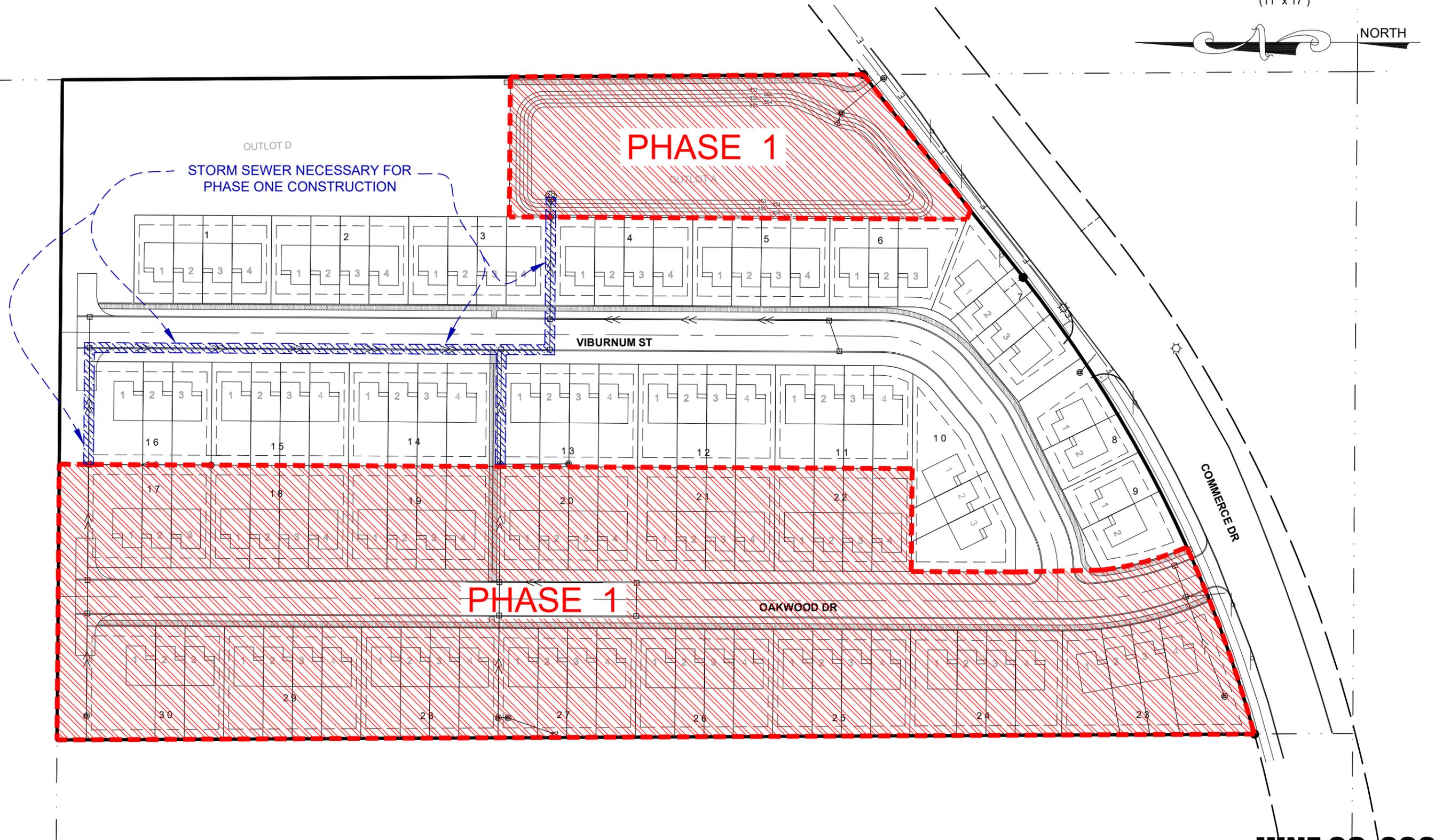
SHEET
 2
 OF
 2

© Bolton & Menk, Inc. 2020. All Rights Reserved. A:\BELLEPLAINE\15120175\15120175-PRG-PLAT-UTILITIES.dwg 6/23/2020 2:17:50 PM

