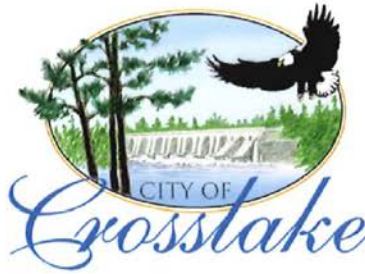


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

August 27, 2021

9:00 A.M.

Crosslake City Hall
13888 Daggett Bay Rd, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: Greg C & Roseanne Haglin

Authorized Agent: Arro Land Surveying of Brainerd Inc, Eric Lee

Site Location: 36448 Pine Bay Rd & 36308 Pine Bay Cir, Crosslake, MN 56442

Request:

- Subdivision of property

To:

- Subdivide parcels #14150519 & 14150501 involving 29.5 acres into 13 tracts

Notification: Pursuant to Minnesota Statutes Chapter 462 and the City of Crosslake Zoning Ordinance, you are hereby notified of a public hearing before the City of Crosslake Planning Commission/Board of Adjustment. Property owners have been notified according to MN State Statute 462 and has been published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Copies of the application and all maps, diagrams or documents are available at Crosslake City Hall or by contacting the Crosslake Planning & Zoning staff at 218-692-2689. Please submit your comments in writing including your name and mailing address to Crosslake City Hall or (crosslakepz@crosslake.net).



STAFF REPORT

Property Owner/Applicant: Greg C & Roseanne Haglin

Parcel Number(s): 14150519, 14150501

Application Submitted: July 12, 2021

Action Deadline: September 9, 2021

City 60 Day Extension Letter sent/ Deadline: N/A / N/A

Applicant Extension Received / Request: N/A / N/A

City Council Date: October 13, 2021

Authorized Agent: Arro Land Surveying of Brainerd Inc, Eric Lee

Request: To subdivide parcels #14150519 & 14150501 involving 29.5 acres into 13 tracts

Current Zoning: Rural Residential 5 (RR5) District

Adjacent Land Use/Zoning:

North – Public

South – RR5

East – RR5

West – Public, RR5

Development Review Team Minutes held on 6-17-2021:

- Property is located at 36448 Pine Bay Rd & 36308 Pine Bay Cir, Crosslake, MN 56442
- Proposed to split the 29.3 acre parcels into a 13 parcel (is currently 2 parcels) plat with a proposed plat name of: The Woods of Crosslake
- Access from Pine Bay Road; asphalt road in the plat is proposed to accommodate the road drainage and utilities with a proposed name of Serenity Lane; want the road to become a city road; road will need to meet the required road standards, so he will work with Ted Strand and the city engineer, Phil Martin of Bolton-Menk (218-821-7265)
- Owner to work with Mike Lyonais concerning the Developer Agreement
- Strand mentioned that Haglin should reach out to the post office to discuss mailbox placement(s)
- The parcel is located within a plat and/or an organization that may have restrictions, you would need to verify those restrictions and clarify that your request is approved by the organization or allowed in the plat
- The parcels are located in two different plats
- Covenants for the newly created plat to be submitted with application
- Any easements to be shown on the survey
- Title commitment – shows current legal description
- Two septic site suitabilities for each parcel will be required

- Stormwater to be taken care of during the construction of the road & the development of the lots
- Wetland Delineation is a requirement or a no wetland statement/letter
- Planning Commission/Board of Adjustment decides the variance and a recommendation to the Crosslake City Council for the plat
- From the approval date of the preliminary plat you are allowed 1 year to submit the final plat to the city council or the approval becomes void
- Failure to record a signed deed(s)/mylar within 2 (two) years of subdivision approval by the city council shall void the approval of this plat
- Discussion on application requirements, procedure, schedule, fee, park dedication fee was explained; approval/appeal (through the court system) process and the requirements/need for a complete application packet by 4:30 PM of the deadline date; payment policy; notification methods; variances are limited to 2 years

Property owner was informed that before they could be placed on a public hearing agenda the following information is required:

1. A certificate of survey meeting the requirements outlined in Chapter 44 of the Code of Ordinances of the City of Crosslake for the plat
2. A certificate of survey meeting the requirements outlined in Article 8, Sec. 26-222 of the City Land Use Ordinance for the variance
3. An authorized agent form completed, signed and dated if applicable
4. Wetland delineation or a no wetland statement/letter
5. Septic site suitabilities-2 per parcel
6. A complete Variance application with the \$500.00 public hearing fee
7. A complete Subdivisions application with all required paperwork
8. The residential public hearing fee: \$500 + \$100 per new lot; Final \$500 + \$25 per new lot
9. Upon recommendation from the Planning Commission/Board of Adjustment to the City Council and before the city council meeting a park dedication fee of \$1,500.00 or 10% of land per new lot or a combination thereof as outlined in Chapter 44, Sec. 44-402 is required for newly created lots

Parcel History:

- CIC #1030 Pineview 1st Amended CIC Plat established in 2000 for parcel 14150501
- Pineview Addition to Crosslake established in 1999 for parcel 14150519
- Vacant parcels with no permit history

City Ordinance:

Land subdivision must be accomplished in a manner that contributes to an attractive, orderly, stable and wholesome community environment with adequate public services and safe streets. All land subdivisions, including plats, shall fully comply with the regulations in this chapter and as may be addressed in other chapters of this Code. (Sec. 44.1)

City Community Plan:

Encourage sustainable development, that would maintain the communities character and respects the environment including natural topography, suitable soils and avoids such areas as wetland, flood plains erodible steep slopes and bluffs; strengthen the distinction between urban growth and rural countryside and guide new development in ways that promote and enhance land use compatibility; support the infill and redevelopment of areas within the city in an effort to leverage existing infrastructure investment; identify areas and phases of development in a

manner that addresses the cost of providing public services; identify and prioritize significant view-sheds and develop alternative approaches to preserve them while permitting reasonable use and development of privately owned lands (page 19)

Agencies Notified and Responses Received:

County Highway: N/A

DNR: No comments were received as of 8-13-2021

City Engineer: Comment was received as of 8-13-2021

City Attorney: No comments were received as of 8-13-2021

Lake Association: No comments were received as of 8-13-2021

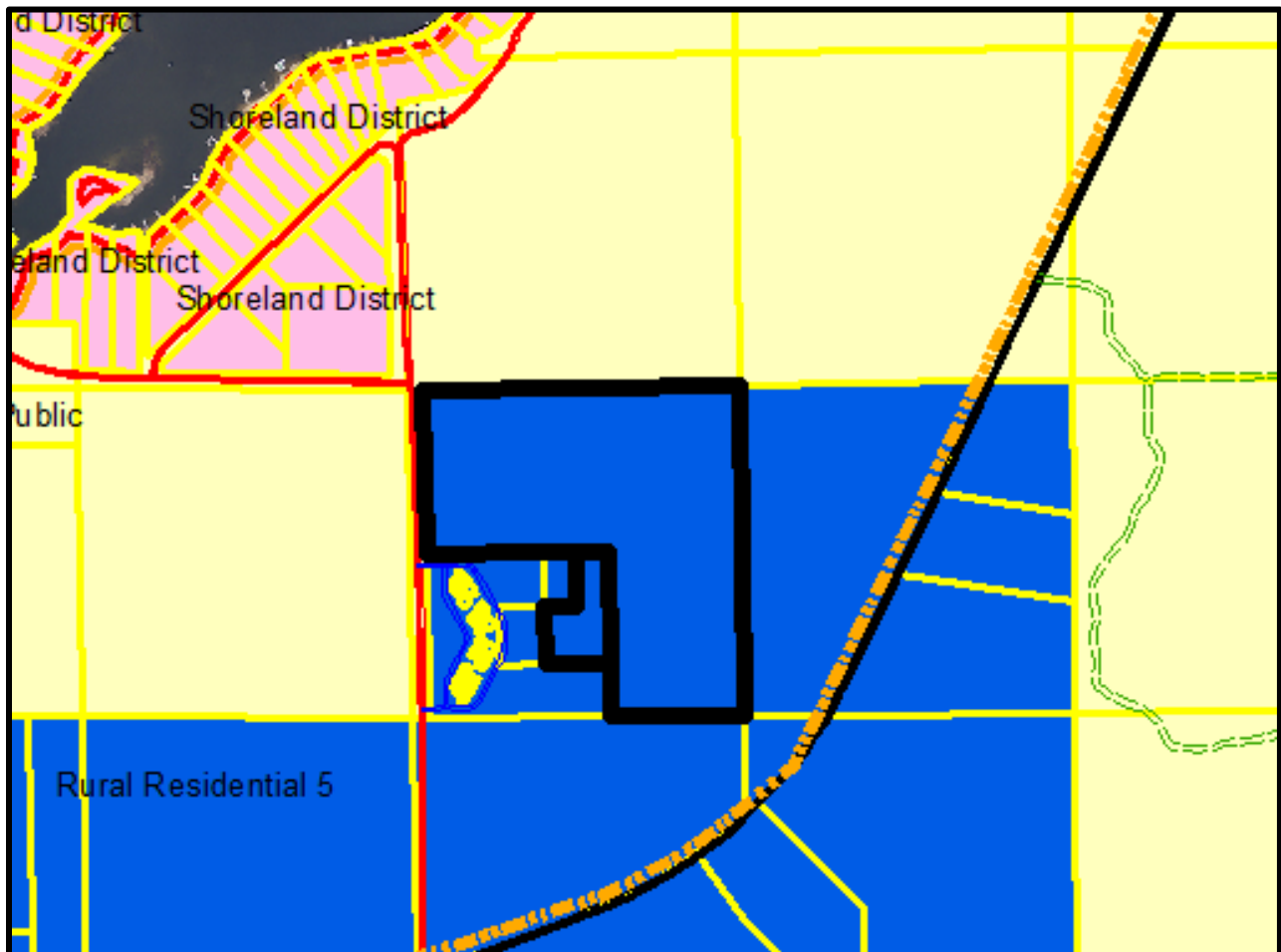
Crosslake Public Works: No comments were received as of 8-13-2021

Crosslake Park, Recreation & Library: No comments were received as of 8-13-2021

Concerned Parties: No comments were received as of 8-13-2021

POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve/table/deny the subdivision of parcels #14150519 & 14150501 involving 29.5 acres into 13 tracts located in the City of Crosslake



EXHIBIT

PINE BAY ROAD

PARCEL 1
87377±sq.ft.
2.01±ac.

PARCEL 2
87138±sq.ft.
2.00±ac.

PARCEL 3
88149±sq.ft.
2.02±ac.

PARCEL 4
89070±sq.ft.
2.04±ac.

PARCEL 5
89131±sq.ft.
2.05±ac.

PARCEL 13
87375±sq.ft.
2.01±ac.

PARCEL 12
89332±sq.ft.
2.05±ac.

PARCEL 11
87640±sq.ft.
2.01±ac.

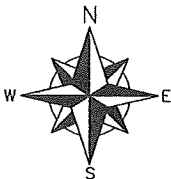
PARCEL 6
89460±sq.ft.
2.05±ac.

PARCEL 10
90368±sq.ft.
2.07±ac.

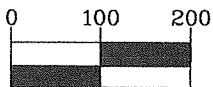
PARCEL 9
89572±sq.ft.
2.20±ac.

PARCEL 7
90035±sq.ft.
2.07±ac.

PARCEL 8
97789±sq.ft.
2.24±ac.



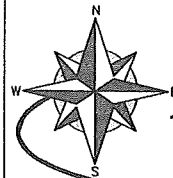
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

EXHIBIT

36308 Pine Bay Circle
Crosslake, MN 56442



20394 Division Rd. 217 1st Ave. N.
Brainerd, MN 56401 White Park, MN 56487
(218)320-4437 (202)341-6247

ARRO

Land Surveying
of Brainerd, INC.

