



Planning Commission –AGENDA
April 14, 2025 – 5:30 P.M.
Foley City Hall

1. Approve the agenda.

2. Approve the Planning Commission Minutes.
 - March 24, 2025

3. City Council Update

4. Benton County – New Government Center Building
 - Site Plan Review
 - Conditional Use Permit for Drive-Thru.
 - Staff comments provided in email and with comments on plans.
 - Drainage calcs were inadequate. City Engineer has requested they be resubmitted.
 -

5. Other Items
 - Parking Regulations – Questions, Next Steps?
 - Downtown Design Standards – Mayor Voit asked the planning if they would consider implementing some design standards for downtown. St. Joseph B1 Zoning Code is included in your packet.

6. Next Meeting Date
 - TBD

7. Adjourn

Current Planning Members:

Bill Bronder, Candice Kantor, Jeff Gondeck, Rosalie Musachio, Deb Mathiowetz, Jonathan Brenny

Planning Commission Minutes
March 24, 2024 -5:30 p.m.
Foley City Hall

Members Present: Jeff Gondeck, Bill Bronder, Candice Cantor, Deb Mathiowetz, Jonathan Brenny, and Rosalie Musachio

Members Absent: None

Cantor called the special meeting to order at 5:30 p.m.

Motion by Mathiowetz, seconded by Gondeck, to approve the agenda.

Motion carried, unanimous.

Nick Kotsmith – Kotsmith Lumber – 6773 Hwy 25 NE – New Commercial Lumberyard

Updated plans were provided at the meeting. Public hearing is scheduled for April 1. Kotsmith was present at the meeting and thanked the board.

Kotsmith presented the plans. Notes from the engineer received Friday. Plan is to put up one building to start with the yard to be expanded upon with additional buildings.

Brunn stated public hearing notices were sent out. A bunch of comments came from engineering and have been incorporated in to the plan. Staff has verified those items including utilities and drainage. Discussion and questions followed. Candice asked about drainage to the southeast side. Brunn said the engineer was okay with the drainage and she would confirm.

Bronder asked if we're going to see what the building looks like. Kotsmith said it will be 64 x 172 with decorative/vertical siding. Lighting meets the standard. There will need to be designated snow storage. Will need to be shown in final site plan. Discussion followed.

Employee parking will be in the back along the north side of the building. Room to continue the parking lot in the future. Bronder asked if there needs to be a lighting plan. The wetlands delineation has been approved by the county. Discussion followed.

Discussion turned to fencing. The front will be privacy fencing and security. Kotsmith plans for sign for the building. Brunn says if it's included in the plans it could be added to the business at a later date and not require another planning commission review. The council will review the development agreement.

Brunn reminded the board the property is in the process of being annexed by the city. All the approvals will run at one council meeting.

Discussion turned to trees and screening. The idea is to give it a buffer from the road. Kotsmith had concerns about trees blocking the building. Brunn said it's up to the board on screening of the product in storage on site. Brunn we could make a note to leave the fence and remove the trees.

Question came up about jay braking and the noise in city limits. Brunn asked if a reduction in speed limit would help. Signage could be used to help.

Brunn reminded the board that for future buildings if they are included in the initial site plan the business could submit a building permit application without having to resubmit a new site plan unless there is a significant change.

Motion by Gondeck, seconded by Mathiowetz, to approve to send to the council.

Motion carried, unanimous.

Other Items

Brunn said staff met with Benton County and they are submitting application for new government center and conditional use permit for drive-thru DMV located on the west side. They are doing some open house meetings. Brunn encouraged the members to attend one of the county meetings.

Bronder asked if the old building would be torn down for more parking. Brunn said the old county building is zoned B1. They don't need to provide onsite parking, however, staff has expressed concerns that they should try to provide some onsite parking. They are considering a tear down of the old building and keep the newer annex. This will be part of the discussion during the April 14 meeting. Discussion followed regarding the A.L.C. building that is owned by the school and parking concerns in the residential neighborhood.

Brunn explained the reverse referendum option with the county building. That's why the county is offering meetings and tours. The old building has a lot of wasted space. Discussion continued.

Expect to see in time for April 14 planning meeting.

Motion by Gondeck, seconded by Mathiowetz to adjourn.

Motion carried, unanimous.

Meeting adjourned 5:15 p.m.

Submitted by: Sara Judson Brown

City of Foley Conditional Use Permit Application (CUP)

Street Location of Property: 520 Dewey Street

Legal Description of Property: Parcel 130030201

Current Zoning of Property: B-1 Central Business Proposed Zoning: Unchanged

Type of Request: Conditional use (DMV drive-thru for new government center)
 *** (Attach narrative describing details of project scope) ***

Property Owner: Benton County 320-968-5000

Name 531 Dewey St. Phone _____

Address Foley, MN 56329 Fax _____

_____ Email mheadley@co.benton.mn.us

Applicant: Monty Headley, Benton County Administrator 320-968-5000

Name 531 Dewey St. Phone _____

Address Foley, MN 56329 Fax _____

_____ Email mheadley@co.benton.mn.us

Type of Request & Fee Amount:

<input type="checkbox"/> Rezoning/Amendment	\$250.00
<input checked="" type="checkbox"/> Conditional Use Permit	\$250.00
<input type="checkbox"/> Variance	\$250.00
<input type="checkbox"/> Planned Unit Development	\$250.00

<input type="checkbox"/> Preliminary Plat	\$500.00
<input type="checkbox"/> Final Plat	\$
<input type="checkbox"/> Annexation	\$400.00 +
<input type="checkbox"/> Site Plan Review/Other	
Total Fees Paid	\$

Has a request been made previously on this property? Yes No Explain: _____

This application must be completed in full, be typewritten or clearly printed, and must be accompanied by all information, supporting documents and plans as required by applicable City Ordinance provisions. A determination of completeness of the application shall be made within ten business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant.

This is to certify that I am making application for the described action by the City and that I am responsible for all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application. I have attached a copy of proof of ownership (either copy of Owner's Duplicate Certificate of Title, Abstract of Title or purchase agreement), or I am the authorized person to make this application and the fee owner has also signed this application.

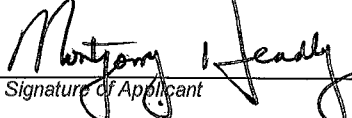
- Supporting Documents Attached
- Appropriate Fees Paid
- Review by City Staff
- Completed Application Accepted

Application Filed: _____

Date Fees Paid: _____

Staff Initials: _____

Date Application Accepted: _____

 3/18/25

Signature of Applicant Date

 Signature of Fee Owner Date 3/18/25

City of Foley Conditional Use Permit Supplementary Application

Please use this form to explain how your request for a conditional use permit meets the zoning requirements.

(1) Not a Burden on Public Facilities

County services that are currently offered in the existing facility including land services, auditor treasurer, DMV, public health, human services and veterans services will be relocated into this new facility. The new DMV will provide a drive-thru which is intended to improve access to DMV serves. These services are consistent with what is currently offered and no burden to public facilities is anticipated.

(2) Compatible with Existing and Planned Adjacent Uses

The property was previously used as a school and has been re-zoned to B-1 Central Business District. The use of the property as a government center with DMV is consistent with this zoning use. Since the drive-thru is for improved access to county services, the use is compatible with the zoning district.

(3) No Adverse Affect on Adjacent Properties

The drive-thru was placed on the west side of the property to avoid residential properties. This was purposeful to limit any impact to the residential properties and residents. The property to the west is school district owned and no adverse affect is anticipated for this property.

(4) Related to the Needs of the City

The new government center will provide improved access to county services for city and county residents. The DMV drive-thru is not offered at the current DMV so this is meant to provide a new convenience to area residents.

(5) Consistent with the Comprehensive Plan

The re-zoning of the property was specifically for county use as a new government center. A drive-thru is consistent with the the zoning district and included as a listed conditional use.

(6) Not a Traffic Hazard

Early versions of the drive-thru were reviewed with City staff. Based on those conversations the entire building was shifted to the south and the DMV window was also shifted south to provide additional separation from Dewey street.

(7) Adequate Parking and Loading

The DMV drive-through will reduce parking needs by providing access to DMV services without the need to park. The County is also intending to expand the parking lot on the existing site as part of this project. A new loading area is included with the new building on the west side.

(8) Not detrimental to Health, Safety and Welfare

There should be no detrimental impact to health, safety and welfare. The drive-thru is provided to improve access to DMV services which will benefit all users including the elderly, people with small children, and people with mobility impairments.

(9) Floodplain

The project is not in the floodplain.



A conditional use permit SHALL NOT be granted unless evidence is presented that satisfies the conditions above. Failure to adequately provide such information may result in a denial of your request for a conditional use permit. (Attach additional sheets if necessary.)