PRAIRIE GARDENS PHASING PLAN



1 INCH = 100 FEET
(11" x 17")



JUNE 29, 2020



FRONT ELEVATION

SCALE: 1/4"=1'-0"

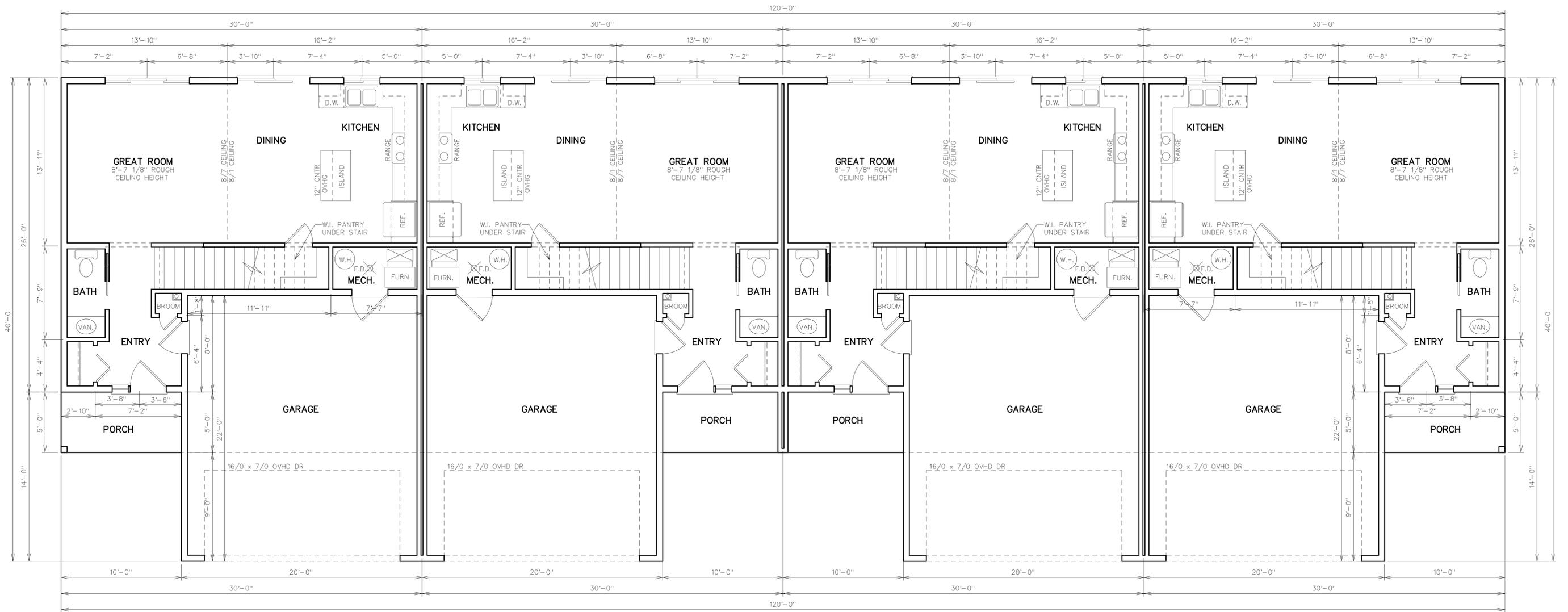
NOTE: AUTUMN DESIGN OF MN, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

DRN	TYPE	DATE
SE	PRLM	06/19/20
	FINAL	
	REV.	
	REV.	