Declaration of Covenants, Conditions
And Restrictions for The Woods of Crosslake
Crow Wing County, Minnesota

- 1) No pre-manufactured homes or mobile homes will be allowed within this plat.
- 2) A residential dwelling must be built on a lot prior to the construction of an outbuilding on same lot.
- 3) Any outbuildings must be located behind the residential dwelling and have an exterior finish of similar product to that of the dwelling's exterior.
- 4) Minimum footage on the main level of the residential dwelling is 1,400 square feet, or 1,200 square feet of a split entry or two-story dwelling.
- 5) All dwellings must have an attached garage with a minimum square footage of 576 square feet.
- 6) Any dwelling or outbuilding being constructed must have the permanent exterior windows, siding and roofing completed within 12 months of the permit issue.
- 7) No portion of any lot shall be used for dumping garbage, trash, or refuse of any kind except debris that may be temporarily present in connection with the construction work. All construction related debris must be removed within 12 months of the permit issue.
- 8) All driveways must have an asphalt, concrete, or paver surface to be constructed within 12 months of permit issue.
- 9) Landscaping and lawn shall be completed within 12 months of permit issue.
- 10) No inoperable vehicles are allowed on the property for more than 24 hours consecutively unless enclosed in a storage facility.
- 11) Any variations to these covenants must be approved in writing by the undersigned developers.

Developers' signatures:

Greg C. Haglin

Date: _____

Roseanne Haglin

Date: _____

STATE OF MINNESOTA, COUNTY OF CROW WING, ss:

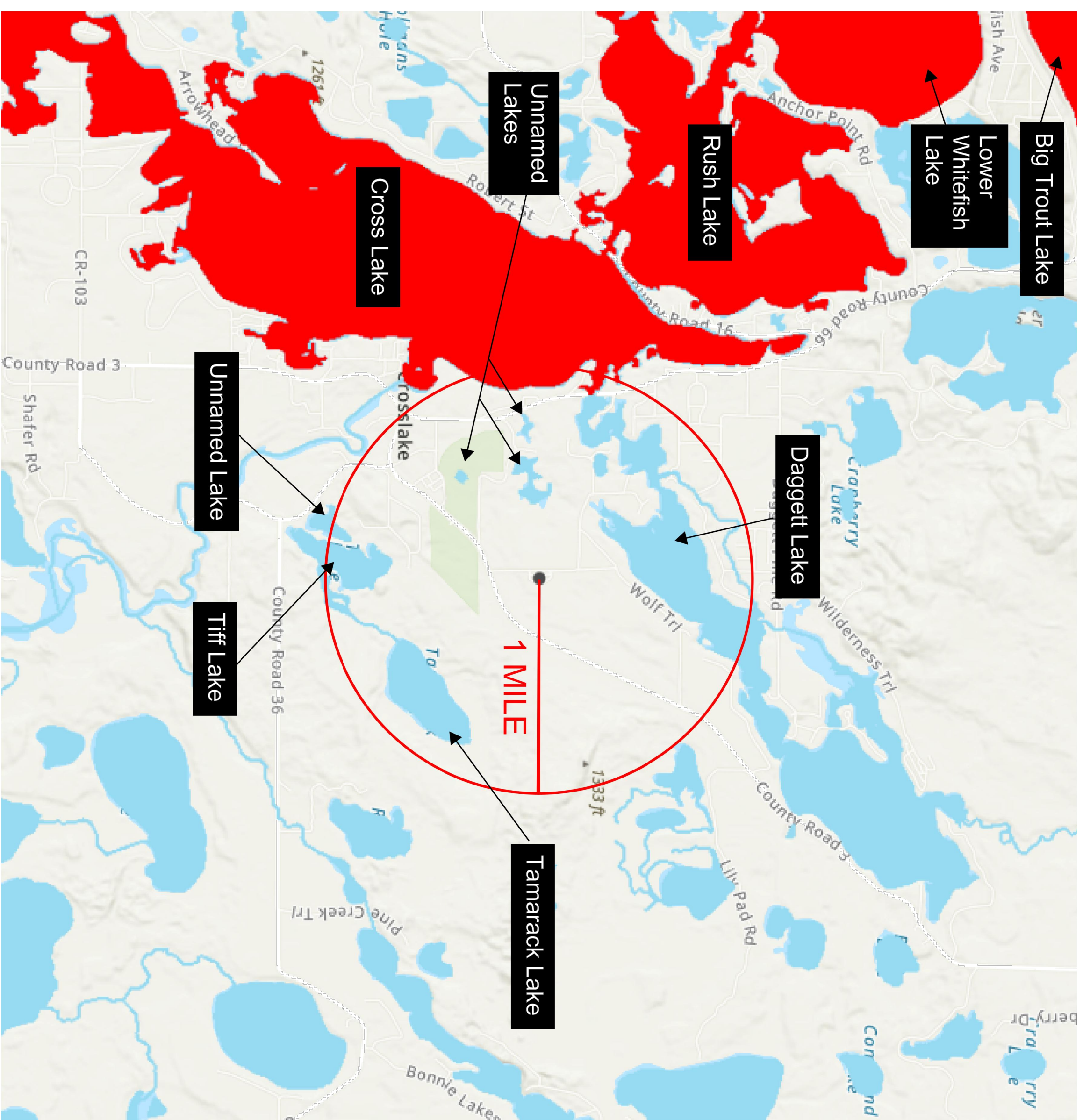
On this _____ day of _____, _____, before me personally appeared Greg C. Haglin and Roseanne Haglin, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Drafted by:
Greg Haglin
P.O. Box 258, Crosslake, MN 56442

Notary Public
Signature of person taking acknowledgment

My commission expires _____

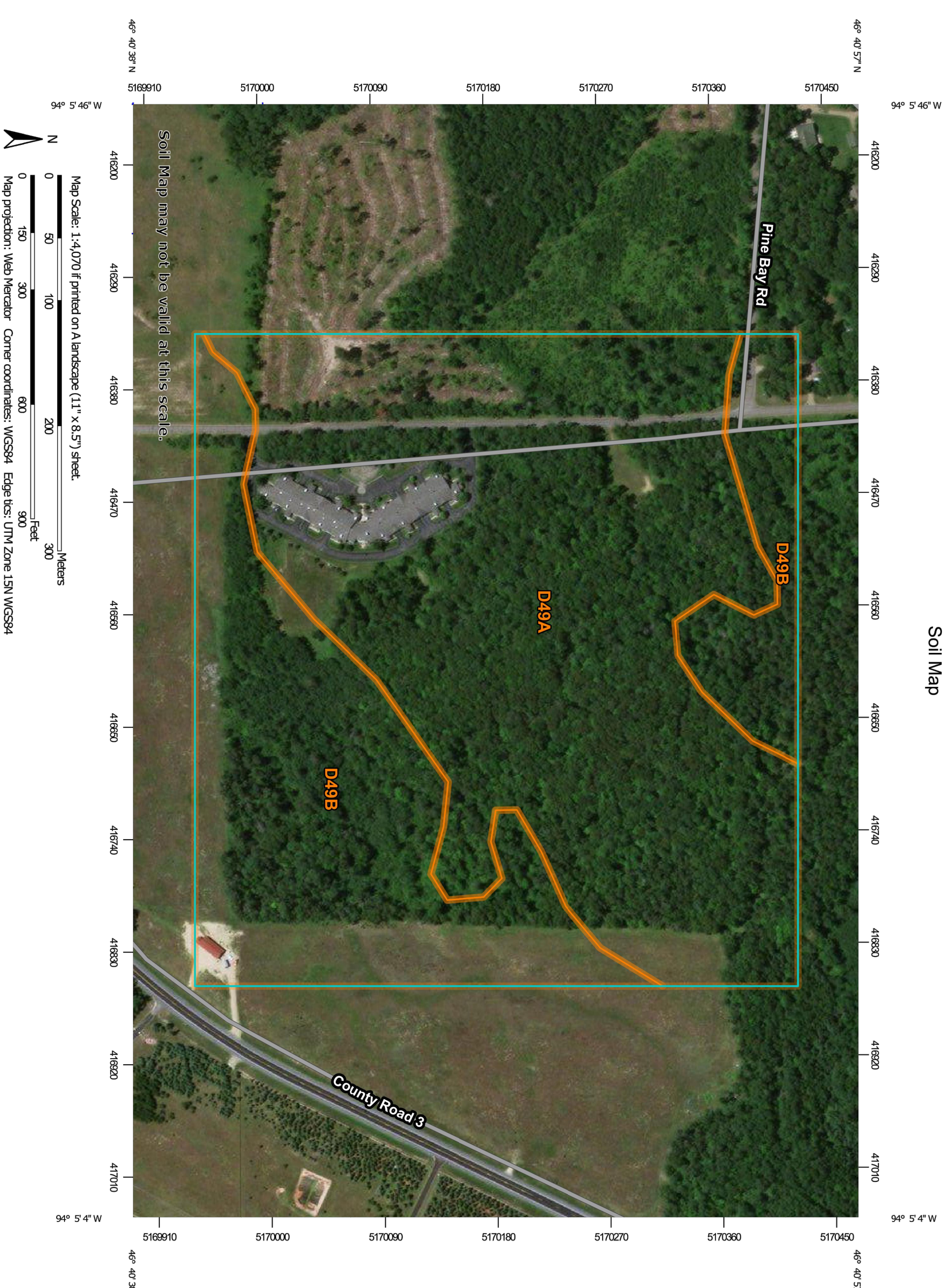
IMPAIRED WATERS DATA



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

SOIL DATA

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)	Spill Area
Area of Interest (AOI)	Stony Spot
Soils	Very Stony Spot
Soil Map Unit Polygons	Wet Spot
Soil Map Unit Lines	Other
Soil Map Unit Points	Special Line Features
Special Point Features	Water Features
Blowout	Streams and Canals
Borrow Pit	Transportation
Clay Spot	Rails
Closed Depression	Inundated Highways
Gravel Pit	US Routes
Gravelly Spot	Major Roads
Landfill	Local Roads
Lava Flow	Background
Marsh or swamp	Aerial Photography
Maple or swamp	
Mechanistic Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Sewerly Enclosed Spot	
Sinkhole	
Slope or Slip	
Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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

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

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

Source of Maps: Natural Resources Conservation Service Web Soil Survey (URL: www.nrcs.usda.gov/wss) Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Crow Wing County, Minnesota
Soil Survey Area Data: Version 16, Jun 4, 2020
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 12, 2014–Aug 23, 2016

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
D49A	Graycalm heavy sand, 0 to 2 percent slopes	33.3	63.1%
D49B	Graycalm heavy sand, 2 to 8 percent slopes	23.0	36.9%
Totals for Area of Interest		62.3	100.0%

J:\Area1 and Surveying of Blaine\LLC-38262021-1147\CD\DW\CH\CSW-2021-1147.dwg, Plotted by Nick Peterson, 7/12/2021 12:13:37 PM

© 2021 WIDSETH

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.

Joseph E. Duxek
JOSEPH E. DUXEK DATE: JULY 2021 LIC. NO. 45300

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

DATE	REV#	REVISIONS DESCRIPTION	BY
JULY, 2021			
AS SHOWN			
NCP			
JED			
2021-11147			

PINEVIEW ADDITION
GOVERNMENT SOLUTIONS TEAM, LLC
CROSS LAKE, MN
SWPPP MAP

SHEET NO.
C1.0

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

Project Location:
The project is located on the east side of County Road 66, approximately 0.4 miles north of County Road 3 and approximately 1.2 miles north east of the intersection of County Road 66 and County Road 3.
Existing Site Description:
The existing site is undeveloped with dense tree cover. The property is accessible on the west side from Pine Bay Road.