Client
BENTON COUNTY

521 DEWEY ST, FOLEY, MN

Project
COS ON DEWEY ST

Location
520 DEWEY ST

FOLEY, MINNESOTA

Certification

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 SURVEYOR under the laws of the state of Minnesota.

Preliminary

Jerome C. Wittstock
Registration No. 19552 Date: 12/16/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: Drawn: DJT
Approved: JW Book / Page:
Phase: SURVEY CERT Initial Issue: 12/09/2021

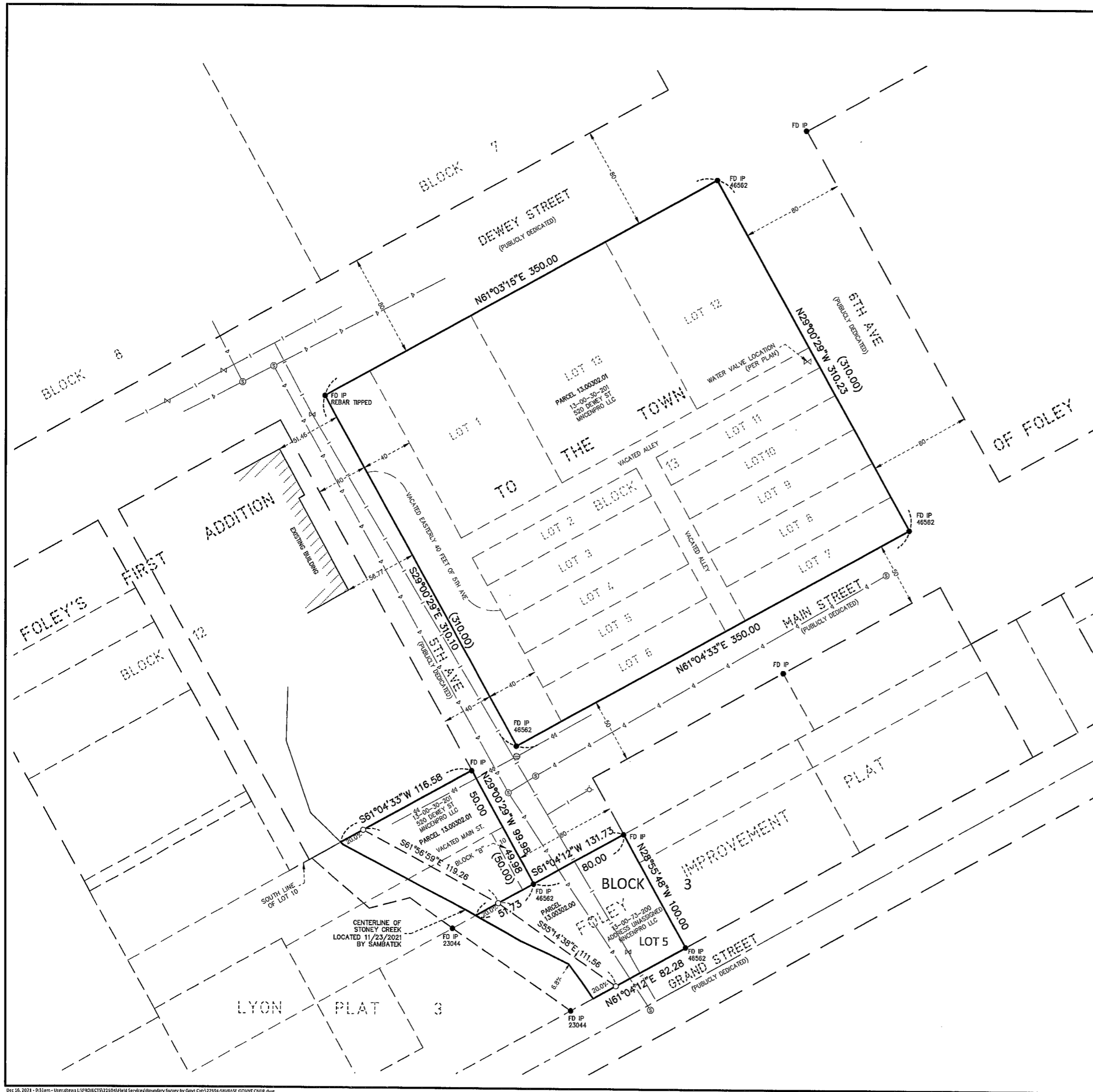
Revision History

No. Date By Submittal / Revision

Sheet Title
CERTIFICATE OF SURVEY

Sheet No. Revision
1/1

Project No. 22594



DESCRIPTION

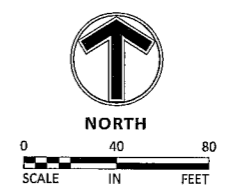
Parcel No. 13.00302.01
All of Block Thirteen (13), including the vacated alley running Northeastly through the center of said Block Thirteen (13) and the vacated alley running Southeastly from the alley above described to Main Street.
ALSO the vacated Easterly forty (40') feet of that part of FIFTH AVENUE lying between the Southerly line of Dewey Street and the Northerly line of said Main Street, all in FOLEY'S ADDITION TO THE TOWN (now City) OF FOLEY, according to the plat and survey thereof on file and of record in the office of the County Recorder in and for Benton County, Minnesota
ALSO: Block "B" OF FOLEY'S FIRST ADDITION TO THE TOWN (now City) OF FOLEY
ALSO:
A tract of land fifty (50') in width described as: All that part of vacated Main Street lying Easterly of the center of creek known as Stony Brook, and lying Southerly of Lot Ten (10), Block Twelve (12), all being in FOLEY'S FIRST ADDITION TO THE TOWN (now City) OF FOLEY, according to the plat and survey hereof on file and of record in the office of the County Recorder in and for Benton County, Minnesota together with a tract of land 50 feet in width lying between and adjoining said vacated Main Street and the right of way of the Great Northern Railway Company (now abandoned), the Easterly boundary of said tract being a line 10 feet Westerly of and parallel with the Westerly line of Fifth Avenue and the Westerly boundary line being the center of said Stony Brook.
ALSO:
Parcel No. 13.00732.00
That portion of Lot Five (5), Block Three (3), FOLEY IMPROVEMENT PLAT, which lies Easterly of the centerline of Stony Creek, according to the plat and survey thereof on file and of record in the office of the County Recorder in and for Benton County, Minnesota
together with all hereditaments and appurtenances belonging thereto.

PROPERTY SUMMARY

- The property identification numbers are 13-00-73-200 and 13-00-30-201. The address for Parcel 1 is 520 Dewey Street, Foley, MN and the address for Parcel 2 is unassigned.
- The gross area of the subject property is:
Parcel 1- 2.686 Acres or 117,088 Square Feet.
Parcel 2- 0.233 Acres or 10,134 Square Feet.

SURVEY NOTES

- The bearing system for this survey is based on the Benton County coordinate system, NAD83 (1996 Adjust).
- Field work was completed on 11/24/2021.
- This survey was prepared without the benefit of a title commitment or abstract and the surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate title search may disclose. Therefore, this survey may be revised by showing that which would be cited in a title commitment and then illustrated on the survey.



LEGEND

⊙ STORM MANHOLE	— ST — STORM SEWER	⊙ TRAFFIC LIGHT
⊙ STORM CATCH BASIN	— SS — SANITARY SEWER	⊙ VENT
⊙ SANITARY MANHOLE	— W — WATERMAIN	⊙ BEEHIVE
⊙ GATE VALVE / HYDRANT	— UE — UNDERGROUND ELECTRIC	⊙ WELL
⊙ SIGN	— UT — UNDERGROUND TELEPHONE	⊙ MAILBOX
⊙ GAS METER	— UG — UNDERGROUND GAS	⊙ POST INDICATOR VALVE
⊙ UTILITY POLE	— OC — OVERHEAD ELECTRICAL WIRE	⊙ BITUMINOUS SURFACE
⊙ TRANSFORMER	— FO — FIBER OPTIC	⊙ CONCRETE SURFACE
⊙ GUARD POST	— O — CHAIN LINK FENCE	⊙ GRAVEL SURFACE
⊙ CLEAN OUT	— D — WOOD FENCE	⊙ RESTRICTED ACCESS
⊙ FLARED END SECTION	— X — WIRE FENCE	⊙ HANDICAP PARKING
⊙ LIGHT	— WL — WET LAND	⊙ REGULAR PARKING
⊙ GUY ANCHOR	— RW — RETAINING WALL	⊙ STALL COUNT
⊙ GAS MANHOLE	— BRW — BLOCK RETAINING WALL	⊙ TREE LINE
⊙ GAS VALVE	— SRW — STONE RETAINING WALL	⊙ CONCRETE CURB
⊙ ELECTRIC MANHOLE	— PW — POND / WATER LINE	⊙ DECIDUOUS TREE
⊙ ELECTRIC METER	— B — BENCH	⊙ CONIFEROUS TREE
⊙ TELEPHONE PEDESTAL	⊙ H — HAND HOLE	⊙ SHRUB
⊙ CABLE TV BOX	⊙ C — COMMUNICATIONS VAULT	⊙ SPOT ELEVATION
⊙ COMMUNICATIONS MANHOLE	⊙ D — DELINEATION POST	⊙ CONTOUR
⊙ AIR CONDITIONING UNIT	⊙ G — GROUND LIGHT	⊙ SOIL BORING
⊙ FLAG POLE	— E — EASEMENT LINE	
⊙ FOUND MONUMENT	— S — SETBACK LINE	
⊙ SET MONUMENT	— B — BUILDING LINE	
⊙ MARKED LS 19552		
⊙ POST		