CROSBY HOMES

AUTUMN DESIGN
of Minnesota, Inc.
(952) 873-4311

PAGE of
INDEX NO.
2851-1



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTE: AUTUMN DESIGN OR ITS A/E/C IS NOT RESPONSIBLE FOR THE COMPLIANCE OR ACCURACY OF THESE DRAWINGS IN ANY OF THE JURISDICTIONS WHERE THEY ARE USED. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL VERIFY THAT ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS SHALL BE APPROVED BY A LICENSED ARCHITECT OR ENGINEER BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

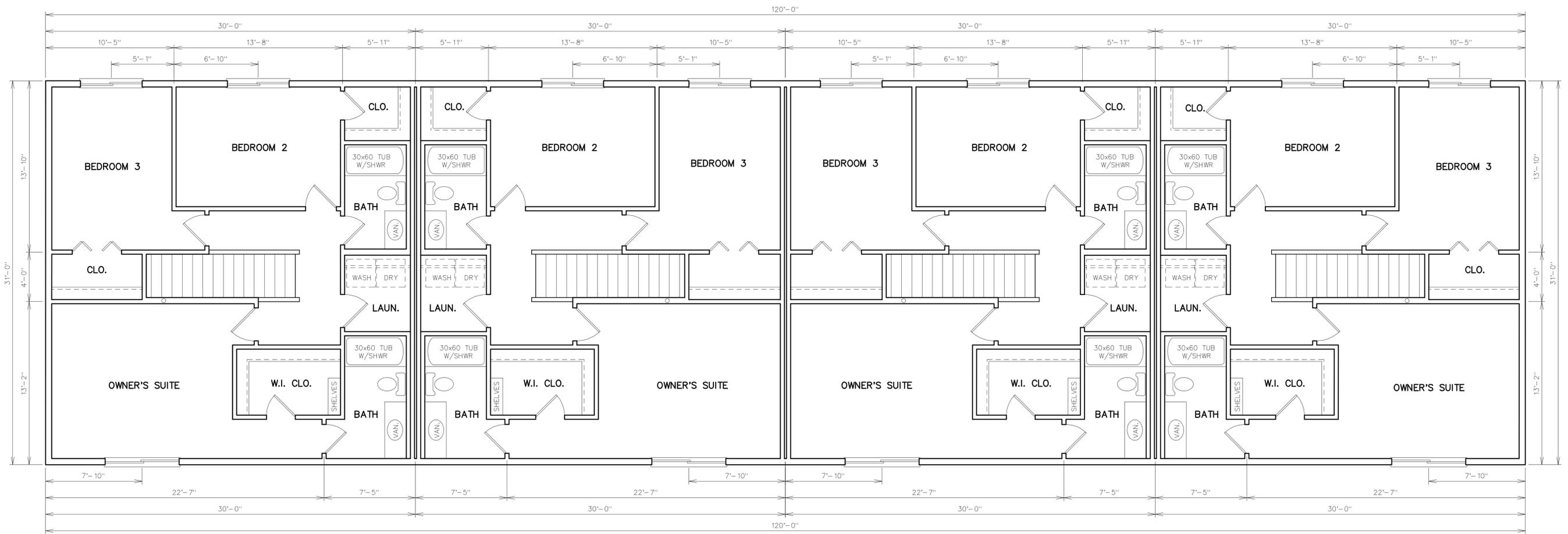
DATE	TYPE	BY
06/19/20	PRIM	SB
	FINAL	
	REV	
	REV	

624 SF 1st FLOOR LIVING AREA (INCLUDES MECH.)
 886 SF 2nd FLOOR LIVING AREA
 1512 SF TOTAL LIVING AREA

CROSBY HOMES

AUTUMN DESIGN
 of Minnesota, Inc. (952) 873-4311

PAGE of
 INDEX NO. 2851-1



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

THE ARCHITECT, DESIGNER OR ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE COMPLIANCE OR ACCURACY OF THESE DRAWINGS TO ANY OF THE APPLICABLE CODES, ORDINANCES, REGULATIONS, SPECIFICATIONS, STANDARDS, OR CONTRACT DOCUMENTS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE APPROPRIATE PROFESSIONALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE APPROPRIATE PROFESSIONALS.