Proposed Site Description:
The proposed project will consist of the creation of 13 lots ranging from 2.0-2.2 acres in size. An 18' bituminous road with 2' class 5 shoulders approximately 1,500 feet in length will serve the proposed development. For the purpose of this SWPPP, it is assumed that each future property owner of the 2.0-2.2 acre lots will construct a driveway, one or two accessory structures, and a single family residence. It is assumed that each property owner will create approximately 15,000 square feet of impervious surface coverage. Each homeowner will be responsible for treating 1 inch of runoff over all their new impervious surface coverage (each lot owner would be responsible for storm and treating approximately 1,250 cubic feet of runoff). If a particular lot does not create 9,200 square feet of impervious surface coverage, they can modify the SWPPP or develop their own SWPPP to provide a water quality treatment volume consistent with the total amount of impervious surface coverage created as part of their proposed improvements. Potential BMPs have been provided herein with this SWPPP for guidance and implementation by each individual lot owner.

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

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

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

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

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

Receiving Waters:

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

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

Contractor: TBID

Company: Government Solutions Team, LLC
Contact: Greg C. Haglin and Roseanne Haglin
Address: 5230 Carver Lane
Lebanon, TN 37087
Phone: greg@haglin.org
218-894-8815

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

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

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

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

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

These impairments are considered non-construction related and do not require any additional best management practices (BMPs) or plan

review for compliance with the NPDES/SDS construction permit.

TMDL Implementation Plans Containing Storm Water Requirements
No TMDL Implementation Plans currently exist for the receiving waters on this project.

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

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

SWPPP Preparation:

Name: Emma Young

Dates of instruction and training specifics are on file at Wisdeth Smith Notling and are available upon request.

Site Manager:

Name: _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

BMP Installer: _____

Name: _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Dates of Training: _____

Instructors Name providing Training: _____

Content of Training (incl. hours): _____

Permanent Erosion Control Methods

Permanent erosion control will be achieved by using Seed Mixture 25-131 at a rate of 220 lbs/ac of Pure Live Seed, Type 2 fertilizer with a composition of 0-10-20 at a rate of 200 lbs/ac, and hydraulic Soil Stabilizer, Type 5 at a rate of 2100 lbs/ac on all disturbed construction areas.
Temporary Sediment Control Methods
Silt fence or windrowed topsoil will be used as the primary control. Bioirrig will be used as secondary control along each side of roadway at all low points and areas of high velocity drainage to prevent sediment from draining off roadway.
Rock construction entrances shall be placed at all locations construction vehicles will be exiting the project area.
Unique Environmental Concerns
There are no wetlands that are adjacent to the project.

Timing of BMP Installation

Erosion and sediment control BMPs must be installed as necessary to minimize erosion from disturbed surfaces and capture sediment onsite. All BMPs must conform to 2018 Permit Reference 8 and 9 of the NPDES Permit.
Erosion Prevention Practices
The Contractor/ECS is responsible for the Erosion Prevention Practices contained in 2018 Permit Reference 8 of the NPDES Permit. The Contractor/ECS must plan for and implement appropriate construction practices, including but not limited to: (1) erosion prevention and other construction practices that minimize erosion. The location of areas not to be disturbed must be delineated (marked) on the development site before work begins.

All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the construction site, must be stabilized within 200 linear feet from the property edge, or from the discharge into any surface water. Stabilization must be completed within 24 hours after connecting to surface water.
Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Sediment Control Practices
The Contractor/ECS is responsible for the Sediment Control Practices contained in 2018 Permit Reference 9 of the NPDES Permit. Sediment Control Practices must be installed on all down gradient perimeters before any upgradient land disturbing activities begin. There shall be no unbroken slope length greater than 75 feet for slopes with a grade of 3:1 or steeper. These practices must remain in place until Permit Termination. Conditions have been established in accordance with 2018 Permit Reference 13 of the NPDES Permit.
The timing of installation of Sediment Control Practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Short-term activities must be completed as quickly as possible and the practices must be installed immediately after the activity is completed. However, the Sediment Control Practices must be installed before the next precipitation event even if the activity is not complete.

All storm drain inlets must be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed if a specific safety concern has been identified and the procedure in 2018 Permit Reference 9.8 of the NPDES Permit is followed.
Temporary soil stockpiles must have silt fence or other effective sediment controls and cannot be placed in surface waters, including stormwater conveyance systems such as curb and gutter systems, or conduit and ditches unless there is a bypass for stormwater.

Vehicle tracking of sediment from the construction site must be minimized by BMPs such as stone or wood chip pads, concrete or steel wash racks, or equivalent systems. Street sweeping with collection must be used if silt BMPs are not adequate to prevent sediment from being tracked onto the street (see 2018 Permit Reference 9.12 of the NPDES Permit).
Dewatering related to the construction activity must comply with 2018 Permit Reference 10 of the NPDES Permit. Dewatering discharge that may have turbid or sediment laden discharge must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible and BMPs must be implemented to prevent water containing sediment or other pollutants from being discharged to surface waters or downstream properties.
Contractor may construct temporary sedimentation basins in accordance with 2018 Permit Reference 14 of the NPDES Permit.

Pollution Prevention:
Each contractor on site is individually responsible for maintaining a clean and safe work site. The person responsible shall dispose of all solid waste properly and in compliance with the MPCA disposal requirements. Solid waste includes but is not limited to: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris. The person responsible shall be responsible for all hazardous materials during construction. Oil, gasoline, grease, paint and other hazardous substances must be properly stored, including vandalism. Storage and disposal of hazardous waste must be in accordance with the MPCA regulations. External washing of trucks and other construction equipment is prohibited on this project site.
Concrete washout site: all liquid and solid wastes generated by concrete washout operations must be contained in a leak proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with the MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
The following telephone numbers are provided for assistance to the contractors and are not necessarily comprehensive. It is the responsibility of the individual contractor to make sure of proper notification.
Poison Control (800) 222-1222

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

Agency	Permit Name	Phone Number
MPCA	NPDES	218-316-3862
County	Brittany Fyock	218-824-1124
County	Jake Frie	218-316-3861
SWPPP Design	WSN	218-316-3861
EC Supervisor	EMMA YOUNG	

Amendments to the SWPPP:
Date: _____

1. _____
2. _____
3. _____
4. _____
5. _____



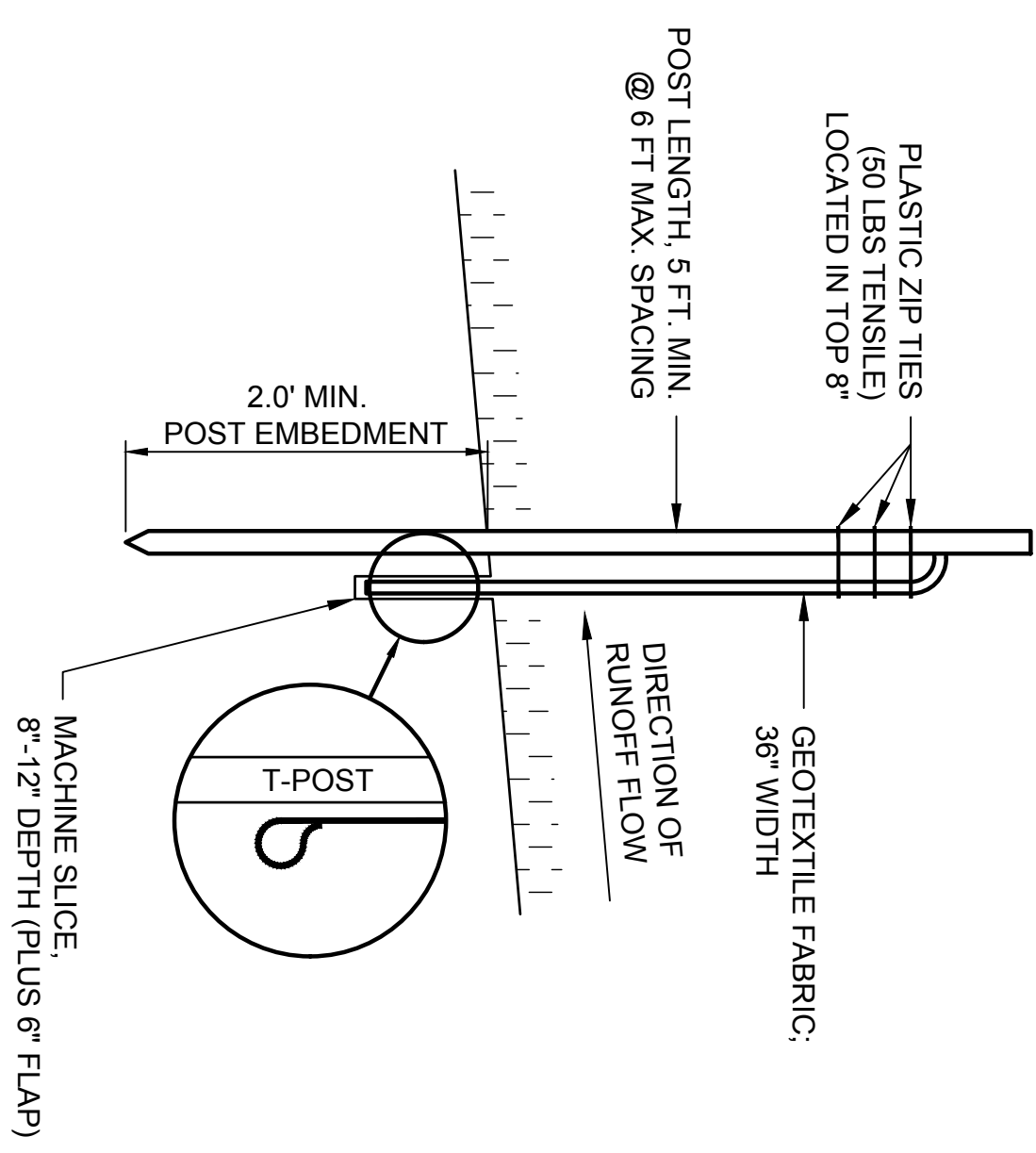
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Joseph E. Dujel
JOSEPH E. DUJEL DATE: JULY 2021 LIC. NO. 45300

DATE	REV	REVISIONS DESCRIPTION	BY

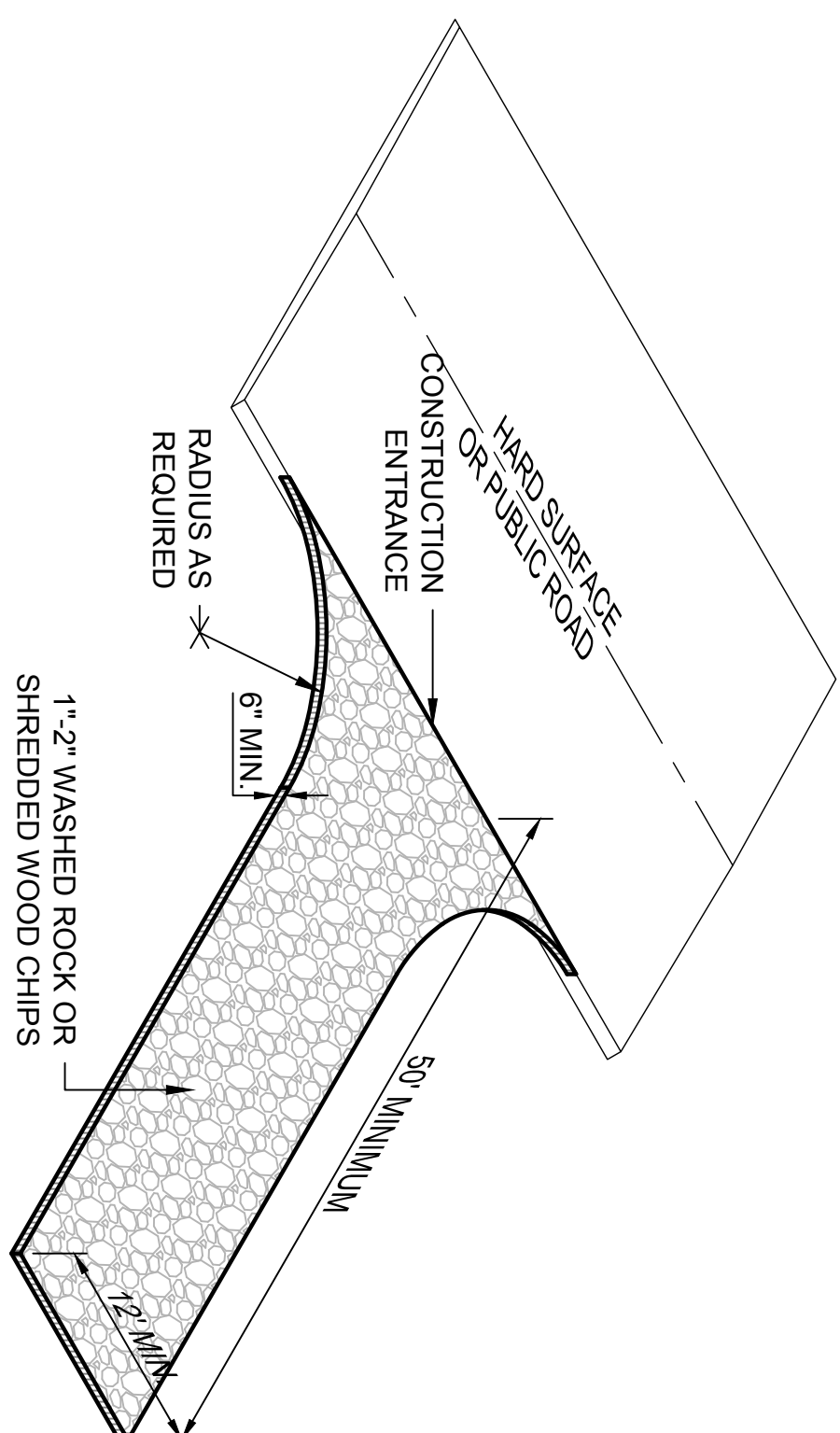
SHEET NO. **C1.1**
PINEVIEW ADDITION
GOVERNMENT SOLUTIONS TEAM, LLC
CROSS LAKE, MN
SWPPP NARRATIVE