Revision Schedule		
Revision Number	Revision Description	Revision Date

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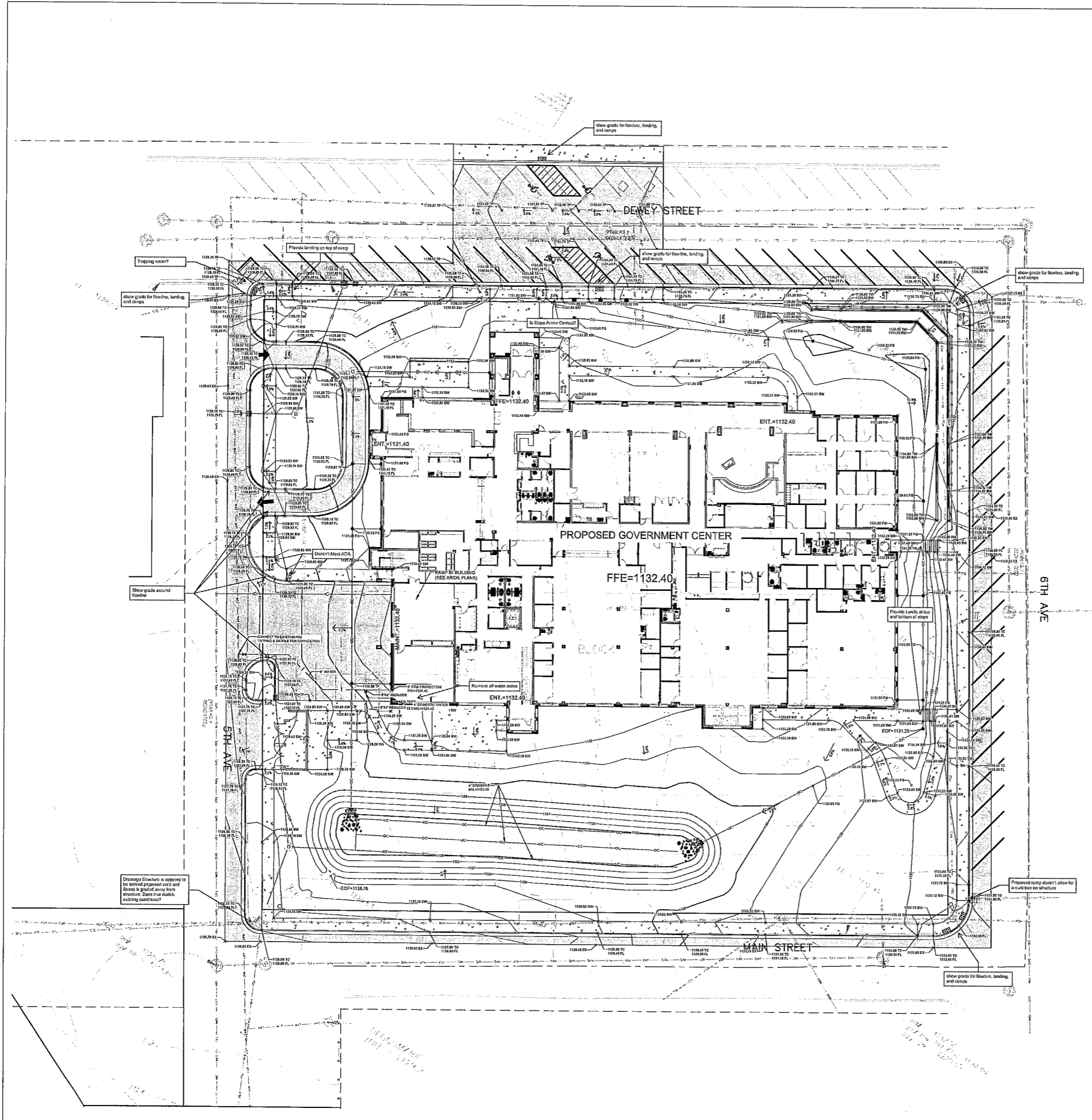
Benton County
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- LEGEND:**
- ▨ PROPOSED RIP RAP
 - × 980.00 TC NEW TOP-BACK OF CURB ELEVATION
 - × 980.00 PL NEW FLOW LINE OF CURB ELEVATION
 - × 980.00 SW NEW SIDEWALK ELEVATION
 - × 980.00 TP NEW TOP OF PAVEMENT ELEVATION
 - × 980.00 TO NEW TOP OF GRAVEL ELEVATION
 - × 980.00 FO NEW FINISHED GRADE ELEVATION
 - × 980.00 EX EXISTING ELEVATION
 - 984 PROPOSED CONTOUR
 - ← PROPOSED SLOPE
 - E.O.P. EMERGENCY OVERFLOW

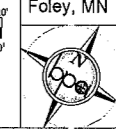
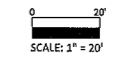
GRADING GENERAL NOTES:

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

Sidewalk cross slope appears to be designed mostly at 2%. This is the max. allowable cross slope and doesn't give the contractor much room for error. Any sidewalk installed with a cross slope greater than 2% will need to be replaced.



GRADING PLAN



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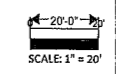
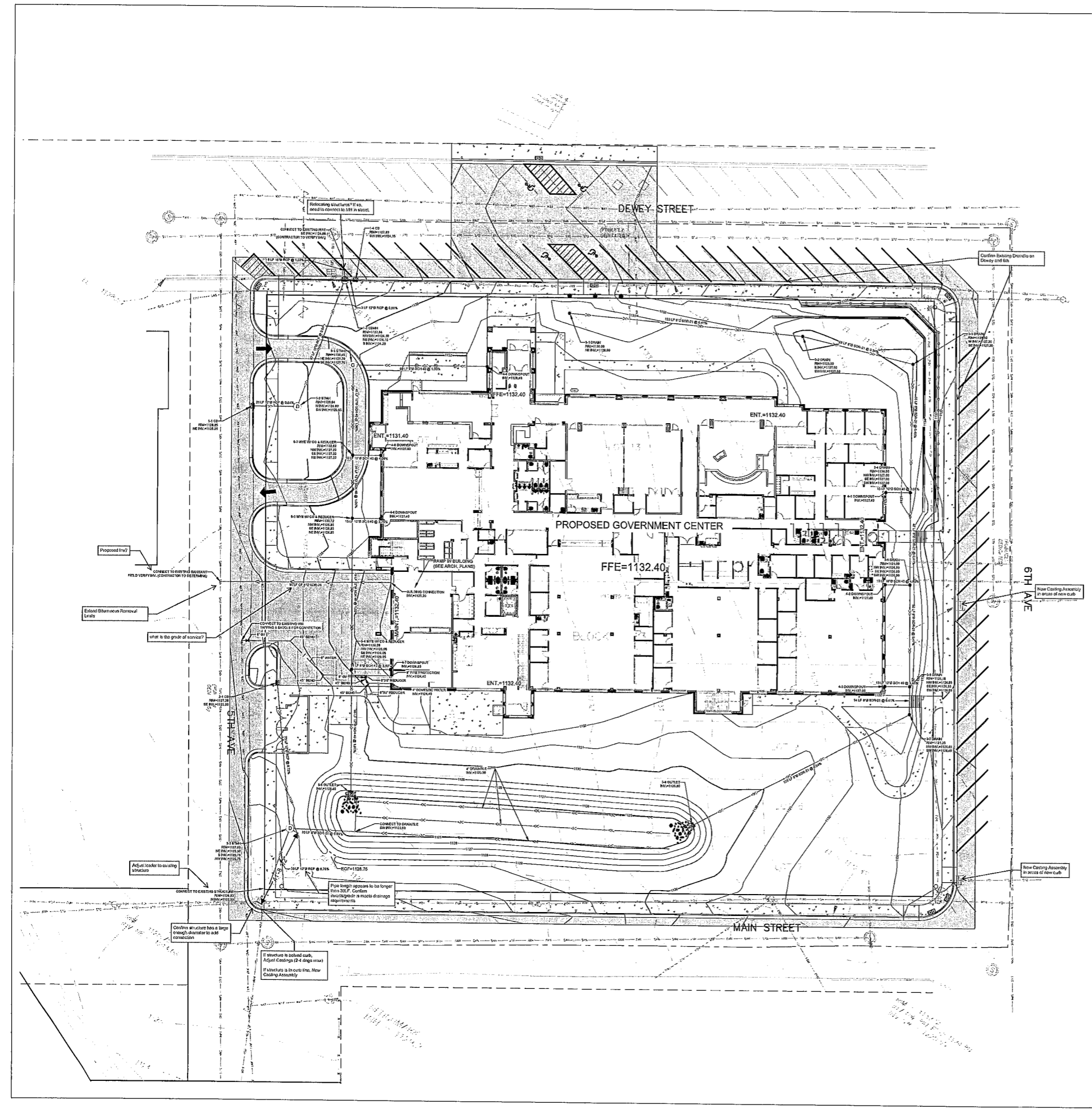
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LEGEND:

- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FITTING
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- ⊙ PROPOSED SANITARY MAN-HOLE
- ⊔ PROPOSED FLARED END SECTION
- ⊕ PROPOSED STORM MAN-HOLE
- ⊖ PROPOSED CATCH BASIN
- ⊗ PROPOSED GATE VALVE & BOX
- ⊘ PROPOSED HYDRANT
- ⊙ PROPOSED CLEANOUT
- ⊙ PROPOSED RIP RAP

UTILITY GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
5. WATER LINE SHALL BE A MINIMUM 8.0 FEET DEPTH UNLESS SHOWN OTHERWISE ON PLANS.
6. VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
7. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
8. ALL SANITARY SERVICE PIPE AND FITTINGS SHALL BE SDR-26 PVC.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TWO CONSECUTIVE PASSING BACTERIOLOGICAL TESTS FROM THE PROPOSED WATER SERVICE.
10. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY CONCRETE PAVEMENT WHICH IS DAMAGED OR REMOVED AS A RESULT OF THE PROPOSED WATER, SANITARY, STORM SEWER SERVICE INSTALLATION.
11. FOR WATER SERVICE LINES #12 AWG SOLID COPPER CLAD STEEL (CCS) WIRE WITH 30 MIL HIGH DENSITY POLYETHYLENE (HDPE) INSULATING JACKET, COLOR SILVER.
12. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER. NO DEWATERING IS EXPECTED FOR THIS SITE DUE TO SANDY SOIL CONDITIONS.
13. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN FOR PAVEMENT REMOVAL, UTILITY INSTALLATION, AND REPLACEMENT AS NEEDED.
14. CONTRACTOR SHALL CONFIRM FINAL ROOF DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS.
15. ALL STORM SEWER PIPE OVER 10" IN DIAMETER SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATER-TIGHT JOINTS IN ACCORDANCE WITH ASTM C-391 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D3221, UNLESS OTHERWISE NOTED.
16. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
 - 16.1. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
 - 16.2. ACCEPTABLE MANUFACTURERS / PRODUCTS:
 - 16.2.1. FERROD "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
 - 16.2.2. PRESS-SEAL "WATERSTOP GROUTING RINGS" OR APPROVED EQUAL.
17. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, BRANTLET OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
18. CONTRACTOR SHALL STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS AND MANHOLES. GATE VALVE AND MANHOLE LOCATIONS SHALL BE ADJUSTED TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURBS AND GUTTER. CURBS AND GUTTER SHALL BE STAKED TO ALLOW CURB INLET TYPE CATCH BASINS TO BE PROPERLY LOCATED IN LINE WITH CURBING.



UTILITY PLAN

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Revision Schedule		
Revision Number	Revision Description	Revision Date









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Benton County
 Government Center

Foley, MN
 DATE 29 JANUARY 2025
 PROJECT 24-0299.00

C5

LEGEND:

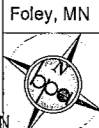
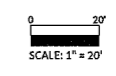
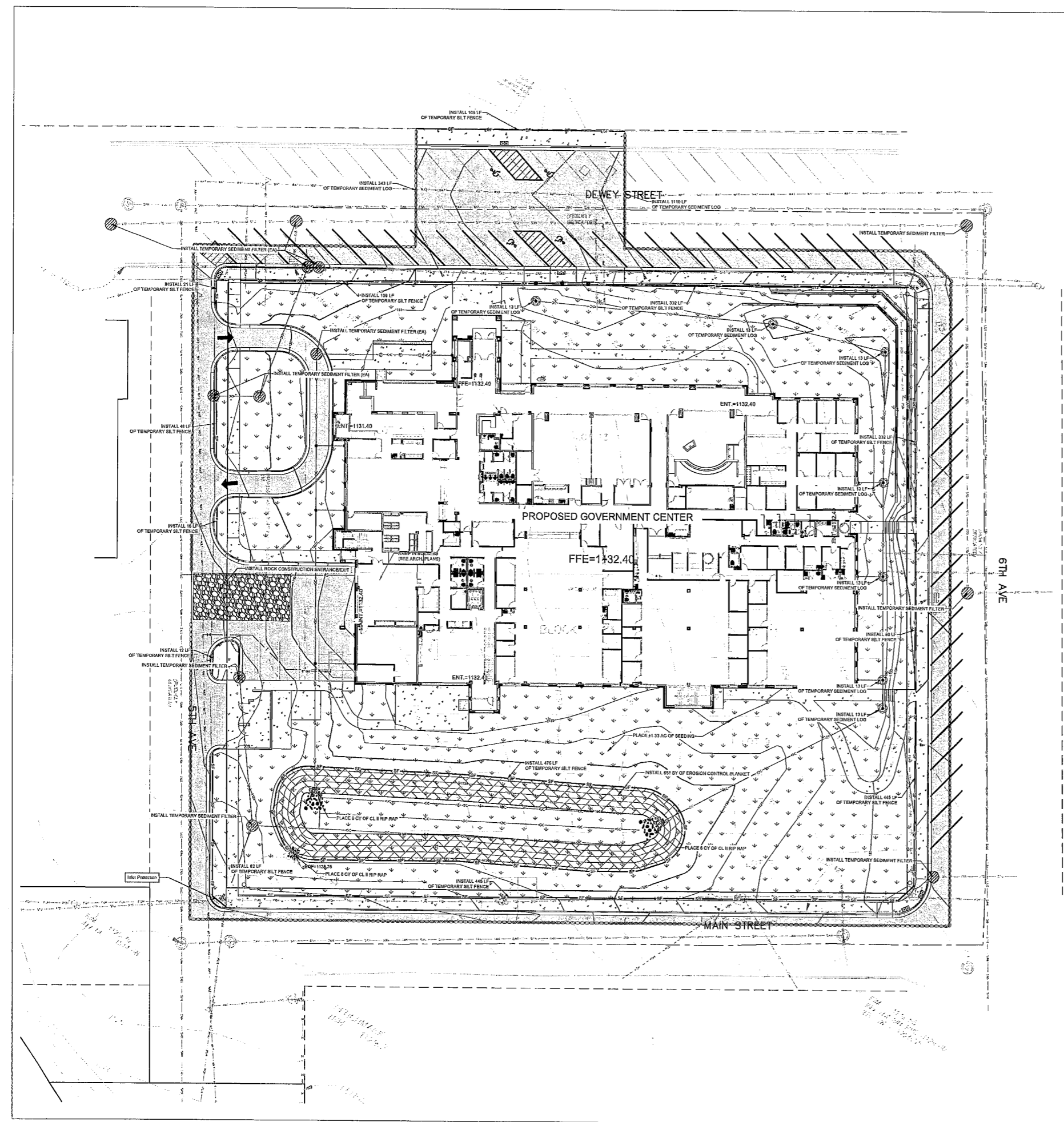
-  TEMPORARY ROCK CONSTRUCTION ENTRANCE
-  EROSION CONTROL BLANKET (CAT. 20)
-  GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
-  FIBER-LOG ROLLS
-  PROPOSED RIP RAP
-  PROPOSED CONTOUR
-  EMERGENCY OVERFLOW
-  TEMPORARY SEDIMENT FILTER-HIGH FLOW

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINFALL. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF FOLEY AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MNDOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MNDOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
 STANDARD SEED MIX 25-131: 220 LB/AC.
 INFILTRATION BASIN SEED MIX 33-261: 35 LB/AC.
 FERTILIZER 22-5-10: 350 LB/AC.
 MULCH TYPE 3: 2 TON/AC.
13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST.