REV.	DATE	BY	CHKD.
1	06/19/20	SB	SB
2			
3			

624 SF 1st FLOOR LIVING AREA (INCLUDES MECH.)
 888 SF 2nd FLOOR LIVING AREA
 1512 SF TOTAL LIVING AREA

CROSBY HOMES

AUTUMN DESIGN
 of Minnesota, Inc. (952) 873-4311



**BOLTON
& MENK**

Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

July 7, 2020

Cynthia Smith-Strack
Community Development Director
City of Belle Plaine
PO Box 129
218 Meridian Street
Belle Plaine, MN 56011

RE: Preliminary Plat Submittal
Prairie Gardens

Dear Cynthia,

At your request, I have reviewed the site, grading, and hydraulic submittals for Prairie Gardens submitted by Plowe Engineering, Inc. I offer the following comments:

1. Drainage from the west must be maintained. Providing a corridor as depicted can work but will require paying close attention to not impede this flow so as not to create localized flooding. Connect to the existing pond outfall pipe rather than creating an open conveyance situation.
2. Provide EO elevations/locations for all storm water inlets located at low points, inlets, and basins.
3. Report HWL at each yard inlet/low point to ensure it remains in an easement.
4. Provide additional flow arrows as part of final grading plan.
5. Grading plan is developed for slab or full basements (including egress windows at grade). No look-outs or walk-outs are indicated and therefore will not be a permitted floor plan for construction.
6. I intend to work with Plowe in final design to further address:
 - a. Proposed building pad and street grades. Backyard inlets are to be eliminated wherever possible, as are steep slopes in rear yards that direct flow toward building structures.
 - b. Investigate potential to delay installation of storm sewer along the future roadway at the north end of the property until that street is constructed.
 - c. Hydrologic analysis (isolated low point to the north and development to the west) shall be included in the overall hydrologic analysis.
 - d. Evaluate infiltration basin pre-treatment with long term maintenance considerations.
 - e. Label existing/proposed drainage figures to match HCAD nodal diagram.
 - f. Provide EO routing at each pond node in HCAD.
 - g. Include pipe routing for any necessary yard inlet to remain.
 - h. Include the infiltration basin outlet control structure top of casting to the outlet routing options in HCAD.
 - i. Define the Reach Nodes in HCAD to ensure available capacity for routing purposes.
 - j. Provide temporary sediment pond requirements and temporary pond outlet detail.
 - k. Correct minor inconsistencies in provided SWPPP document.
7. Consider alternative phasing to construct south half of property first rather than an east/west scenario. Several infrastructure benefits are worth evaluating.

Name: Prairie Gardens PrePlat Submittal

Date: July 7, 2020

Page: 2

Please contact me if you have any questions.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in blue ink that reads "D. Joseph Duncan II". The signature is written in a cursive style with a small "II" at the end.

D. Joseph Duncan II, PE

City Engineer

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ- 20-008**

**RECOMMENDING THE CITY COUNCIL CONDITIONALLY APPROVE A DEVELOPMENT STAGE
PLANNED UNIT DEVELOPMENT PLAN FOR PRAIRIE GARDENS**

PID: 209120013

Legal: All that part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 113, Range 25, Scott County, Minnesota, which lies northerly of the northerly line of platted West Commerce Drive in the plat of CITY OF BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1, said plat being of record and on file in the Scott County Recorder's Office, Scott County, Minnesota, EXCEPT the West 656.13 feet thereof. This tract contains 16.40 acres of land and is subject to any and all easements of record.

WHEREAS, Gary and Lynn Crosby, 15966 West 263rd Street, Belle Plaine Minnesota, the Fee Owners of the aforementioned parcel request preliminary planned unit development plan approval for Prairie Gardens a medium density planned unit development with concurrent subdivision providing for the establishment of a phased development consisting of 30 lots and 111 condominium units; and,

WHEREAS, the subject property is planned for medium density residential use and zoned R-7 Mixed Housing District; and,

WHEREAS, the Applicant represents, and the City accepts as a good faith representation:

1. Prairie Gardens is a planned unit development, attached as Exhibit A, with 30 lots with 111 attached condominium units.
2. Flexibility under planned unit development standards is requested to accommodate proposed lot sizes, lot widths, and setbacks, including shared lot line townhome units.
3. The proposed subdivision will include public street and utility extension and be a fully improved development.
4. Improvements will be privately financed. The City Engineer's office will design improvements as per City policy.
5. The proposed subdivision will be fully platted but constructed in two phases. Construction of improvements in Phase I is anticipated in 2021.
6. Access to the development will be from Commerce Drive West.
7. Parkland dedication is proposed.