DATE: JULY 2021
SCALE: AS SHOWN
DRAWN BY: NCP
CHECKED BY: JED
JOB NUMBER: 2021-11147

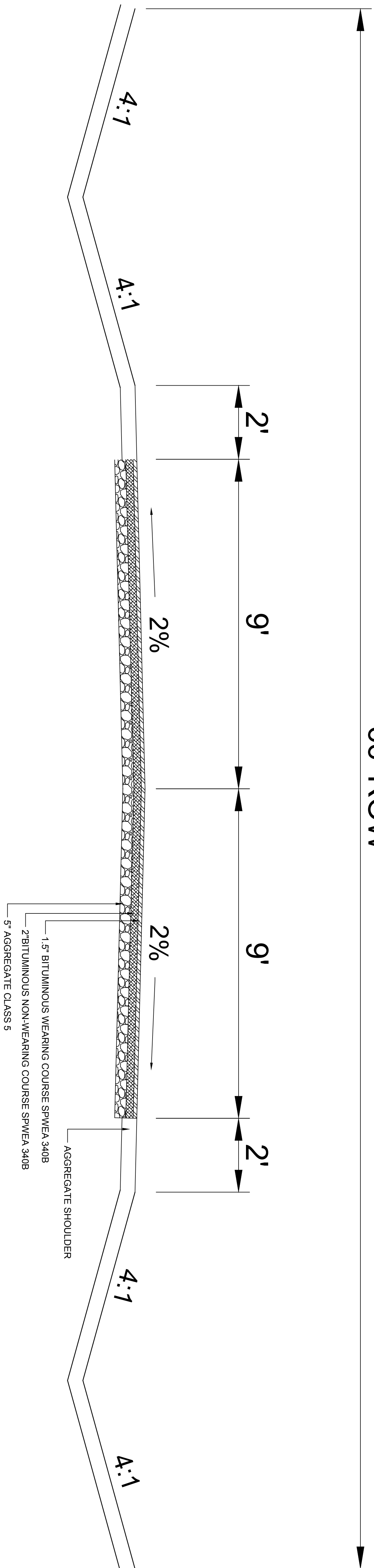
SILT FENCE DETAIL - MACHINE SLICED
SCALE: NONE



TEMPORARY ROCK CONSTRUCTION ENTRANCE
SCALE: NONE



66' ROW



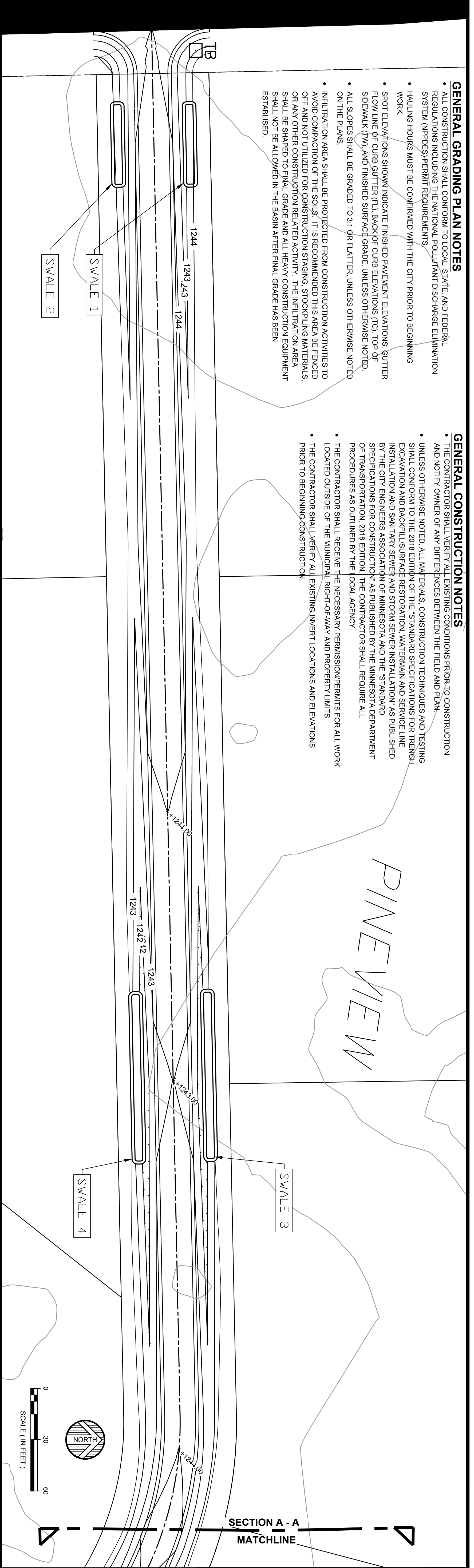
DATE	REV	REVISIONS DESCRIPTION	BY

GENERAL GRADING PLAN NOTES

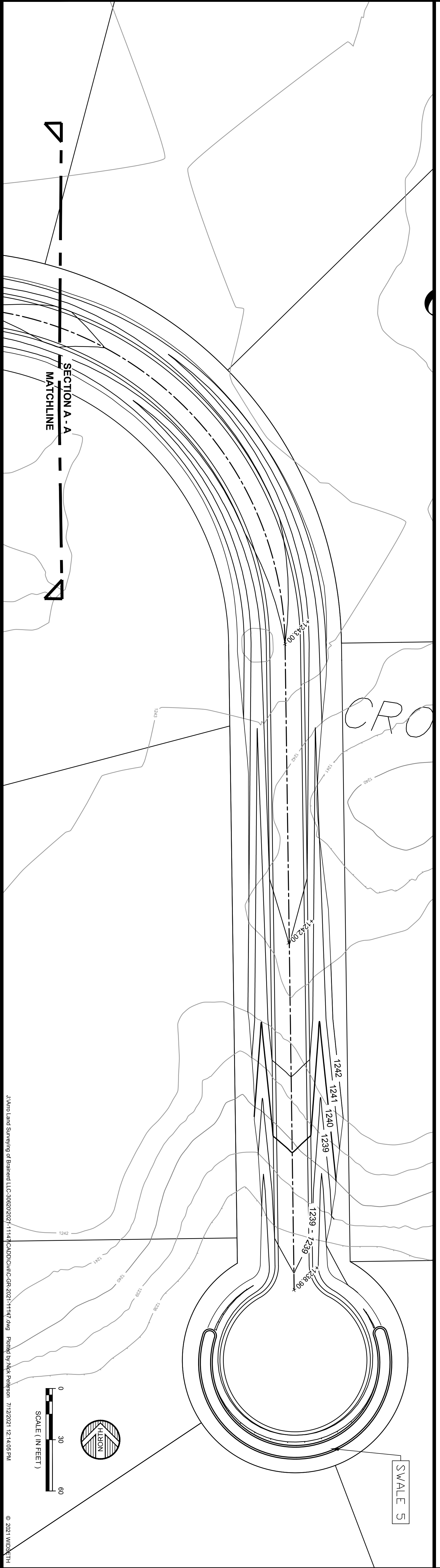
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS, GUTTER FLOW LINE OF CURB GUTTER (FL), BACK OF CURB ELEVATIONS (TC), TOP OF SIDEWALK (TW), AND FINISHED SURFACE GRADE, UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.
- INFILTRATION AREA SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES TO AVOID COMPACTION OF THE SOILS. IT IS RECOMMENDED THIS AREA BE FENCED OFF AND NOT UTILIZED FOR CONSTRUCTION STAGING, STOCKPILING MATERIALS, OR ANY OTHER CONSTRUCTION RELATED ACTIVITY. THE INFILTRATION AREA SHALL BE SHAPED TO FINAL GRADE AND ALL HEAVY CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED IN THE BASIN AFTER FINAL GRADE HAS BEEN ESTABLISHED.

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2018 EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2018 EDITION. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.