APPROXIMATE EROSION CONTROL DEVICES

• SILT FENCE:	2,173 LF
• BIOLOG:	1,544 LF
• ROCK CONSTRUCTION:	1 EACH
• EROSION CONTROL BLANKET (CAT. 20):	691 S.Y.
• RIP RAP (CLASS 2)	20 C.Y.



STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R1000001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. PROJECT NAME: BENTON COUNTY GOVERNMENT CENTER. LOCATION: 620 DEWEY ST., FOLEY, MN 56320. BENTON COUNTY. LATA/CN/3. 45.565058-93.80787

DESCRIPTION OF CONSTRUCTION ACTIVITY

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

PROJECT CONTACTS

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

SWPPP PREPARATION:

SWPPP PREPARER: DYLAN LANNER
BOGART, PEDERSON & ASSOCIATES
ENGINEER IN TRAINING AND SWPPP DESIGNER (EXP 2023)
TRAINING: 13075 FIRST STREET
ADDRESS: REVER, MN 55369
TELEPHONE: 763-262-4822
EMAIL: DLANNER@BOGART-PEDERSON.COM

OWNER:

OWNER CONTACT: EWAN LARSON
ADDRESS: 808 COURTHOUSE SQUARE, ST. CLOUD, MN 56303
TELEPHONE: (320)-252-3740
EMAIL: ELARSON@BENTONARCHITECTS.COM

CONTRACTOR TO BE CALLED OUT BY THE CONTRACTOR:

BUSINESS NAME: _____
OWNER NAME: _____
MAILING ADDRESS: _____
CITY: _____
TELEPHONE: _____
EMAIL: _____
CONTACT NAME: _____
MAILING ADDRESS: _____
CITY: _____
TELEPHONE: _____
EMAIL: _____

ESTIMATED DATES OF CONSTRUCTION

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

PERMANENT STORMWATER DESIGN CALCULATIONS

SEE THE STORM WATER MANAGEMENT REPORT FOR MORE INFORMATION. CONTACT BOGART, PEDERSON & ASSOCIATES FOR REPORT. PROPOSED FLOW RATE IS LIMITED THROUGH USE OF SWALES, CATCH BASINS, AND FILTRATION BASIN.

DESCRIPTION OF EROSION CONTROL ACTIVITY

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

CUMULATIVE IMPERVIOUS SURFACES

AREA OF DISTURBANCE: 3.17 ACRES
PRE-CONSTRUCTION IMPERVIOUS AREA: 0.39 ACRES
POST CONSTRUCTION IMPERVIOUS AREA: 1.83 ACRES
NEW IMPERVIOUS AREA: 1.45 ACRES

RECEIVING WATERS:

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO FILTRATION BASIN AND THE CITY STORM WATER SYSTEM.

PLANS AND SPECIFICATIONS

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

TEMPORARY SEDIMENT CONTROL PRACTICES

DOWN DRAGGED SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION OPERATIONS.
TOPSOIL IS TO BE STORED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SLOPE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS, AS THE GRADING OPERATIONS PROCEED.

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

INSTALLATION OF MN/DOT CATEGORY 3 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT TO THE WETLANDS AREA.

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

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

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

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON 6TH AVE. A 4" DIA. PIPE.

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

THIRD OF EROSION CONTROL

SILT FENCE AND SEDIMENT LOGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION. RIPRAP AND FILTER BLANKET SHALL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.

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

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

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

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IS ESTABLISHED. ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTION IS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

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

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

INSPECTION AND MAINTENANCE ACTIVITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES, SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE DAILY ACCESS TO THE PROJECT SITE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND HAS BEEN SUBMITTED TO THE MPCA.

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

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

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

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

TRAINING DOCUMENTATION

SUPPLY DOCUMENTATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)

NAME OF INDIVIDUAL OVERSEEING INSPECTION	_____
DATE OF TRAINING	_____
NAME OF INSTRUCTOR	_____
CONTENT OF TRAINING	_____
TOTAL HOURS OF TRAINING	_____

BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)

NAME OF INDIVIDUAL OVERSEEING INSPECTION	_____
DATE OF TRAINING	_____
NAME OF INSTRUCTOR	_____
CONTENT OF TRAINING	_____
TOTAL HOURS OF TRAINING	_____

POLLUTION PREVENTION

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

ON-SITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 620-22-2798. ALL VEHICLES ON-SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ON-SITE AND EMPTIED ON A BI-WEEKLY BASIS. CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

FINAL STABILIZATION

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

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

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	TITLE	LOCATION
EROSION CONTROL DETAILS	CONSTRUCTION DETAILS	CS-9
EROSION CONTROL LOCATIONS	EROSION CONTROL LOCATIONS	CS

24 HOUR MPCA EMERGENCY NOTIFICATION
TELEPHONE NUMBERS: 651-449-5451
800-422-0798

ESTIMATED QUANTITIES

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

ESTIMATED PRELIMINARY QUANTITIES AT START OF PROJECT

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	1
TEMPORARY SEDIMENT FILTER	EA	1
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	1
TEMPORARY SEDIMENT LOGS	LF	1,544
TEMPORARY SILT FENCE	LF	2,173
EROSION CONTROL BLANKET (3)	SF	651

TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATION

PART 1 GENERAL

1.01 REGION INCLUDES

A. PREVENTION OF RECONTAMINATION OF WATERWAYS. OPEN DRAINAGE WAYS AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.

1.02 REFERENCE STANDARDS

A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM, MINNESOTA PERMIT NO. MN R10001.

1.03 PERFORMANCE REQUIREMENTS

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

B. DO NOT BEGIN CLEANING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED. FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.

C. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.

D. TEMPORARY PREVENTIVE MEASURES TO BE IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.

E. EROSION OFF SITE PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THE PROJECT.

F. PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.

G. PREVENT MUD AND SEDIMENT FROM BEING CARRIED TO ADJACENT WATERS.

H. SEDIMENTATION OF WATERWAYS OFF SITE. PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE. INCLUDE RIVERS, STREAMS, LAKE, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.

I. IF SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT JOE COST TO OWNER. REMOVE DEPOSITS TO RESTORE CONFORM WITH REQUIREMENTS OF APPLICABLE MAJOR JURISDICTION.

J. MAINTENANCE MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.

PART 2 MATERIALS

A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MIDWAY AND RESISTS HIGH BIODEGRADABLE. IN LONGEST LENGTH POSSIBLE. FABRIC INCLUDING SEAMS

1. AVERAGE OPENING SIZE: 2.0 U.S. SIEVE. MAXIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4951.

2. PERMIT THAT 8.05 SEC/A MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4951.

3. ULTIMATE RESISTANCE RETAINING AT LEAST 10 PERCENT OF TENSILE STRENGTH WHEN TESTED IN ACCORDANCE WITH ASTM D4951 AFTER 600 HOURS EXPOSURE.

4. TENSILE STRENGTH: 100 LBF. MINIMUM. IN CROSS-MACHINE DIRECTION. 124 LBF. MINIMUM. IN MACHINE DIRECTION. WHEN TESTED IN ACCORDANCE WITH ASTM D4951.

5. DENSIFICATION: 15 TO 20 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4951.

6. TEAR STRENGTH: 55 LBF. MINIMUM. WHEN TESTED IN ACCORDANCE WITH ASTM D4951.

7. COLOR: MANUFACTURER'S STANDARD, WITH SEDIMENT AND FIBRIL LINE PREPARED.

8. SILT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 1 FEET LONG.

a. STEEL U OR T SECTION, WITH MINIMUM MASS OF 1.30 LBS PER LINEAR FOOT.

b. SPY WOOD, 4 BY 4 INCHES IN CROSS SECTION.

c. HARDWOOD, 2 BY 4 INCHES IN CROSS SECTION.

B. TEMPORARY SEDIMENT LOG: FILTER LOSS SHALL CONSIST OF TYRE WOOD FIBER ROLLS AND THE REQUIREMENTS OF MN/DOT 309.

1. SHALL BE ONE OF THE FOLLOWING.

a. SHALL BE SILT LOCK PERIMETER CONTROL BY FALTEK, INC. OR EQUAL.

C. TEMPORARY SEDIMENT FILTER.

1. SHALL BE ONE OF THE FOLLOWING.

a. CROWN SEDIMENT FILTER UNIT THAT INSERTS INTO THE INLET.

1) SHALL BE FALTEK PURE PERMANENT RIB FILTER BY ADD, INC. OR EQUAL.