WHEREAS, The Planning Commission has reviewed the development stage planned unit development plan and finds:

1. The subject property is within the municipal urban service area.
2. The Development complies with entitlements established in City Council Resolution 19-132, A Resolution Approving a Concept Plan for Prairie Gardens A Residential Planned Unit Development With Concurrent Subdivision.
3. The subject property, under Destination Belle Plaine 2040, is planned for medium density residential development with densities from 3-22 dwelling units per acre. Proposed density is approximately 6.95 dwelling unit per acre, consistent with the 2040 plan.
4. The subject property is zoned R-7 Mixed Housing to accommodate medium density residential uses.
5. One family dwellings are not allowed in the R-7 District, attached townhomes are permitted uses in the District.
6. Parkland dedication is proposed and will be reviewed by the Park Commission.

7. Improvements are to be privately financed by the Applicants. Payment of trunk, administrative, and miscellaneous development fees apply.
8. Ingress/egress to the subdivision will be from Commerce Drive West. Illustrated internal local north-south streets will provide continuity to property north of the subject parcel. All streets to be designed to City specifications and dedicated to the public following acceptance.
9. Lot orientation and block length appear consistent with subdivision code requirements.
10. Public improvements are to be designed by the City Engineer as per City policy.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve a development stage planned unit development plan for Prairie Gardens, subject to the following conditions:

1. Development stage plan unit development plan approval pertains specifically to Prairie Gardens, a residential subdivision adjacent to Commerce Drive West as proposed by Gary and Lynn Crosby which is a planned unit development with concurrent subdivision consisting of platted lots with 111 condominium units proposed for PID 209120013.
2. The development stage planned unit development plan and preliminary plat, exhibits accompanying the plan/plat, all correspondence, all reports, and all conditions and restrictions placed upon the plan/plat by the Belle Plaine Planning Commission shall be made a part of this Resolution.
3. Entitlements for the PUD are as follows:

Entitlements	PUD
Planned Use	Medium Density Residential
Base Zone	R-7 Mixed Residential
Residential Density	7.5 dwelling units/acre, maximum
Residential Uses	Condominium units, three to four units per structure
Financing	Developer financed
Open space, Park Dedication	Parkland dedication, subject to adjustment to accommodate street right of way
Performance Standards	Flexibility in minimum lot size, minimum lot width, and setback requirements to accommodate planned development as represented in the development stage planned unit development.

4. Submittal of a landscape plan with attention to softening density of the built environment and providing privacy for townhome occupants.
5. Consideration of adding outdoor spaces such as patios or decks, especially in rear yards with physical or vegetative separation between outdoor spaces as a means of increasing livability and sales potential of the townhome units.
6. Incorporation of recommendations contained in the staff memo dated July 13, 2020 and a memo from the City Engineer dated July 7, 2020 are satisfactorily addressed.
7. Revision of townhome declaration to address City Attorney comments. Execution and recording of revised declaration against each lot/outlot.
8. Approval of final stage PUD plan and final plat.

The adoption of the foregoing resolution was duly moved by Commissioner and seconded by Commissioner and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same: .

Whereupon said resolution was declared duly passed and adopted. Dated this 13th day of July, 2020.

Ashley Cauley
Chairperson

Cynthia Smith Strack
Community Development Director

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ- 20-009**

**RECOMMENDING THE CITY COUNCIL CONDITIONALLY APPROVE A PRELIMINARY PLAT
FOR PRAIRIE GARDENS SUBDIVISION**

PID: 209120013

Legal: All that part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 113, Range 25, Scott County, Minnesota, which lies northerly of the northerly line of platted West Commerce Drive in the plat of CITY OF BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1, said plat being of record and on file in the Scott County Recorder's Office, Scott County, Minnesota, EXCEPT the West 656.13 feet thereof. This tract contains 16.40 acres of land and is subject to any and all easements of record.

