









# CONDITIONAL USE APPROVAL MN PARTY BUS

**SONNENTAG  
CONSULTING, LLC.**

616 TOWER RD.  
HUDSON, WI 54016  
PH. 651-334-3332

PROJECT/OWNER:

BOB LIND  
MN PARTY BUS  
1445 NEAL AVENUE  
WEST LAKELAND, MN  
55042

LEGEND:

DRAWN BY:	JMS	
CHECKED BY:		
DATE:	05/21/18	
DWG FILE:	153-LIND	
REF FILE:		
JOB NUMBER:	153-LIND	
REVISION DESC.	STAFF	DATE
RELEASED FOR REVIEW	JMS	05/30/18
MOVE BUILDING WEST	JMS	07/11/18

TITLE SHEET

SHEET NO.  
1 OF 4

**STANDARD LEGEND**  
(unless otherwise noted)

	PROPERTY LINE
	EXISTING 5FT CONTOUR
	EXISTING 1FT CONTOUR
	EXISTING SPOT ELEVATION
	TOP OF SLAB ELEVATION
	TOP OF WALL ELEVATION
	EXISTING BITUMINOUS EDGE
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE EDGE
	EXISTING TREES AND BUSHES
	EXISTING WATER LINE
	S.S. EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	F EXISTING UNDERGROUND FIBER OPTICS LINE
	G EXISTING UNDERGROUND GAS LINE
	E EXISTING UNDERGROUND ELECTRIC LINE
	T EXISTING UNDERGROUND TELEPHONE LINE
	O.E. EXISTING OVERHEAD ELECTRIC LINE
	SOIL BORING
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING ELECTRIC PEDESTAL OR TRANSFORMER
	EXISTING LIGHT POLE
	EXISTING GAS METER
	TRAFFIC SIGNAL
	ELECTRIC MANHOLE
	EXISTING SIGN, TRAFFIC OR PRIVATE
	FOUND COUNTY SECTION CORNER MONUMENT (AS NOTED)
	FOUND J.L.M. SURVEY MARKER
	FOUND IRON BAR DISTURBED
	FOUND 1.25" OUTSIDE DIAMETER IRON PIPE
	FOUND 0.75" OUTSIDE DIAMETER IRON PIPE
	FOUND 0.50" SURVEY MONUMENT
	FOUND SPIKE
	SET 3/4" DIAMETER BY 18" LONG REBAR
	SET SPIKE
	SET LATH
	RECORDED DISTANCE



**PROJECT LOCATION**

**LOCATION MAP**  
N.T.S.



**GENERAL CONSTRUCTION NOTES**

1. ALL UNDERGROUND HAZARDS AND UTILITIES MUST BE INVESTIGATED PRIOR TO CONSTRUCTION. NOTIFICATION OF EFFECTED UTILITY COMPANIES IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT GOPHER ONE BEFORE COMMENCING CONSTRUCTION.
2. THIS PLAN IS FOR GRADING AND EROSION CONTROL ONLY. BUILDING DESIGN AND UTILITY CONNECTIONS BY OTHERS.
3. EROSION CONTROL CONSTRUCTION NOTES CAN BE FOUND ON SHEETS HEREIN (SEE SHEET INDEX BELOW).

**SHEET INDEX**

SHEET	SHEET DESCRIPTION
1	TITLE SHEET/LOCATION MAP
2	EXISTING CONDITIONS (CORNERSTONE SURVEY)
3	GRADING & EROSION CONTROL PLAN
4	EROSION CONTROL DETAILS & NOTES

**IMPERVIOUS SURFACES**

1. TOTAL AREA (INCLUDES VACATED PUTNAM & PORTION OF 7TH ST. SHOWN)= ±32,824 SQ.FT. (0.75 ACRES)
2. TOTAL EXISTING IMPERVIOUS = 0 (0% OF TOTAL AREA)
3. TOTAL IMPERVIOUS (AFTER CONSTRUCTION) = 16,560 SQ.FT. (50% OF TOTAL AREA)

**STORMWATER TREATMENT**

**STORMWATER RETENTION:**  
 RAIN GARDENS TO BE CONSTRUCTED WITH A TOTAL CAPACITY OF NO LESS THAN 1,518 CU.FT. (16,560 SQFT IMPERVIOUS x 1.1" OF RAINFALL)  
 PROPOSED RAIN GARDENS SHOWN HAVE A TOTAL CAPACITY OF ~ 1,525 CU.FT.