2) APPROXIMATE CURVE DRAINAGE PROTECTION FOR INLET INTO EITHER CURB OR OPENINGS.

D. TEMPORARY ROCK CONSTRUCTION ENTRANCE

1. ROCK SHALL BE CLEAN 1 TO 2 INCH WASHED ROCK.

E. TEMPORARY SLOPE EROSION PROTECTION

1. SHALL BE ONE OF THE FOLLOWING.

a. EROSION CONTROL BLANKET.

b. SHALL CONSIST OF A UNIFORM WEB OF BITERLODGE STRAW OR WOOD FIBERS SANDWICHED BETWEEN AN ATTACHED TOP AND BOTTOM LAYER OF NET BACKING.

c. THE NET SHALL BE BIODEGRADABLE CONTAINING SUFFICIENT STABILIZATION FOR BREAKDOWN TO OCCUR WITHIN A REASONABLE GROWING SEASON.

2) STRIPES USED TO ANCHOR THE BLANKETS SHALL BE GALVANIZED 11 GAUGE OR HEAVIER STEEL WIRE HAVING A SPAN WIDTH OF 12 INCH AND A LENGTH OF 18 INCHES OR LONGER FROM TOP TO BOTTOM AFTER BENDING.

3) THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE: (KROCK-ER) - MANUFACTURED BY KROCK-ER; (BIOSOL GUARD) - MANUFACTURED BY MBI, INC. (CONVEX 3000) - MANUFACTURED BY CONVEX FIBERS, INC.

4) BONDED FIBER MATRIX.

1) THE FIBER SHALL BE COMPOSED OF 100% WOOD OR WOOD BY-PRODUCTS. A MINIMUM OF 35% OF THE FIBER SHALL AVERAGE TO 16 MILS IN LENGTH AND 50% OR MORE SHALL BE RETAINED ON A 20 MESH SIEVE. CLASSIFIED IN MEGA GREEN. FIBERS SHALL BE COLORED WITH A WATER SOLUBLE, NON-TOXIC DYE, TO ADD IN UNIFORM APPLICATION OVER THE SITE.

2) THE BINDER SHALL BE A HYDRO-COLOID BASED GUM WITH ADDED BLOWN POLYMER BASE AND AGRICULTURAL BASED FERTILIZERS. THE BINDER SHALL NOT DISOLVE OR DISPERSE UPON CONTACT.

3) THE BFM SLURRY SHALL DRY TO FORM A CRUST APPROXIMATELY 3-4 MM (1/8 TO 1/4 INCH) THICK ADHERING TO THE SOIL SURFACE.

4) THE MOISTURE CONTENT OF THE MATRIX SHALL BE 12% +/- 1% BY WEIGHT.

5) THE MATRIX SHALL CONSIST OF MATERIALS THAT ARE 100% BIODEGRADABLE AND 100% BENEFICIAL TO PLANT LIFE.

6) THE MATRIX SHALL PROVIDE 100% CONTINUOUS COVERAGE AND SHALL HAVE NO HOLES GREATER THAN 1/8 INCH.

7) THE HYDRATED MIXTURE DENSITY SHALL BE APPROXIMATED BY A BUMP TEST PRIOR TO APPLICATION.

8) THE BFM MASH WATER RATIO SHALL BE AS MANUFACTURER RECOMMENDATIONS. THE MINIMUM BFM MASH TO WATER RATIO IS 25.00 GAL/MASH AND 100 GALLONS WATER. THE WATER RATE SHALL VARY BETWEEN 100 GALLONS AND 125 GALLONS PER SOLID, DEPENDING ON MOISTURE OF THE PRODUCTIVE AREA.

9) THE BONDED FIBER MATRIX MULCH PRODUCTS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE: (KROCK-ER) - MANUFACTURED BY KROCK-ER; (BIOSOL GUARD) - MANUFACTURED BY MBI, INC. (CONVEX 3000) - MANUFACTURED BY CONVEX FIBERS, INC.

F. TEMPORARY PAVED SEDIMENT CONTROL DEVICE

1. NONWOVEN RESEALABLE FABRIC: WOVEN INTO A BAG USING A DOUBLE MACHINE AND HIGH STRENGTH THREAD.

2. SEAMS SHALL HAVE AN AVERAGE WIDTH STRENGTH OF 60 LB/INCH AS PER ASTM D 4932.

3. PUNCTURE OF 16 LBS AS PER ASTM D 4932.

4. FLOW RATE OF 85 GALLONS PER HOUR AS PER ASTM D 4941.

5. PERMEABILITY OF 1.5 SEC/AS PER ASTM D 4931.

6. MULLET BURST STRENGTH OF 350 LBS AS PER ASTM D 3746.

7. 40% OF WELLS SEALS AS PER ASTM D 4931.

8. SPOUT LARGE ENOUGH TO ACCOMMODATE A 1/2 INCH DISCHARGE HOSE WITH STRAP TO TIE UNIT CLOSED.

9. SHALL BE ONE OF THE FOLLOWING.

a. CRYTOL.

1) ACT ENVIRONMENTAL, INC., 2831 CANNONWELL ROAD, RICHMOND, VIRGINIA 23234, 804-645-3636.

2) DANDY PRODUCTS, INC., P.O. BOX 1845, WESTERVILLE, OHIO 43081, 601-551-2264.

3. OR EQUAL.

PART 3 EXECUTION

3.01 PREPARATION

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

B. THE CONSTRUCTION SITE OPERATOR SHALL FOLLOW ALL REQUIREMENTS OF THE MINNESOTA STORMWATER PERMIT NO. MN R10001.

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

1. PROVIDE A SIGNED COPY TO THE OWNER.

3.02 INSTALLATION

A. TEMPORARY ROCK CONSTRUCTION ENTRANCE.

1. THE ROCK AREA SHALL BE A MINIMUM OF 6 INCHES DEEP, EXTEND THE FULL WIDTH OF THE ENTRANCE AREA AND SHALL BE AT LEAST 5 FT. 10 INCH. HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ACCURATELY CLEAN THE TRUCK.

2. GEOTEXTILE FABRIC MAY BE USED TO PREVENT MIGRATION OF MUD FROM THE UNDERLYING SOIL INTO THE ROCK.

B. TEMPORARY SILT FENCE:

1. STAKE AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4932.

2. DO NOT SPREAD FABRIC WITHIN MINUTE SPACES. SPACES BETWEEN SILENTLY SPACED AT 6 FEET MAXIMUM SPACING.

3. ENDED BOTTOM OF FABRIC BEA RESEARCH ON THE UPOULET EDGE OF FENCE, WITH A BICHES OF FABRIC LAY FLAT ON BOTTOM OF TRENCH FACING UPLOPE, BACK UP TRENCH AND COMPACT.

4. MINIMUM POST EMBEDMENT.

a. STEEL POST = 2 INCHES MINIMUM.

b. WOOD POST = 1 1/2 INCHES, WITH EXTRA POST.

c. OVERLAPPING AT LEAST 18 INCHES, WITH EXTRA POST.

d. FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING:

1. FOUR NAILS PER POST WITH 24 INCH DIAMETER FLAT OR BUTYRON HEAD, 1 INCH LONG, AND 14 GAUGE, 0.935 INCH SHANK DIAMETER.

2. FIVE STAPLES PER POST WITH AT LEAST 17 GAUGE, 0.8453 INCH WIRE, 3/4 INCH CROWN WIDTH AND 1/2 INCH LONG LEAD.

3. FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORD, OR INTEGRAL POCKETS.

C. TEMPORARY SEDIMENT LOGS

1. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.

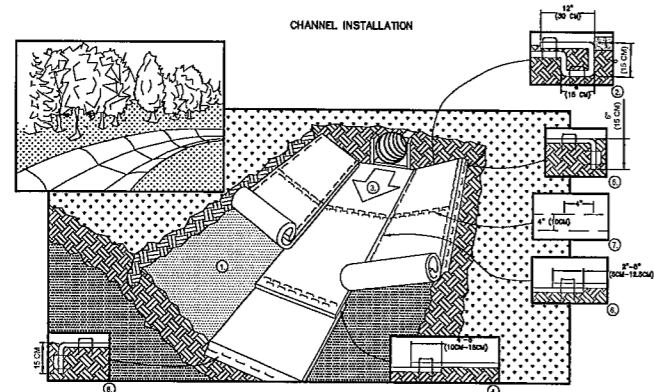
2. STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL, ON 10 FT CENTERS USING 3" BY 2" BY 2" FT WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E. WHEN PERIMETER CONTROL IS USED ON PAVED AREAS, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE PERIMETER CONTROL TO HELP STABILIZE DURING RAIN EVENTS.