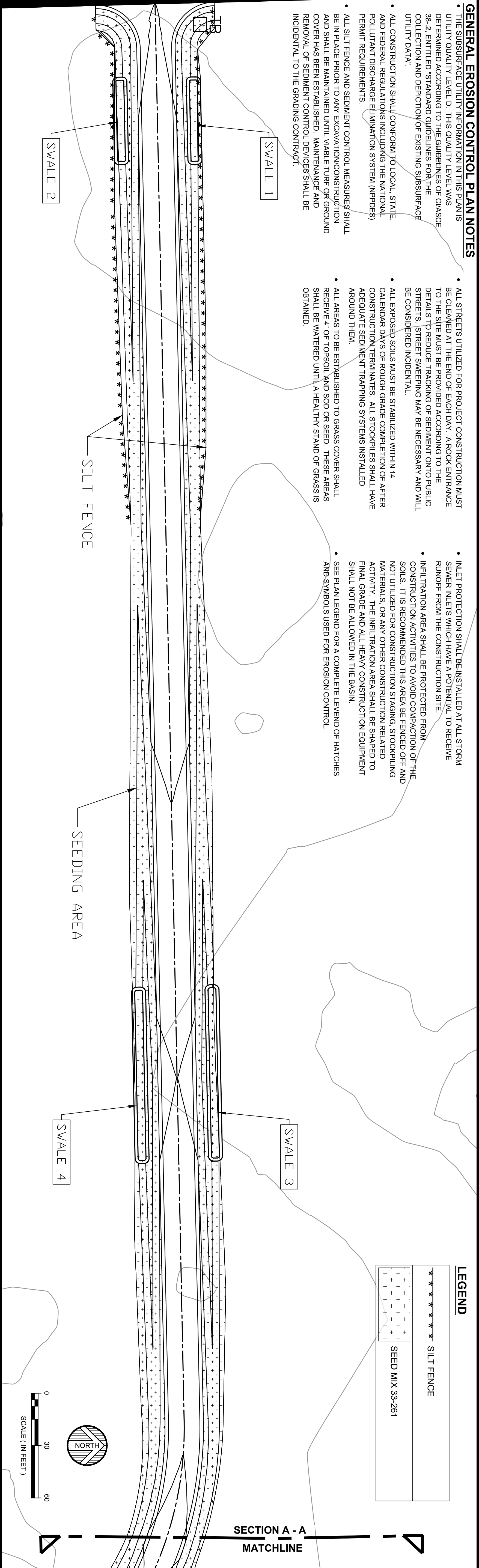
PINEVIEW DRIVE



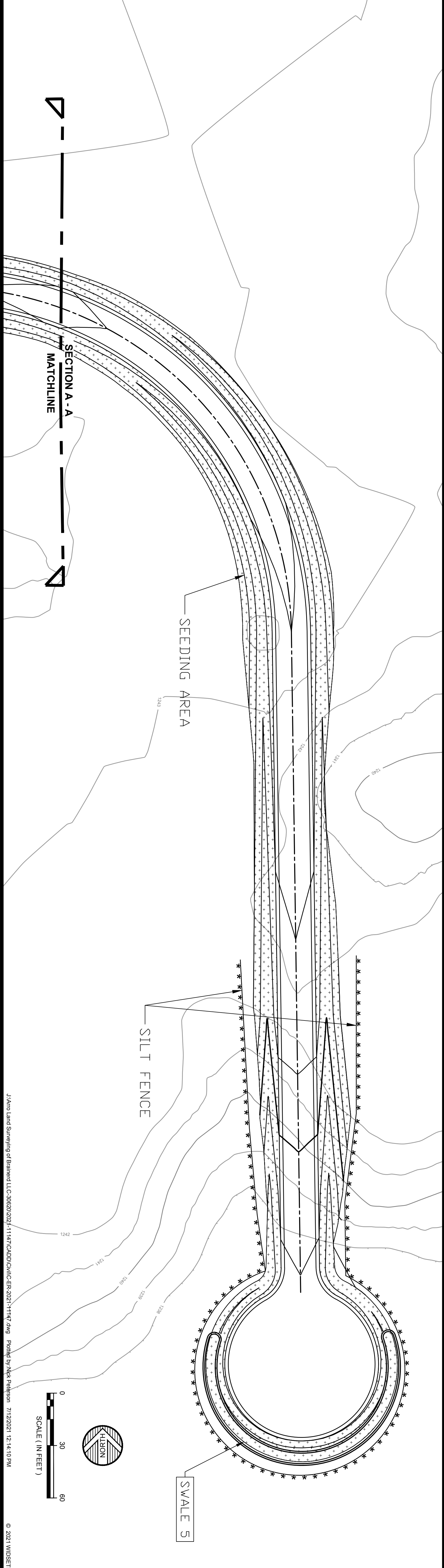
<p>PINEVIEW ADDITION GOVERNMENT SOLUTIONS TEAM, LLC CROSS LAKE, MN GRADING PLAN</p>	<p>DATE: JULY, 2021 SCALE: AS SHOWN DRAWN BY: NCP CHECKED BY: JED</p>	<p>DATE: _____ REV# _____ REVISIONS DESCRIPTION _____ BY _____</p>	<p>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p><i>Joseph E. Dugdel</i> JOSEPH E. DUGDEL</p>
	<p>JLHaro Land Surveying of Bismarck, LLC 30820202/1147 CAD/CADD/CAD/C-GR-2021-1147.dwg Printed by Nick Robinson 7/12/2021 12:14:05 PM</p>	<p>JULY 2021 AS SHOWN NCP JED 2021-11147</p>	<p>DATE: JULY 2021 LIC. NO. 45300</p>

GENERAL EROSION CONTROL PLAN NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIASCE 36-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- ALL SILT FENCE AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VISIBLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. MAINTENANCE AND REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS UTILIZED FOR PROJECT CONSTRUCTION MUST BE CLEANED AT THE END OF EACH DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO THE DETAILS TO REDUCE TRACKING OF SEDIMENT ONTO PUBLIC STREETS. (STREET SWEEPING MAY BE NECESSARY AND WILL BE CONSIDERED INCIDENTAL.
- ALL EXPOSED SOILS MUST BE STABILIZED WITHIN 14 CALENDAR DAYS OF ROUGH GRADE COMPLETION OF AFTER CONSTRUCTION TERMINATES. ALL STOCKPILES SHALL HAVE ADEQUATE SEDIMENT TRAPPING SYSTEMS INSTALLED AROUND THEM.
- ALL AREAS TO BE ESTABLISHED TO GRASS COVER SHALL RECEIVE 4" OF TOPSOIL AND SOO OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- INLET PROTECTION SHALL BE INSTALLED AT ALL STORM SEWER INLETS WHICH HAVE A POTENTIAL TO RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.
- INFILTRATION AREA SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES TO AVOID COMPACTION OF THE SOILS. IT IS RECOMMENDED THIS AREA BE FENCED OFF AND NOT UTILIZED FOR CONSTRUCTION STAGING, STOCKPILING MATERIALS, OR ANY OTHER CONSTRUCTION RELATED ACTIVITY. THE INFILTRATION AREA SHALL BE SHAPED TO FINAL GRADE AND ALL HEAVY CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED IN THE BASIN.
- SEE PLAN LEGEND FOR A COMPLETE LEVEND OF HATCHES AND SYMBOLS USED FOR EROSION CONTROL.

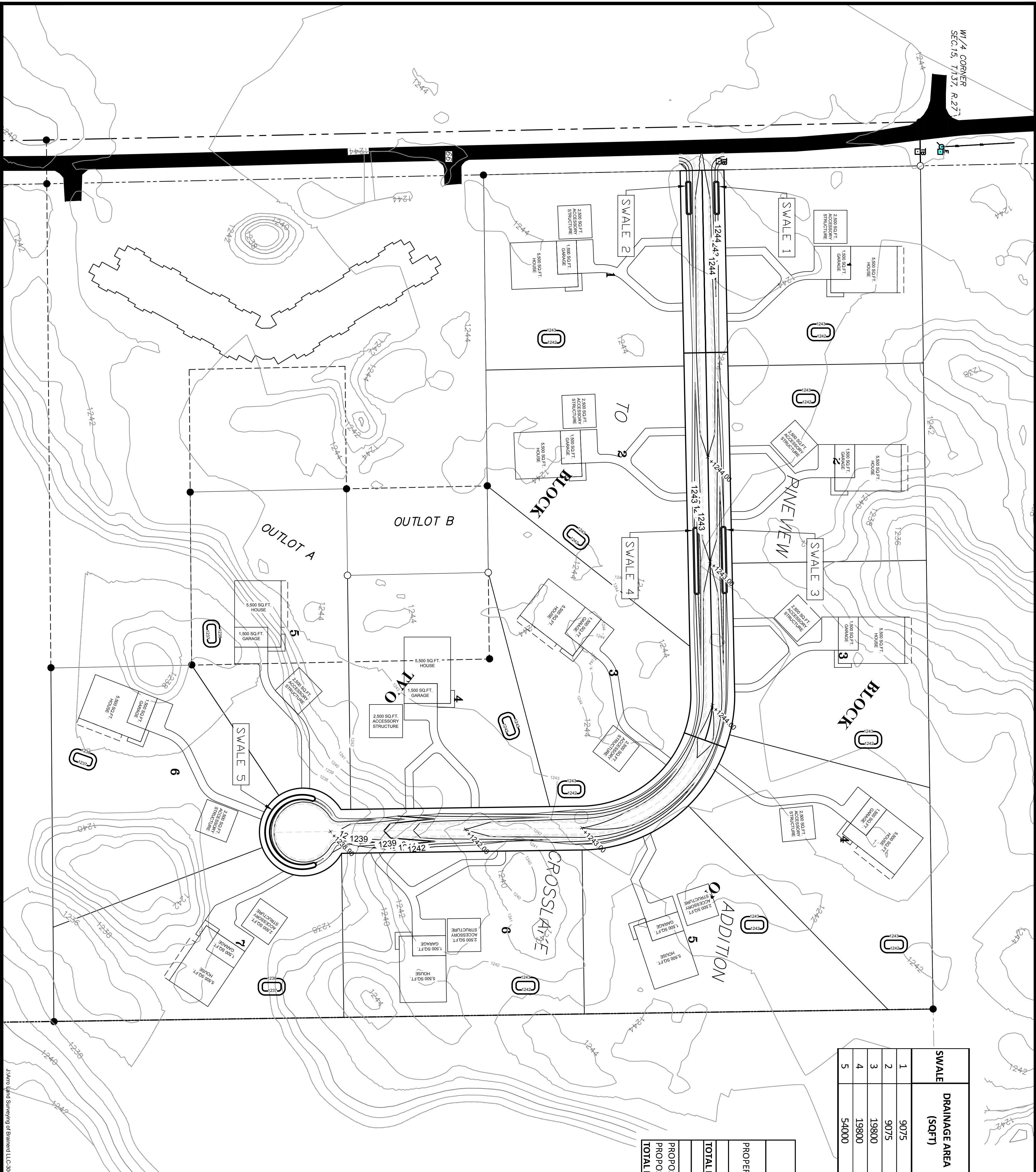


PINEVIEW DRIVE



<p>WIDSETH ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS</p>	<p>BY: JOSEPH E. DUGEL DATE: JULY 2021 LIC. NO. 45300</p>	<p>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.</p>	<p>DATE: JULY, 2021 SCALE: AS SHOWN DRAWN BY: NCP CHECKED BY: JED JOB NUMBER: 2021-11147</p>	<p>PINEVIEW ADDITION GOVERNMENT SOLUTIONS TEAM, LLC CROSS LAKE, MN EROSION CONTROL PLAN</p>
	<p>SHEET NO. C4.0</p>	<p>© 2021 WIDSETH</p>	<p>Printed by: Nick Peterson 7/12/2021 12:14:10 PM</p>	<p>DATE: JULY, 2021 SCALE: AS SHOWN DRAWN BY: NCP CHECKED BY: JED JOB NUMBER: 2021-11147</p>

W 1/4 CORNER
SEC. 15, T.137, R.27



STORMWATER BASIN STORAGE

SWALE	DRAINAGE AREA (SQFT)	PROPOSED IMPERVIOUS SURFACE (SQFT)	REQUIRED 1" RAINFALL TREATMENT VOLUME (CUFT)	PROVIDED 1" RAINFALL TREATMENT VOLUME (CUFT)
1	9075	3025	252	300
2	9075	3025	252	300
3	19800	6600	550	600
4	19800	6600	550	600
5	54000	15510	1293	1400

IMPERVIOUS AREA TABLE

ITEM	AREA (FT²)	IMPERVIOUS (%)
PROPERTY AREA	= 1,278,648.7	
TOTAL EXISTING IMPERVIOUS	= 0	0.00%
PROPOSED AREAS		
PROPOSED GRAVEL	= 6,405	0.50%
PROPOSED BITUMINOUS	= 32,235	2.52%
TOTAL PROPOSED IMPERVIOUS	= 38,640.0	3.02%

J:\4000\4000\Drawings\of\Barnard LLC\308502021-1147\CADD\DWG\CDA-2021-1147.dwg, Plotted by Nick Peterson 7/12/2021 12:44:28 PM © 2021 WIDSETH