WHEREAS, Gary and Lynn Crosby, 15966 West 263rd Street, Belle Plaine Minnesota, the Fee Owners of the aforementioned parcel request preliminary plat approval for Prairie Gardens a medium density planned unit development with concurrent subdivision providing for the establishment of a phased development consisting of 30 lots and 111 condominium units; and,

WHEREAS, the subject property is planned for medium density residential use and zoned R-7 Mixed Housing District; and,

WHEREAS, the Applicant represents, and the City accepts as a good faith representation:

1. Prairie Gardens is a planned unit development with concurrent subdivision, attached as Exhibit A, with 30 lots with 111 attached condominium units.
2. Flexibility under planned unit development standards is requested to accommodate proposed lot sizes, lot widths, and setbacks, including shared lot line townhome units.
3. The proposed subdivision will include public street and utility extension and be a fully improved development.
4. Improvements will be privately financed. The City Engineer's office will design improvements as per City policy.
5. The proposed subdivision will be fully platted but constructed in two phases. Construction of improvements in Phase I is anticipated in 2021.
6. Access to the development will be from Commerce Drive West.
7. Parkland dedication is proposed.

WHEREAS, The Planning Commission has reviewed the preliminary plat and finds:

1. The subject property is within the municipal urban service area.
2. The Development complies with entitlements established in City Council Resolution 19-132, A Resolution Approving a Concept Plan for Prairie Gardens A Residential Planned Unit Development With Concurrent Subdivision.
3. The subject property, under Destination Belle Plaine 2040, is planned for medium density residential development with densities from 3-22 dwelling units per acre. Proposed density is approximately 6.95 dwelling unit per acre, consistent with the 2040 plan.
4. The subject property is zoned R-7 Mixed Housing to accommodate medium density residential uses.
5. One family dwellings are not allowed in the R-7 District, attached townhomes are permitted uses in the District.
6. Parkland dedication is proposed and will be reviewed by the Park Commission.
7. Improvements are to be privately financed by the Applicants. Payment of trunk, administrative, and miscellaneous development fees apply.

8. Ingress/egress to the subdivision will be from Commerce Drive West. Illustrated internal local north-south streets will provide continuity to property north of the subject parcel. All streets to be designed to City specifications and dedicated to the public following acceptance.
9. Lot orientation and block length appear consistent with subdivision code requirements.
10. Public improvements are to be designed by the City Engineer as per City policy.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve a preliminary plat for Prairie Gardens, subject to the following conditions:

1. Preliminary plat approval pertains specifically to Prairie Gardens, a residential subdivision adjacent to Commerce Drive West as proposed by Gary and Lynn Crosby which is a planned unit development with concurrent subdivision consisting of platted lots with 111 condominium units proposed for PID 209120013.
2. The development stage planned unit development plan and preliminary plat, exhibits accompanying the plan/plat, all correspondence, all reports, and all conditions and restrictions placed upon the plan/plat by the Belle Plaine Planning Commission shall be made a part of this Resolution.
3. Incorporation of recommendations contained in the staff memo dated July 13, 2020 and a memo from the City Engineer dated July 7, 2020 are satisfactorily addressed.
4. Submittal of a current title commitment. Review of title and issuance of plat opinion by the City Attorney.
5. Review and approval of final civil plans.
6. Review and approval of proposed parkland dedication and pedestrian facilities within the plat by the Park Commission and City Council.
7. Review and approval of subdivision landscaping plan.
8. Execution and recording against each parcel of a master development and a phase one development agreement for Prairie Gardens.
9. Approval of final PUD plan and final plat.

The adoption of the foregoing resolution was duly moved by Commissioner and seconded by Commissioner and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same: .

Whereupon said resolution was declared duly passed and adopted. Dated this 13th day of July, 2020.

Ashley Cauley
Chairperson

Cynthia Smith Strack
Community Development Director

EXHIBIT A (RESOLUTION 20-009) PRELIMINARY PLAT PRAIRIE GARDENS