D. TEMPORARY SEDIMENT FILTERS

1. PLACE AS RECOMMENDED BY THE MANUFACTURER.

E. TEMPORARY PAVED SEDIMENT CONTROL DEVICE

1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.



CHANNEL INSTALLATION

WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH, ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

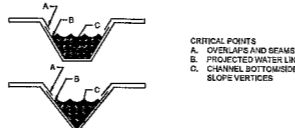
ANCHOR THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS. 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

TO ENSURE PROPER BEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED BEAM STITCH ON THE BLANKET BEING OVERLAPPED.

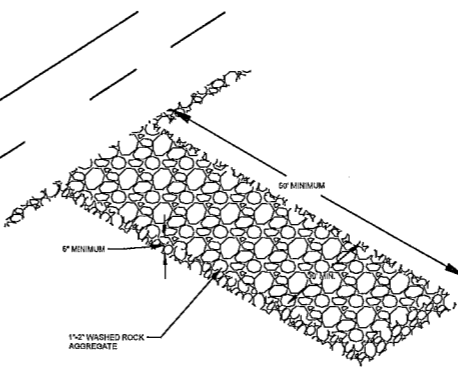
A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.

IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

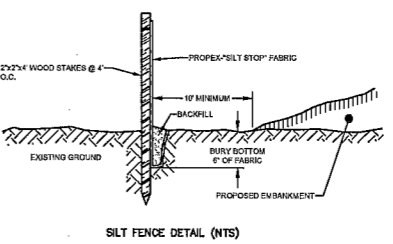
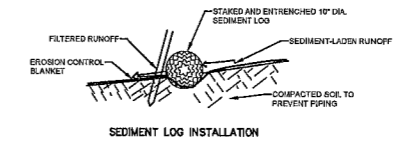


NOTE:

- * HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
- ** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 4" (10cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.



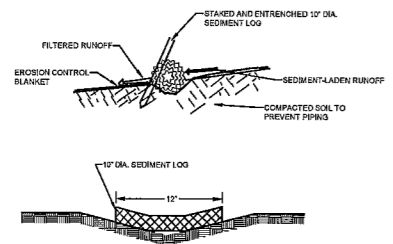
1. THE SEDIMENT LOGS SHALL BE TRENCHED 4" INTO THE GROUND AND SHALL BE STAKED BY STEEL FENCE POSTS OR 2X 2" WOOD STAKES.
2. SOIL SHALL BE COMPACTED ON THE UPSLOPE SIDE OF LOGS.



EROSION CONTROL MATTING (FOR POND)
N.T.S.

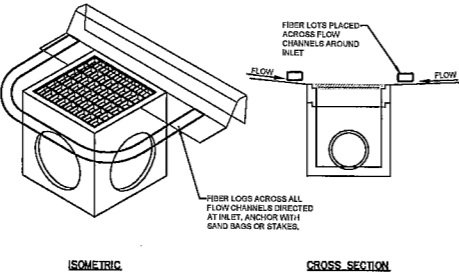
ROCK CONSTRUCTION EXIT
N.T.S.

TEMPORARY SEDIMENT CONTROL DEVICES
N.T.S.



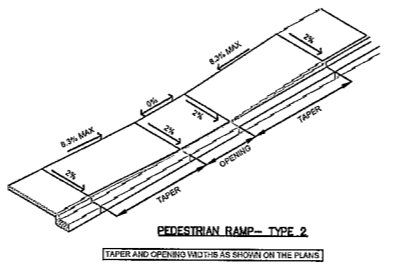
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SEDIMENT FILTER LOG INSTALLATION
N.T.S.

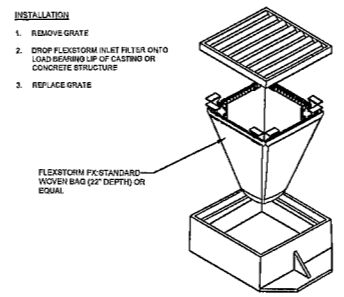


1. THE SEDIMENT LOGS SHALL BE TRENCHED 4" INTO THE GROUND AND SHALL BE STAKED BY STEEL FENCE POSTS OR 2X 2" WOOD STAKES.
2. SOIL SHALL BE COMPACTED ON THE UPSLOPE SIDE OF LOGS.

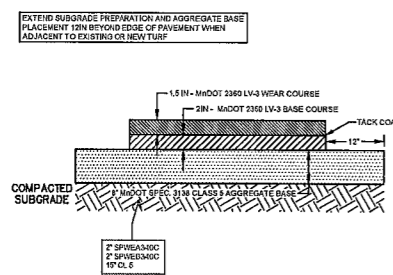
SEDIMENT LOG INSTALLATION
N.T.S.



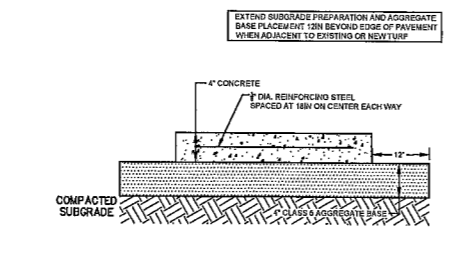
PEDESTRIAN RAMP - TYPE 2
N.T.S.



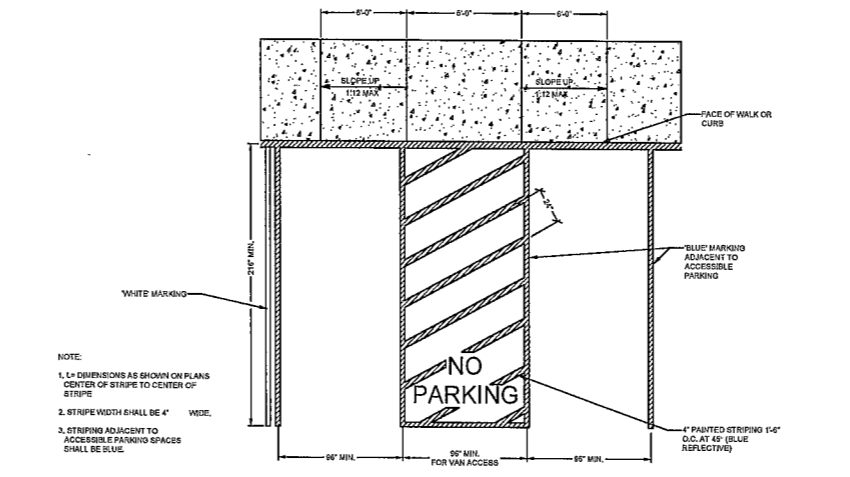
TEMPORARY SEDIMENT FILTER
N.T.S.



BITUMINOUS PAVEMENT SECTION
N.T.S.



CONCRETE SIDEWALK
N.T.S.



- NOTE:**
1. L+ DIMENSIONS AS SHOWN ON PLANS CENTER OF STRIPE TO CENTER OF STRIPE.
 2. STRIPE WIDTH SHALL BE 4" WIDE.
 3. STRIPING ADJACENT TO ACCESSIBLE PARKING SPACES SHALL BE BLUE.

ACCESSIBLE PARKING SPACE AND HANDICAP RAMP
N.T.S.

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I Herewith Certify That This Plan, Specification or Report Was Prepared By Me or Under My Direct Supervision and That I Am a duly Licensed Engineer Under the Laws of the State of Minnesota.

Consultant Engineer
DATE _____ REG. NO. 58626

Revision Schedule		
Revision Number	Revision Description	Revision Date

preliminary -
not a
construction
document

Benton County
Government Center

Foley, MN

DATE 20 JANUARY 2025
PROJECT 23-0299.00

C7

Sarah Brunn

From: Sarah Brunn
Sent: Monday, April 7, 2025 3:03 PM
To: 'Ryan TerSteeg'
Cc: Evan Larson; 'Monty Headley'
Subject: RE: [External] RE: Benton County Government Center Plans

Good afternoon.

We had a staff meeting this morning to talk through the submittals. I expect full comments by Wednesday but wanted to relay a few things from the discussion that you could start incorporating now.