PINEVIEW ADDITION
GOVERNMENT SOLUTIONS TEAM, LLC
CROSS LAKE, MN
DRAINAGE PLAN

SHEET NO. **C5.0**

DATE:	JULY, 2021
SCALE:	AS SHOWN
DRAWN BY:	NCP
CHECKED BY:	JED
JOB NUMBER:	2021-11147

DATE	REV	REVISIONS DESCRIPTION	BY

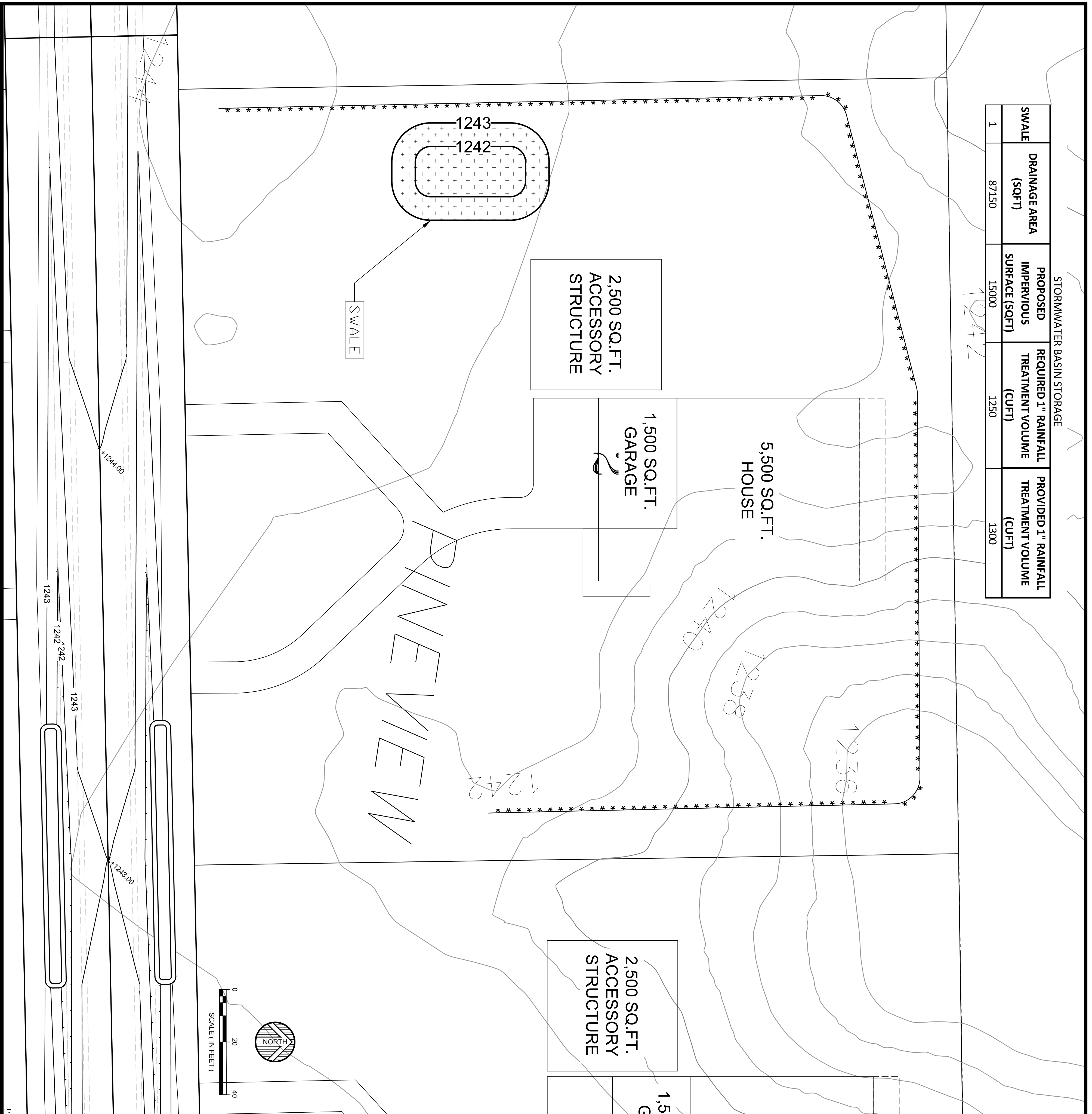
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joseph E. Gubel
JOSEPH E. GUBEL DATE: JULY 2021 LIC. NO. 45300

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

SWALE	DRAINAGE AREA (SQFT)	PROPOSED IMPERVIOUS SURFACE (SQFT)	REQUIRED 1" RAINFALL TREATMENT VOLUME (CUFT)	PROVIDED 1" RAINFALL TREATMENT VOLUME (CUFT)
1	87150	15000	1250	1300

STORMWATER BASIN STORAGE



GENERAL NOTES:

- EACH INDIVIDUAL LOT OWNER SHALL ASSUME RESPONSIBILITY FOR EROSION AND SEDIMENT CONTROL IMPLEMENTATION FOR CONSTRUCTION ACTIVITIES ON THEIR SUBJECT LOT. THE OWNER SHALL IDENTIFY THE KNOWLEDGEABLE PERSON FOR IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL ON THIS FORM. EACH LOT OWNER SHALL SUBMIT A NOTICE OF TERMINATION/PERMIT MODIFICATION FORM TO THE MPCA WITHIN SEVEN (7) DAYS OF ASSUMING CONTROL OVER THE PROPERTY.
- THIS EROSION AND SEDIMENT CONTROL PLAN IS GENERIC IN NATURE. EACH INDIVIDUAL HOME SITE WILL NEED TO IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) NECESSARY TO PROTECT ANY AND ALL RECEIVING WATERS FROM SEDIMENT TO THE FULLEST EXTENT POSSIBLE. THIS PLAN HIGHLIGHTS SEVERAL BMPs TO BE IMPLEMENTED TO ATTAIN APPROPRIATE PROTECTION. THE SWPPP HAS IDENTIFIED STORMWATER MANAGEMENT ASSUMPTIONS FOR EACH LOT. THE INDIVIDUAL LOT OWNERS SHALL VERIFY COMPLIANCE WITH THESE CRITERIA, OR DEVELOP A SWPPP THAT IS CONSISTENT WITH THE ANTICIPATED CONSTRUCTION.
- THEM HOMEOWNERS WILL NEED TO VERIFY THERE IS A 3 FOOT SEPARATION BETWEEN SEASONAL HIGH WATER TABLES AND THE BOTTOM OF INFILTRATION PRACTICES. THIS CAN BE ACCOMPLISHED BY USING SOMEONE LICENSED IN SOILS IDENTIFICATION FOR SEPTIC DESIGN OR WETLAND DELINEATION.
- REFER TO MPCA HANDBOOK FOR PROPER IMPLEMENTATION AND MAINTENANCE OF BMPs. IT IS RECOMMENDED THAT AT LEAST 2" OF FREEBOARD BE PROVIDED BETWEEN THE SWALE OVERFLOW ELEVATION AND THE FIRST FLOOR OF ANY BUILDING ELEVATION.

EROSION CONTROL NOTES:

- ALL EROSION CONTROL BMPs ARE TO BE IN PLACE PRIOR TO BEGINNING GRADING OPERATIONS.
- A ROCK CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT EACH ENTRANCE TO A PUBLICLY MAINTAINED PAVED ROAD. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION.
- MAINTAIN A BUFFER STRIP AND/OR FILTER STRIP AREA BETWEEN CONSTRUCTION ACTIVITIES AND ADJACENT STREAMS, LAKES, WETLANDS, DITCHES, MARSHES, WATERCOURSES, WATERWAYS, ETC. AS MUCH AS PRACTICAL AND IN ACCORDANCE WITH LOCAL REGULATIONS. PREVENT DISRUPTION TO VEGETATIVE COVER IN THESE AREAS. VEGETATIVE BUFFER SHALL BE A MINIMUM OF 100' WIDTH ABOVE THE SPECIAL WATER CLEARING OF THE LOT VEGETATION SHOULD BE LIMITED TO THE FULLEST EXTENT PRACTICABLE, AND SHOULD BE PHASED TO MINIMIZE THE AMOUNT OF EXPOSED SOILS AT ONE TIME DURING THE CONSTRUCTION PROCESS. IDENTIFY STOCKPILE AREAS ON THE SUBJECT PROPERTY. ALL STOCKPILES SHALL HAVE ADEQUATE SEDIMENT TRAPPING SYSTEMS INSTALLED AROUND THEM.
- ALL EXPOSED SOILS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS OF ROUGH GRADE COMPLETION.
- SILT FENCE SHALL BE INSTALLED ON THE DOWNHILL SIDE OF ALL DISTURBED AREAS WHERE RUNOFF HAS THE POTENTIAL OF LEAVING THE SITE OR ENTERING A WATER OF THE STATE. THE ENDS OF THE SILT FENCE SHALL BE TURNED UPHILL TO TRAP THE RUNOFF BEHIND THE SILT FENCE.
- ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE CONSTRUCTION SITE SHALL BE STABILIZED WITHIN 200 FT FROM THE PROPERTY EDGE OR FROM THE DISCHARGE POINT TO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION.
- ALL ROOF DOWNSPOUT DISCHARGES SHOULD BE DIRECTED TO LAWN OR VEGETATIVE AREAS. DISCONNECT IMPERVIOUS AREAS TO THE FULLEST EXTENT PRACTICABLE. RUNOFF WILL BE DISPERSED AND ALLOWED TO INFILTRATE INTO THE NATIVE SOILS.

LEGEND

*****	SILT FENCE
+++++	SEED MIX 33-261

J:\20 Land Surveying of Brainerd LLC\2021\1147\CAD\DWG\CAD-2021-1147-LOT.dwg, Printed by Nick Peterson 7/12/2021 12:44:30 PM © 2021 WIDSETH

PINEVIEW ADDITION GOVERNMENT SOLUTIONS TEAM, LLC CROSS LAKE, MN SINGLE LOT DRAINAGE	DATE: JULY 2021 SCALE: AS SHOWN DRAWN BY: NCP CHECKED BY: JED JOB NUMBER: 2021-11147	<table border="1"> <thead> <tr> <th>DATE</th> <th>REV</th> <th>REVISIONS DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REV	REVISIONS DESCRIPTION	BY					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. JOSEPH E. DUPEY DATE: 07/12/2021 LIC. NO. 45300	
	DATE	REV	REVISIONS DESCRIPTION	BY								
SHEET NO. C5.1												

Common plan of development

Since March of 2003, the United States Environmental Protection Agency has required all construction projects disturbing over one acre of land to obtain an NPDES/SDS stormwater permit. In addition, owners or operators also need permit coverage for smaller projects that are part of a larger common plan of development or sale that collectively will disturb one or more acres.

A common plan of development or sale means a contiguous area where multiple separate and distinct land disturbing activities may be taking place at different times, on different schedules, but under one proposed plan. "One plan" is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating construction activities may occur on a specific plot.

You are building in a common plan of development if, for example, you are building on a half-acre residential lot in a 10-acre development or are putting in a fast-food restaurant on a three-quarter acre parcel that is part of a 20-acre retail center. Of course, you must still meet the definition of 'operator' in order to be required to get permit coverage, regardless of the acreage you personally disturb. As a subcontractor, it is unlikely you would need permit coverage.

Multiple public projects within a jurisdiction

A public entity (like a municipality, state, tribe, or federal agency) need not consider all construction projects within their entire jurisdiction to be part of an overall "common plan." For example, construction of roads or buildings in different parts of a state, county, or city could be considered separate "common plans." Only the interconnected parts of a project would be considered to be a "common plan" (for example, a building and its associated parking lot and driveways, an airport runway and associated taxiways, or a building complex).

Where discrete construction projects within a larger common plan of development or sale are located one-quarter mile or more apart and the area between the projects is not being disturbed, each individual project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not being disturbed. Two oil and gas well pads separated by one-half mile could be treated as separate "common plans," for example. However, if the same two well pads and an interconnecting access road were all under construction at the same time, they would generally be considered as part of a single "common plan" for permitting purposes. If a utility company was constructing new trunk lines off an existing transmission, line to serve separate residential subdivisions located more than one-quarter mile apart, the two trunk line projects could be considered to be separate projects.

Master plans

If you have a long-range master plan of development where some portions of the master plan are a conceptual rather than a specific plan of future development and the future construction activities would, if they occur at all, happen over an extended time period, you may consider the "conceptual" phases of development to be separate "common plans" provided the periods of construction for the physically interconnected phases will not overlap. A university or an airport, for example, may have a long-range development concept for their property, with future development based largely on future needs and available funding. A school district could buy more land than needed for a high school with an indefinite plan to add more classrooms and a sports facility someday.

When construction activity has temporarily ceased

In general, permit coverage must remain active until all planned construction activity is completed. However, if only a small portion of the original common plan of development remains undeveloped and there has been a period of time where there is no ongoing construction activities, the permit may be terminated and you may re-evaluate your individual project based on the acreage remaining from the original "common plan." The permit allows projects that are nearly complete to terminate if all of the following conditions are met:

Construction activity has ceased for at least 90 days

At least 90% of all originally proposed construction activity has been completed and permanent cover has been established on those areas

On areas where construction activity remains, permanent cover has been established.