**CONSTRUCTION NOTES**

1. CONTRACTOR TO REVIEW ARCHITECTURAL PLANS TO VERIFY FINAL CONSTRUCTION DIMENSIONS.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO VERIFY SITE PLAN AND LOCAL REQUIREMENTS WITH THE LOCAL AUTHORITY.
3. CONTRACTOR TO VERIFY UNDERGROUND UTILITIES WITH GOPHER STATE ONE PRIOR TO EXCAVATION.

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LEGEND:

EXISTING

- PROPERTY LINE
- 5FT CONTOUR
- 1FT CONTOUR

PROPOSED

- 5FT CONTOUR
- 1FT CONTOUR
- SILT FENCE
- DIRECTION OF FLOW
- 952.3
- PROPOSED SPOT ELEVATION
- TEMPORARY DITCH CHECK/ SEDIMENT LOG
- PROPOSED EVERGREEN

EXISTING SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY CORNERSTONE SURVEYING

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REVISION DESC. STAFF

RELEASED FOR REVIEW JMS 05/30/18

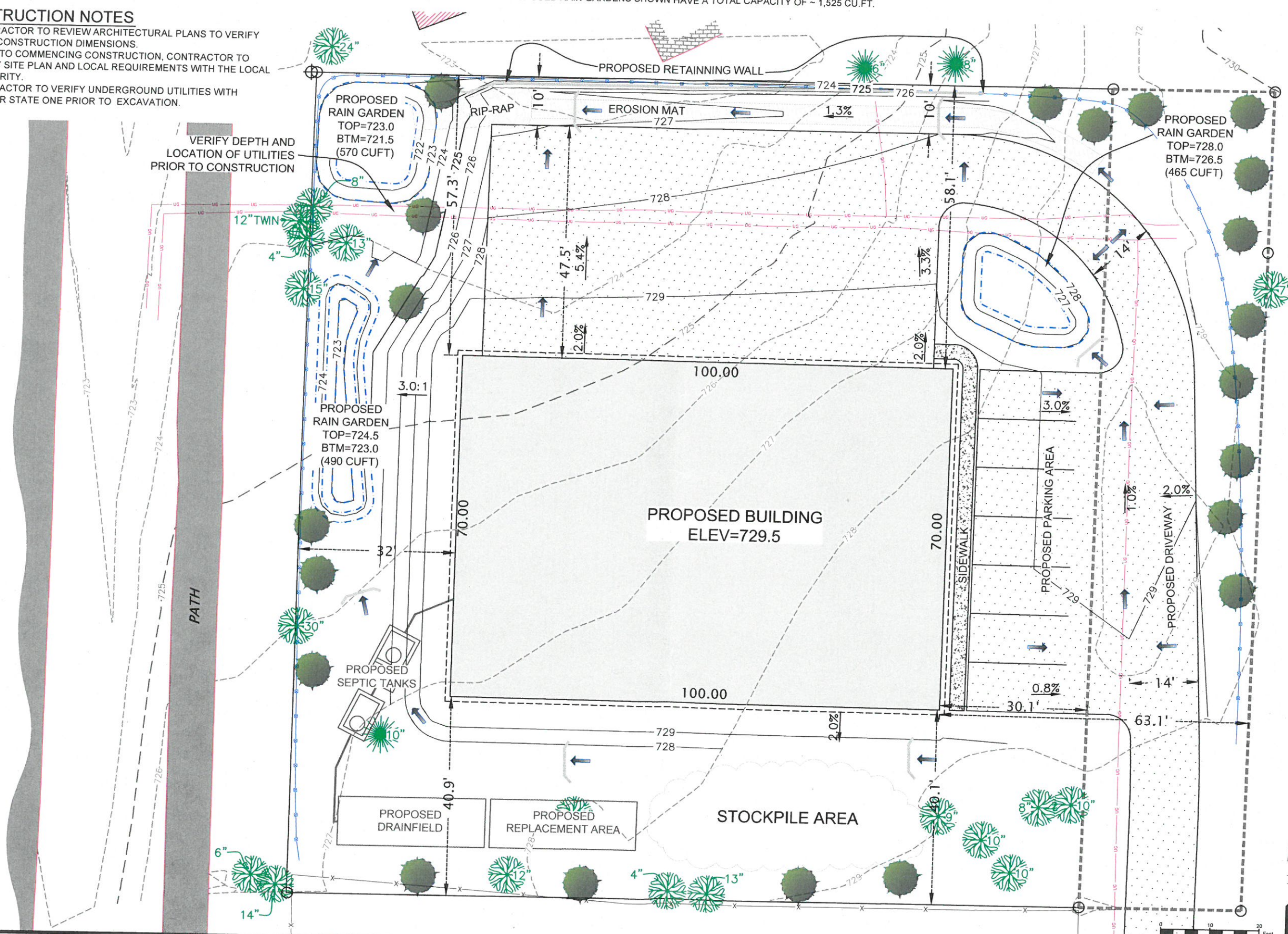
MOVE BUILDING WEST JMS 07/11/18

**SITE PLAN**

SHEET NO.

3 OF 4

**ST. CROIX TRAIL SOUTH**



## EROSION & SEDIMENT CONTROL CONTACT

THE EROSION & SEDIMENT CONTROL CONTACT WILL COMPLETE THE REQUIRED INSPECTION TASKS AND INSURE THAT ANY AREAS OF CONCERN ARE BEING ADDRESSED IN A TIMELY MANNER. THIS PERSON WILL ALSO OVERSEE THE PROPER INSTALLATION METHODS OF SEDIMENT AND EROSION CONTROL IMPROVEMENTS.

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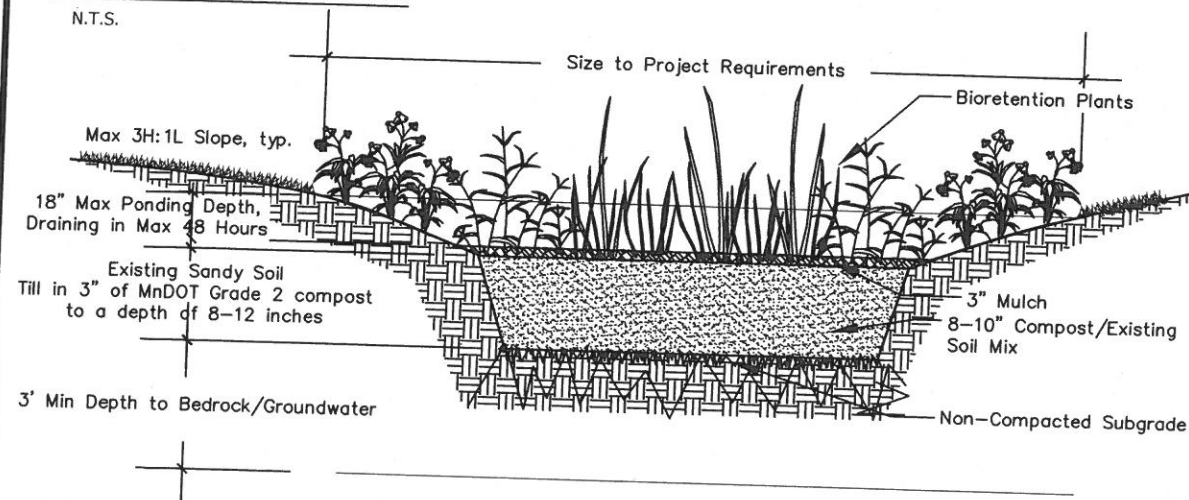
## CONSTRUCTION SEQUENCE

1. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
2. INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE CONSTRUCTION PROCESS.
3. ALL DOWNGRADIENT PERIMETER SEDIMENT-CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND-DISTURBING ACTIVITY BEGINS.
4. REMOVE TOPSOIL FROM THE SITE AND PLACE IN TEMPORARY STOCKPILE LOCATION. TEMPORARY SEED THE STOCKPILE.
5. INSTALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, ELECTRIC AND PHONES) TAKING THE LOCATION AND FUNCTION OF STORM WATER BMPs INTO CONSIDERATION.
6. ROUGH GRADE THE SITE.
7. SEED AND MULCH DISTURBED AREAS ON SITE.
8. PERFORM ALL OTHER SITE IMPROVEMENTS TAKING THE LOCATION AND FUNCTION OF THE STORMWATER BMPs INTO CONSIDERATION.
9. FINAL GRADE THE SITE. ANY COMPACTED AREAS SHALL BE TILLED AND FINE GRADED PRIOR TO FINAL STABILIZATION. ADDITIONAL TOPSOIL AND COMPOST SHALL BE ADDED IN AREAS OF GRASS RESTORATION.
10. CONSTRUCT AND VEGETATE INFILTRATION DEVICE FOLLOWING STABILIZATION OF CONTRIBUTING DRAINAGE AREA. ENSURE THAT CRITICAL ELEVATIONS, SUCH AS TOP OF MEDIA, TOP OF MULCH, AND INVERT OF OVERFLOW STRUCTURE (IF PRESENT) ARE CORRECT.
11. STABILIZE THE SITE BY RESTORING DISTURBED AREAS WITH NATIVE SEED MIX AND LANDSCAPING MULCH FOR THE PERIMETER OF THE BUILDING. INSTALL EROSION CONTROL BLANKET IN CRITICAL AREAS.
12. REMOVE THE SILT FENCE AFTER THE SITE IS STABILIZED PER PROJECT PROJECT MANAGER APPROVAL.

## INFILTRATION BASIN (RAIN GARDEN) NOTES

1. FACILITIES MAY NOT BE EXCAVATED WITHIN 2.0 FEET OF FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED.
2. GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. EXCAVATION SHALL BE PERFORMED BY AN EXCAVATOR WITH A TOOTHED BUCKET. USE EXCAVATOR BUCKET TO PLACE MATERIALS. CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED INTO THE BASIN. CONSTRUCTION SHALL NOT OCCUR DURING WET SOIL CONDITIONS TO AVOID DESTROYING SOIL STRUCTURE.
3. EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). IT IS RECOMMENDED THAT ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
4. GRADE TO THE DEPTH (ELEVATION) SPECIFIED IN THE CONSTRUCTION DOCUMENTS UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
5. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE BASIN PRIOR TO INITIATING THE NEXT STEP IN THE CONSTRUCTION PROCESS. SEDIMENT THAT HAS BEEN WASHED INTO THE BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
6. SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET SHALL BE COMPLETED WITHIN 48 HOURS OF FINAL GRADING.
7. INFILTRATION AREA SHALL BE STAKED OFF DURING CONSTRUCTION TO RESTRICT HEAVY EQUIPEMENT TRAFFIC FROM COMPACTING NATIVE SOILS.