- The City Engineer/Public Works Director had some concerns on the storm water structure located on the SW corner. This relates to making sure it can handle another connection. They were going to do some additional review on the item by pulling some of our additional records. They will loop back if we need to make any changes or have further questions.
- We believe the school (ALC building) currently parks cars that encroach on 5th Avenue. There should be plenty of room to have these vehicles park to the south of the building but wanted to bring that to your attention as when the drive-thru is operational we will not want cars parking there.
- Striping on Dewey Street – we need you to remove the parking striping for one stall on each end of Dewey in front of the new proposed building. These stalls are far too close to the intersection and we believe a neighbor will definitely comment on it. 6th Avenue is fine – just the end spaces on Dewey.
- The City Engineer would like to see a profile/cross-section of Dewey Street where you plan to put in the ped ramp.
- We will need to see a landscaping and lighting plan – planning will require this. It should show where you plan to sod/seed, landscape, plant trees, etc. The lighting plan should show types of fixtures and beams. Please make sure that all lighting is downward facing and does not encroach on neighboring properties.
- Will you be doing a free standing sign? If so, I would include the location on the site plan.
- Snow storage – we talked through some of the snow storage items – please note snow storage locations on the plans and provide any narrative as your plan for snow removal.
- Lastly, staff would like to request additional parking data. Particularly, how many on-site spaces you currently have. How many on-site employees you anticipate to have during the day? How many visitors to the building you expect on average? Are the 4 spaces near the loading doors for employees or maintenance workers?

These comments and the remaining staff comments mid-week will need to be updated on the plans. We will then need to arrange for hard copies of the plans.

Please let me know if you have additional questions.

Sarah A. Brunn
City Administrator
sbrunn@ci.foley.mn.us

ORDINANCE 502 – ZONING ORDINANCE

Section 502.50: B-1 CENTRAL BUSINESS DISTRICT

Subd. 1: Intent. The Central Business District has been established to encourage the continuation of a viable downtown by promoting uses dependent of high volumes of pedestrian traffic; to provide for regulation of the high intensity commercial uses located within the original core of the City; and, to encourage parks/greenspace in the downtown. The Central Business District provides space for concentrated general business and commercial activities at locations where they are easily accessible to residential areas and, at the same time, minimizing negative impacts to residential neighborhoods.

Subd. 2: Permitted Uses. The following uses shall be permitted within the Central Business District:

- a) Antique stores.
- b) Appliance stores.
- c) Apparel shops.
- d) Artisan shops.
- e) Bakery goods, sales and baking of goods on premises.
- f) Barber and beauty salons.
- g) Bicycle sales and repairs.
- h) Book stores.
- i) Boutiques.
- j) Business/professional offices.
- k) Coffee shops.
- l) Delicatessen, fruit, vegetable and meat stores.
- m) Farmers market. Notification and the submittal of a plan to the Planning Commission is required.
- n) Financial institutions, including insurance companies.
- o) Florist.

ORDINANCE 502 – ZONING ORDINANCE

- p) Government buildings.
- q) Grocery and drug stores, not more than 10,000 square feet in size.
- r) Hardware stores, not more than 10,000 square feet in size.
- s) Hobby shops and gift stores.
- t) Interior design services, including floor and wall covering stores.
- u) Jewelry sales and service.
- v) Laundry and dry-cleaning services.
- w) Library.
- x) Medical, optical and dental clinics.
- y) Microbreweries and bars.
- z) Musical instrument stores.
- aa) Parks and Open Spaces.
- bb) Pet shops, excluding kennel services.
- cc) Photograph sales and repair.
- dd) Record and video stores.
- ee) Restaurants, coffee shops, excluding drive-in service.
- ff) Sporting goods stores.
- gg) Postal facilities
- hh) Other use determined by the Planning Commission to be of the same character as contained in this Subdivision.

Subd. 3: Conditional Uses. The following uses shall require a Conditional Use Permit as provided for in this Ordinance.

- a) Bed and Breakfast.
- b) Convenience stores, excluding fueling facilities.

ORDINANCE 502 – ZONING ORDINANCE

- c) State licensed day care and nursery school facilities provided that:
 - 1. Adequate off-street parking and loading is provided, and;
 - 2. The facility meets all State licensing requirements pursuant to Minnesota Statutes 245A.02 and 45A.11.
- d) Mixed use of a Permitted Use and a multiple residential dwelling units; but only if at least 50% of the interior square footage (exclusive of the basement or cellar) is used full time for a Permitted Use, and said permitted and residential uses are not conflicting. The area consisting of multiple residential dwelling units must meet the standards of this Ordinance; and said residential uses occupy only the upper and/or rear portions of structures. Off-street parking requirements shall be separately determined for the commercial and residential uses in accordance with Section 502.10.
- e) Hotels, Motels, Lodge.
- f) Other uses determined by the Planning Commission to be of the same character as contained in this Subdivision.

Subd. 4: Permitted Accessory Uses. The following uses shall be permitted as an Accessory Use in the Central Business District.

- a) Commercial or business building for a use accessory to the principal use, not to exceed 50 percent of the size of principal building.
- b) Signs as regulated in this Ordinance.
- c) Temporary buildings for construction purposes for a period not to exceed construction.
- d) Off-street loading and parking areas.

Subd. 5: Building Location/Setback Requirements. Buildings shall be set close to the street with parking behind or on the side of the building, except that the setback is twenty (20) feet from a residential district.

Subd. 6: Height Requirements. Any portion of a structure shall not exceed 3 stories or 40 feet in height. Berming the building does not allow a building to be constructed higher than 40 feet. Elevation for the building shall be determined by the average grade of the land.

Subd. 7: Building Materials. Building facades shall be designed to avoid a monolithic design and feature divisions in materials, textures and separate entrance treatments. The exterior surface of all buildings and structures must be constructed of one of, or a combination of, the following building materials.

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- a) Brick or face brick including textured, burnished and colored block;
- b) Specially designed precast concrete units if the surfaces have been integrally treated with an applied decorative material or texture (excluding raw concrete block painted or unpainted or ceramic faced);
- c) Wood;
- d) Natural or cut stone;
- e) Glass or any combination thereof;
- f) Stucco;
- g) Pre-finished architectural metal panels when utilized for accent and/or architectural components of buildings such as the entry or entry appendage, a required enclosure or screen or architectural roofing as an intended designed accent (not to exceed 15% of the exposed wall area on any two visible sides of the building).
- h) Any other materials approved by the City Council after a review and recommendation by the Planning Commission, including but not limited to durable decorative synthetic material or concrete composite material found to be comparable or superior which mimic the appearance of other approved materials.
- i) Roof Materials. All roofs which are exposed to a view or are an integral part of a Building's aesthetics will be constructed only of commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile or copper. The City Council may consider green roof options that reduce stormwater runoff and improve water quality.

Subd. 8: Other Requirements.

- a) Landscaping Plan. The landscaping, upon any building site or lot, must be carried out in accordance with a landscaping plan prepared by an experienced landscape professional which will be reviewed and approved by the City before construction on a lot. All areas of a lot not occupied by buildings, parking and loading areas, drives, walkways, or other permitted structures must be landscaped with trees, shrubs, grass and other planted ground cover approved by City Staff.
- b) Landscaping Methods and Material. Landscaping may include seeding, sodding, raised planters, architectural decorative walls or fencing, trees and shrubs, ground cover and other landscape materials including rain gardens. Plant material selection will take into consideration disease and insect resistance, hardiness to the area, the ability to provide seasonal interest and future maintenance considerations. Native species are preferred. The following species will not be allowed: Box Elder, female Ginkgo, Willow and Cottonwoods.

ORDINANCE 502 – ZONING ORDINANCE

- c) Waste Handling Screening. All waste and recycling areas must be either stored in the principal building or stored in a four (4) sided enclosure at a minimum of five (5) feet in height constructed of brick, stone, decorative concrete material or a material comparable and compatible with the material of the principal building. Waste handling areas should be shared between lots and buildings to the extent possible to minimize their impact and must be located on the rear of sides of buildings to minimize visibility from roadways. Any changes to trash handling areas once a building is constructed must comply with this Ordinance and requires approval by the City.
- c) Where a use exists pursuant to a conditional use permit in conjunction with a permitted use, the required parking shall be computed for the permitted use and conditional use separately with adequate parking required to satisfy both uses.
- d) No outdoor storage shall be allowed.
- e) Single tenant retail buildings shall not exceed 10,000 square feet.

Subd. 9: Site Coverage. No structure or combination of structures shall occupy more than 90 percent of the lot area.

Subd. 10: Additional Requirements. Uses may be subject to additional requirements contained in this Ordinance including, but not limited to the sections governing parking, home occupation, floodplain, signs, etc.

Subd. 11: Interim Use Permit for Rental Units.

- a) Single-family residential dwelling units in areas that have been rezoned to commercial from residential shall be allowed an interim use permit as a rental unit for a limited period of time to allow for a transition in use to commercial. When a majority of the block is a commercial use, no additional interim use permits shall be granted or extended and single family rental dwellings shall transition to a permitted use in compliance with this Ordinance. The maximum density for rental units under the interim use permit shall be limited to the density which is allowed in the R-1, Single Family Residential District.
- b) The interim use as a rental unit shall be obtained through the interim use procedures set forth in this Ordinance.
- c) The maximum term for an interim use permit shall be five years but may be less as approved by the governing body.