For example, a 50-acre residential development may consist of 100 lots, sized at one-half acre each. If only eight lots remained, sitting idle, with vegetative cover, while the other lots were built on and stabilized, the permittee would have the option to terminate the permit coverage. If a builder proposes to construct a home on one of the remaining lots in the future, no permit would be required as the lot is under one acre in size.

Permanent stormwater treatment systems

An important aspect of the common plan of development is the permanent stormwater management system. Any project or common plan of development is required to construct a permanent stormwater treatment facility if one or more acres of new impervious surfaces is being created.

Many common plans of developments will have multiple entities building on different areas and there may be just one stormwater management system to serve the entire project. For example, a developer may have obtained a permit for a housing development but only plans to build roads, selling the lots to individuals or homebuilders. In this case, it is necessary to size the permanent stormwater management system so that it includes the estimated impervious surface area created by the homes and driveways in addition to the roads. Leaving the requirements for providing permanent stormwater management to individual homebuilders should be avoided. If stormwater treatment is left to individual homebuilders, a design should be provided at the time of sale and a deed restriction should be placed on the property to ensure the system will be constructed and maintained. For a commercial development with large lots, it may be appropriate to leave the stormwater treatment requirements to individual lots.

Further information

If you have questions about the administrative details of the permit process go to www.pca.state.mn.us/water/stormwater/stormwater-c.html or call the Stormwater Hotline at 651-757-2119 or toll-free at 800-657-3804.

COMMON PLANS

A **common plan of development or sale** is a connected area where separate construction activities may happen at different times, on different schedules, but under one proposed plan.

Examples of common plans include:

- ▶ Residential subdivisions
- ▶ Commercial/industrial parks
- ▶ Phased projects



EXAMPLE: You need a permit if you are working on one 0.3-acre lot that is part of a 5-acre development.

Subdivision registration is available for sites that are within a common plan of development that already has permit coverage.

www.pca.state.mn.us
651-296-6300 | 800-657-3864
info.pca@state.mn.us

wq-strm2-111

PROTECT WATER

When stormwater drains off a construction site, it carries sediment and other pollutants that can harm lakes, streams, and wetlands. The U.S. Environmental Protection Agency estimates that a one-acre construction site can lose as much as 20 to 150 tons of soil every year due to erosion and stormwater runoff.

What can you do to protect receiving waters from pollution?

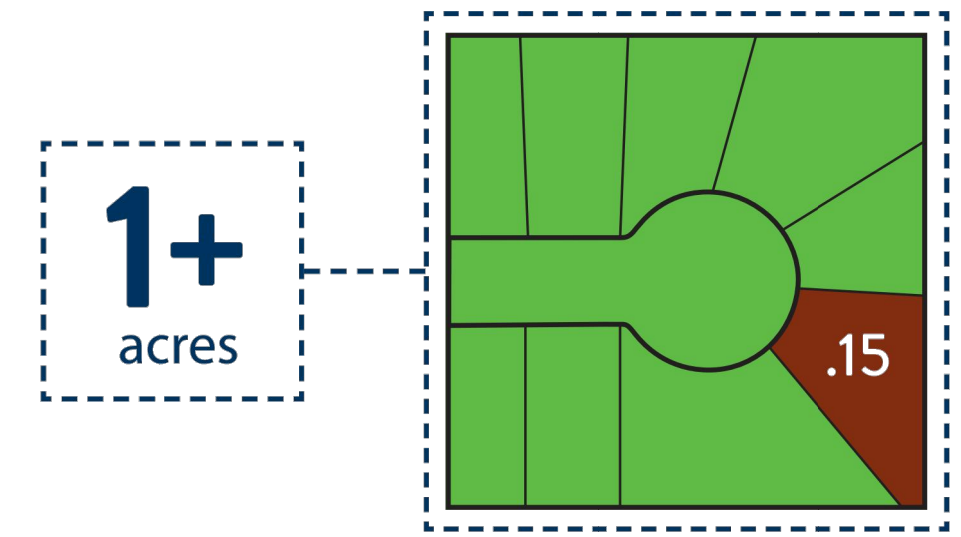
See the **10 Steps to Stormwater Pollution Prevention** inside of this pamphlet to learn ways to minimize sediment from leaving your construction site. By following these steps, you can help keep our water clean!



DON'T FORGET!

You need a construction stormwater permit if your project disturbs:

- ▶ One or more acres of soil
- ▶ Less than one acre, but part of a larger plan of more than one acre



Apply for your construction stormwater permit **BEFORE** construction begins!



Online permit applications:

www.pca.state.mn.us/water/construction-stormwater

mn MINNESOTA POLLUTION CONTROL AGENCY

10 Steps to Stormwater Pollution Prevention on Small Residential Construction Sites

NOTE: This graphic does not address post-construction stormwater treatment permit requirements

1 Protect Any Areas Reserved for Vegetation or Infiltration and Preserve Existing Trees

If you will be installing infiltration-based features such as rain gardens or bioswales, make sure these areas are designated as off limits to avoid compaction.

Save time and money by preserving existing mature trees during construction. Preserving mature trees minimizes the amount of soil that needs to be stabilized once construction is complete, and minimizes the amount of runoff during and after construction activity.

2 Stockpile Your Soil

MPCA's CGP requires operators to preserve native topsoil on site unless infeasible and protect all soil storage piles from run-on and runoff. For smaller stockpiles, covering the entire pile with a tarp may be sufficient.

3 Protect Construction Materials from Run-On and Runoff

At the end of every workday and during precipitation events, provide cover for materials that could leach pollutants.

4 Designate Waste Disposal Areas

Clearly identify separate waste disposal areas on site for hazardous waste, construction waste, and domestic waste by designating with signage, and protect from run-on and runoff.

5 Install Perimeter Controls on Downhill Lot Line

Install perimeter controls such as sediment filter logs or silt fences around the downhill boundaries of your site. Make sure to remove accumulated sediment whenever it has reached halfway up the control.

6 Install Inlet Controls

Sediment control logs, gravel barriers, and sand or rock bags are options for effective inlet controls. Make sure to remove accumulated sediment whenever the device becomes nonfunctional.

7 Install a Concrete/Stucco Washout Basin

Designate a leak-proof basin lined with plastic for washing out used concrete and stucco containers. Never wash excess stucco or concrete residue down a storm drain or into a stream!

8 Maintain a Stabilized Exit Pad

Minimize sediment track out from vehicles exiting your site by maintaining an exit pad made of crushed rock spread over geotextile fabric, a shaker rack, or a wash rack at the construction site exit. If sediment track-out occurs, remove deposited sediment within 24 hours of discovery.

9 Keep an Up-to-Date Copy of Your SWPPP on Site

Keep a copy of your complete and up-to-date SWPPP, including site maps showing where each BMP is or will be installed, and records of the site inspections completed by a trained inspector on site and easily accessible.

10 Site Stabilization

Immediately stabilize exposed portions of the site whenever construction work will stop for 14 or more days, even if work is only temporarily stopped. Remember, final stabilization is required prior to terminating permit coverage.

Keep in mind that temporary or permanent stabilization must be completed within 7 days if your project is within 1 mile of a special or impaired water.

Graphic courtesy US EPA. Adapted by MPCA.

mn MINNESOTA POLLUTION CONTROL AGENCY

800-657-3864 | info.pca@state.mn.us
www.pca.state.mn.us

C6.1

PINEVIEW ADDITION
GOVERNMENT SOLUTIONS TEAM, LLC
CROSS LAKE, MN

2 MPCA

WIDSETH
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Homeowner fact sheet

Erosion prevention and sediment control

If your new home is like most, the builder did some grading of your lot, removing some or all of the existing vegetation or ground cover. You may have new sod, or you might just have a bare soil yard.

When rain falls on exposed soil, it can wash soil away from the land. This runoff can erode bare ground, wash away valuable topsoil and make landscaping more difficult. It also carries soil, nutrients and other pollutants into streets, gutters and ditches, where it then travels untreated to lakes, rivers, streams or wetlands. Polluted runoff can cause excessive growth of weeds and algae in water bodies and reduce recreational opportunities such as swimming and fishing. Sediment-laden runoff can also clog ponds and wetlands and reduce floodwater retention.

Your homebuilder was required to take steps to keep soil and sediment from leaving your lot. Permanent stabilization such as sod may have been installed on part or all of your property. If not, you can help protect the environment by ensuring that soil and sediment are not washed off your property and that grass or other ground cover become well established.

Temporary stabilization

When construction on your home is complete, verify that your builder installed temporary stabilization measures to minimize erosion and prevent sediment-laden runoff from discharging into streets, gutters, ditches, streams, lakes and wetlands. Silt fence or other sediment control should be in place on the down slope perimeter, and near curb and gutters, ditches, streams, lakes and wetlands. Mulch or similar material must cover exposed soil... Soil piles must also be stabilized.

As a homeowner, you are responsible for inspecting and maintaining temporary stabilization measures until permanent ground cover is established on your yard.

Commonly used temporary stabilization methods include:

Temporary vegetation includes annual grasses that sprout quickly such as annual rye, oats and winter wheat. These grow quickly with little care and can protect the soil from rain, slow runoff, and act as a filter. They will not provide permanent cover. You may need to fertilize water or reseed to ensure the vegetative cover is maintained until permanent cover is installed.

Mulching (straw, wood chips, wood fiber blanket, and so on) provides temporary cover to protect the soil from rain. Mulching may be the only option during the winter when seeding or sodding is not possible. Mulch must stay in place to be effective. Netting, stakes or chemical binders are used to anchor some types of mulch. Be sure to reinstall washed-out mulch and anchor if necessary until permanent cover is established.

Silt fences are curtains of permeable fabric erected on stakes to restrict run off. The silt fence slows runoff and allows it to puddle or pond, so soil and sediment can settle out before water leaves a site. Other sediment control devices include berms, biologs, and more. Proper installation and maintenance of sediment control devices is essential for their performance. Reinstall or replace ripped, collapsed, undermined or decomposed fencing. Remove sediment if deposits reach 1/3 of the silt fence height. Remove silt fences and other sediment control devices only after permanent stabilization is established.

Downspout extenders may be used to protect temporarily stabilized areas from roof runoff. Extenders can direct water from your roof gutters to paved or grassed areas. Be aware that direct discharge to storm sewers (as in the photo) may not be allowed in your area. Be sure to check with your local authorities. Check extenders regularly to insure proper performance. Remove extenders following permanent stabilization.

Permanent stabilization

Establish permanent vegetation or ground cover as soon as possible. Mulch, silt fences, downspout extenders, or other temporary stabilization measures can be removed following permanent stabilization.

Please consider the following as you make your landscaping decisions:

- Keep and protect existing native trees, bushes and plants on your property.
- Schedule landscaping projects for dry weather.
- Terrace slopes to slow the flow of runoff.
- Plant fast-growing annual and perennial grasses.
- Water new seed or sod lightly, every day or two, for two weeks to keep soil moist.
- Use well adapted native plants that reduce runoff and require little maintenance.
- Plant plenty of trees and shrubs to reduce runoff.
- Plant lawn alternatives like rain gardens, prairie plants, or no mow lawn mixes.
- Route downspouts and other drainage to heavily vegetated areas.
- Use crushed rocks, pavers or other alternatives that allow rainwater to seep into the ground for walkways, recreational vehicle (RV) pads, decks, patios and drives.
- Leave an unmowed buffer strip of thick vegetation along stream banks and lakeshores.
- Use caution when landscaping near your home, especially next to the foundation. Changes in the final grade can lead to water pooling and basement water damage.
- Use a landscaping firm experienced in stormwater design.
- Check with your local government to make sure your landscape design meets any local regulations.

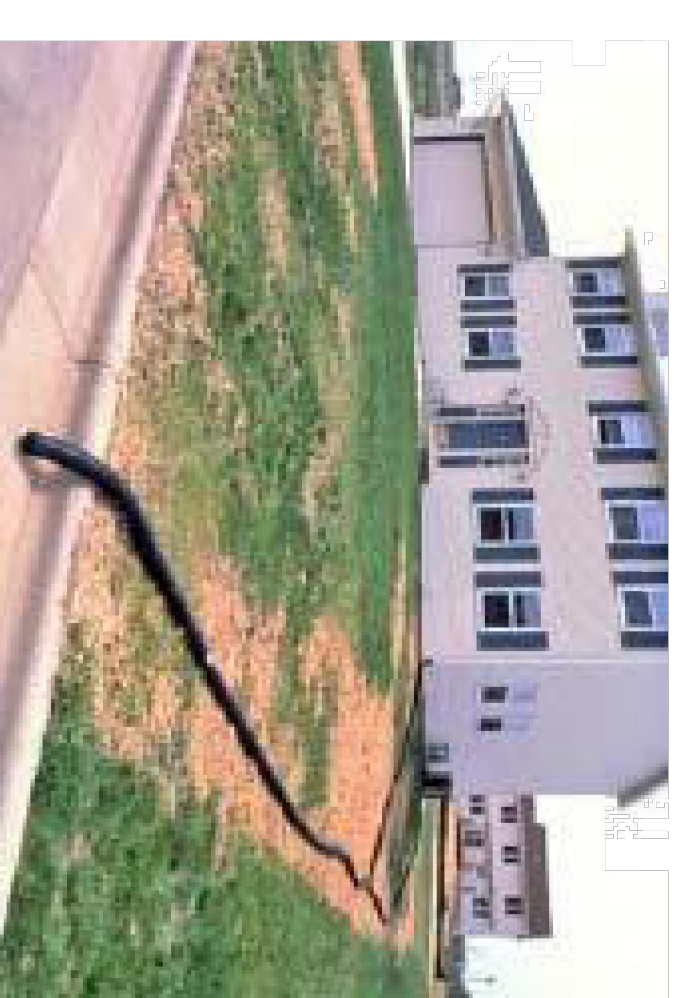
Control stormwater pollution

Finally, you can also help area lakes and streams for as long as you own your home. Stormwater runoff does not go to a wastewater treatment plant. It flows directly into our lakes and streams. There are many ways you can reduce polluted runoff:

- Keep trash, leaves and grass clippings off streets and out of storm drains, streams and lakes.
- Pick up and bury or flush pet wastes.
- Keep cars tuned up and repair leaks.
- Properly dispose of hazardous wastes.
- Do not pour oil, pesticides, paint or other materials down the storm drain.
- Minimize the use of pesticides, fertilizers and de-icing materials.
- Test your soil and use zero phosphate fertilizer if possible.
- Wash your car on the lawn or use a commercial car wash.

For more information on stabilization measures, contact your local building inspector or Soil and Water Conservation District Office.

You can also visit Minnesota Pollution Control Agency Stormwater website at www.pca.state.mn.us/water/stormwater/index.html or call the Stormwater Program at 651-757-2119 or toll-free at 800-657-3804.



Extenders can direct water from your roof gutters to paved or grassed areas. Be aware that direct discharge, like this, to storm sewers may not be allowed in your area. Be sure to check with your local authorities.

Purpose: Transfer permit coverage for a **portion** of a site already covered under the NPDES Construction Stormwater General Permit to a new owner or contractor or both. You will be assigned a new permit number for your site under the parent permit. If the **entire** site needs to be transferred to a new owner or contractor, use the transfer/modification form found on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/water/construction-stormwater#permit-and-forms-591ec494>. Permit numbers can be found using the [MPCA's permit search tool](https://www.pca.state.mn.us/water/construction-stormwater/). (Found on the MPCA website at <https://www.pca.state.mn.us/water/construction-stormwater/>.)

Submital: The person who certifies this form can email the completed form to csw.pca@state.mn.us using "Subdivision Application" as the subject line. An auto-reply message will be sent upon the email being received. A manual confirmation email will be sent to the sender of the form via email when issuance is complete. There is no fee associated with this form.

Questions: Email the program at csw.pca@state.mn.us or call the Stormwater Hotline at 651-757-2119 or 800-657-3804 (non-metro only).

1. Parent project information

Enter the project name listed on the parent permit (C000xxxxx) and brief location information of that permit.

Project name: _____ **Parent permit number: C000** _____

Project location description: _____

City: _____ State: MN Zip code: _____ County: _____

2. Subdivision contact information

Enter the name, email address, phone number, and mailing address of the subdivision project owner, alternate owner contact, contractor and alternate contractor contact information. If a contact is the same as another contact, specify which contact it is the same as (for example, when the contractor is the same as the owner, in the contact name for the contractor write "same as owner".)

A. Owner (required)

Business/Firm name: _____

Last name: _____ First name: _____ Title: _____

Email address: _____ Telephone: (_____) _____ Ext: _____

Mailing address: _____

City: _____ State: _____ Zip code: _____

Alternate contact (optional)

Last name: _____ First name: _____ Title: _____

Email address: _____ Telephone: (_____) _____ Ext: _____

B. Contractor (required if different than owner)

Business/Firm name: _____

Last name: _____ First name: _____ Title: _____

Email address: _____ Telephone: (_____) _____ Ext: _____

Mailing address: _____

City: _____ State: _____ Zip code: _____

Alternate contact (optional)

Last name: _____ First name: _____ Title: _____

Email address: _____ Telephone: (_____) _____ Ext: _____

3. Subdivision site description information

Addition/Phase (if applicable): _____ Lot(s): _____ Block: _____

Project location/address: _____

City: _____ State: _____ Zip code: _____

Feel free to list multiple lots and blocks per form. The site name for the subdivision will be based on the lots/blocks and description given on this form. Be advised that you cannot separate lots/blocks once applied for and all must be complete and stabilized as a whole to terminate.

Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. I certify that based on my inquiry of the person, or persons, who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of civil and criminal penalties.

I also certify under penalty of law that I have read, understood, and accepted all terms and conditions of the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) General Stormwater Permit Construction Activity (MN R100001) that authorizes stormwater discharges associated with the construction site identified on this form.

By signing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Parent Permit Owner authorized signature (required)

Name: _____

Company name: _____

Signature: _____

Date (mm/dd/yyyy): _____

Subdivision Owner authorized signature (required)

Name: _____

Company name: _____

Signature: _____

Date (mm/dd/yyyy): _____

Subdivision Contractor authorized representative (required if different than subdivision owner)

Name: _____

Company name: _____

Signature: _____

Date (mm/dd/yyyy): _____

Cheryl

From: Phil Martin <Phillip.Martin@bolton-menk.com>
Sent: Friday, August 13, 2021 9:57 AM
To: Cheryl
Cc: Ted Strand
Subject: RE: Haglin Preliminary Plat

Cheryl

I guess I'm new to the Crosslake process but I haven't been notified to review anything or give comment prior to this recent correspondence. I was contacted by Greg Haglin earlier this summer to tell me he was developing an area and that Widseth was preparing the plans but that is the extent of my involvement.

Clearly I'm happy to review the plans when they are developed. My main concerns will be that appropriate City standards are met, regulatory requirements are followed, and that the City has assurance that the road was conducted in a manner acceptable for the City to take ownership to own, operate, and maintain in perpetuity. To obtain that assurance, we expect at minimum, the following items or activities:

- soil boring information to support the design,
- material quality control reports, testing to show appropriate compaction,
- sampling to show adequate material depth,
- material list showing compatibility with City requirements, and
- verification of construction through period onsite inspection if the Developer intends to use their engineer for inspection, or more frequently if the Developer or City requests the City Engineer inspect construction.

Thanks

Phil Martin
218-821-7265

From: Cheryl <cstuckmayer@crosslake.net>
Sent: Friday, August 13, 2021 9:26 AM
To: Phil Martin <Phillip.Martin@bolton-menk.com>
Subject: RE: Haglin Preliminary Plat

I have attached the packet and the minutes can be found on page 2 under "Development Review Team Minutes held on 6-17-2021"

If you should be looking for anything else, please let Jon or myself know.

Respectfully,

Cheryl Stuckmayer
Planner – Zoning Coordinator
Crosslake Planning and Zoning Department
13888 Daggett Bay Rd
Crosslake, MN 56442

Office: (218) 692-2689
Fax: (218) 692-2687



Subdivisions Application
 Planning and Zoning Department
 13888 Daggett Bay Rd, Crosslake, MN 56442
 218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

2101495

Receipt Number: 969520

Permit Number: _____

Property Owner(s): Greg C. and Roseanne Haglin

Mailing Address: p.o. box 258 Crosslake, MN 56442

Site Address: 36448 Pine Bay Rd. & 36308 Pine Bay Cir., Crosslake, MN 56442

Phone Number: 218-894-6815

E-Mail Address: greg@haglin.org

Parcel Number(s): 14150519 & 14150501

Legal Description: Lot 2 Block 1, Pineview addition to Crosslake & Outlot A CIG #1030 Pineview 1st amendment CIG

Sec 15 Twp 137 Rge 26 27 28

Land Involved: Width: _____ Length: _____ Acres: 29.3

Lake/River Name: N/A

Do you own land adjacent to this parcel(s)? Yes No

If yes, list Parcel Number(s) 14150520

Authorized Agent: _____

Agent Address: _____

Agent Phone Number: _____

Signature of Property Owner(s) Greg C. Haglin Roseanne Haglin Date 7/9/21

Signature of Authorized Agent(s) _____ Date _____

Subdivision Type
(Check applicable request)

Metes and Bounds-**Record within 90 days of approval**

Residential Preliminary Plat

Residential Final Plat

Commercial Preliminary Plat

Commercial Final Plat

Development

13 (1 new) Number of proposed lots

0 Number of proposed outlots

Access

Public Road

Easement

Easement recorded: Yes No

Septic

Compliance _____

SSTS Design _____

Site Suitability

- All applications must be accompanied by signed Certificate of Survey \$6.00 cash 11 parcels @ \$1,100 + \$500 App = \$1600
- Residential Fee: Preliminary \$500 + \$100 per lot; Final \$500 + \$25 per lot Payable to "City of Crosslake"
- Commercial Fee: Preliminary \$750 + \$150 per lot; Final \$750 + \$50 per lot Payable to "City of Crosslake"
- Metes & Bounds: \$100 + \$75 per lot Payable to "City of Crosslake"
- Above Fees will require additional Park Dedication Fees of \$1,500 per unit/lot or 10% of buildable land as measured pre-plat for park purposes or a combination of both Payable to "City of Crosslake"**
- No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of application is determined at a public meeting by the City Council after a recommendation from the Planning Commission/Board of Adjustment per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by CS Date 7-12-2021 Land Use District RR5 Lake Class N/A Park, Rec, Lib _____



City of Crosslake Planning Commission/Board of Adjustment

Findings of Fact

Supporting/Denying a Preliminary Plat

Findings should be made in either recommending for or against a plat, and should reference Chapter 44 of the City Subdivision Ordinance. The following questions are to be considered, but are not limited to:

1. Does the proposed plat conform to the City's Comprehensive Plan?

Yes No

2. Is the proposed plat consistent with the existing City Subdivision Ordinance? Specify the applicable sections of the ordinance.

Yes No

3. Are there any other standards, rules or requirements that this plat must meet?

Yes No Specify other required standards.

4. Is the proposed plat compatible with the present land uses in the area of the proposal?

Yes No Zoning District

5. Does the plat conform to all applicable performance standards in Article 2 of the Subdivision Ordinance?

Yes No

6. How are the potential environmental impacts being resolved? (Does the plat meet the following City Standards?)

Stormwater

Erosion /Sediment Control

Wetlands

Floodplain

Shoreland

Septic Systems

7. Have the potential public health, safety or traffic generation impacts been addressed?

Yes No

8. Other issues pertinent to this matter.