## INFILTRATION BASIN



## EROSION CONTROL NOTES

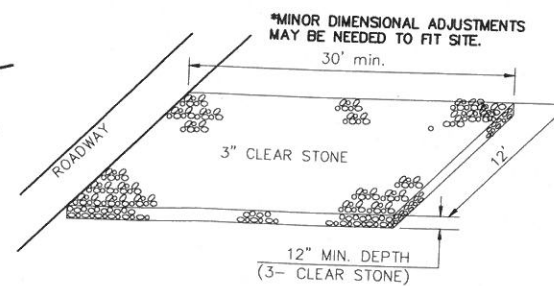
1. EROSION CONTROL MEASURES MUST BE INSTALLED BY THE CONTRACTOR PRIOR TO ANY OTHER LAND DISTURBING ACTIVITIES. EXCAVATION, SOIL PLACEMENT AND RAPID STABILIZATION OF PERIMETER SLOPES MUST BE ACCOMPLISHED PRIOR TO THE NEXT PRECIPITATION EVENT.
2. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR. CLEANING, ADJUSTING AND REPLACING EROSION CONTROL DEVICES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION CONTROL DEVICE MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL PERFORM SITE INSPECTIONS AT LEAST ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT OF 1/2-INCH OR MORE. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THESE WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO THE PLANS AND THE DETAILS OR AS APPROVED BY THE CITY.
4. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES WHEN NECESSARY TO PREVENT EROSION.
5. TRACKING PADS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL. TRACKED SOIL SHALL BE COLLECTED (BY MEANS OF SWEEPING RATHER THAN FLUSHING) FROM PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE AT THE END OF EACH WORK DAY AND AS DIRECTED BY THE CITY.
6. EXISTING VEGETATION SHALL BE REMOVED ONLY AS NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF LARGE AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
7. EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER SATISFACTORY TO THE CITY.
8. STABILIZATION OF ALL EXPOSED SOILS (INCLUDING STOCKPILES) MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION (IN NO CASE IMPLEMENTED LATER THAN 7 DAYS AFTER CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED FOR INDIVIDUAL AREAS). ONCE DISTURBED, GRADING OF INDIVIDUAL AREAS SHALL CONTINUE UNTIL FINAL GRADES ARE ACHIEVED TO ALLOW FOR THE TIMELY INSTALLATION OF SEED AND/OR LANDSCAPING.
9. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS. THE REQUIRED REPAIR, REPLACEMENT, OR ENHANCEMENT SHALL BE COMPLETED WITHIN 24 HOURS. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, SHALL BE INSTALLED THE NEXT BUSINESS DAY.
10. DURING WET PERIODS, THE CONTRACTOR SHALL SUSPEND THOSE CONSTRUCTION ACTIVITIES WHICH RESULT IN TRACKING ON PUBLIC STREETS. THE CONTRACTOR SHALL CLEAN ALL TRACKED MATERIAL FROM PUBLIC STREETS AT THE END OF EACH DAY AND AT OTHER TIMES AS DIRECTED BY THE CITY.
11. SLOPES EXCEEDING 12% SHALL BE SEEDED AND STAKED WITH EROSION MAT IF SUBJECT TO SIGNIFICANT RUNOFF PRIOR TO PLANTING OF SEED.
12. REMOVE SEDIMENT DEPOSITS WHEN BUILD UP EXCEEDS 1/2 OF THE EROSION CONTROL DEVICE (CHECK DAM, FILTER SOCK, SILT FENCE) ETC.
13. LIMIT GRADING TO THE AREAS SHOWN ON THE PLANS. NO MATERIALS STORAGE, VEHICLE TRAFFIC, OR GRADING MAY OCCUR IN UNDISTURBED OR BUFFER AREAS (SLOPES >12%) SHOWN ON THE PLAN. SHOULD CONSTRUCTION REQUIRE ADDITIONAL DISTURBANCE, CONSULT WITH THE CITY PRIOR TO ESTABLISH PROPER EROSION CONTROL.
14. DEWATERING TURBID OR SEDIMENT LADED WATER TO SURFACE WATERS (WETLANDS, STREAMS, LAKES) AND STORMWATER CONVEYANCES (GUTTERS, CATCH BASINS, OR DITCHES) IS PROHIBITED.

## POLLUTION PREVENTION

1. SOLID WASTE MUST BE STORED, COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE LAW.
2. PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS).
3. HAZARDOUS MATERIALS THAT HAVE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER TO MINIMIZE CONTACT WITH STORMWATER.

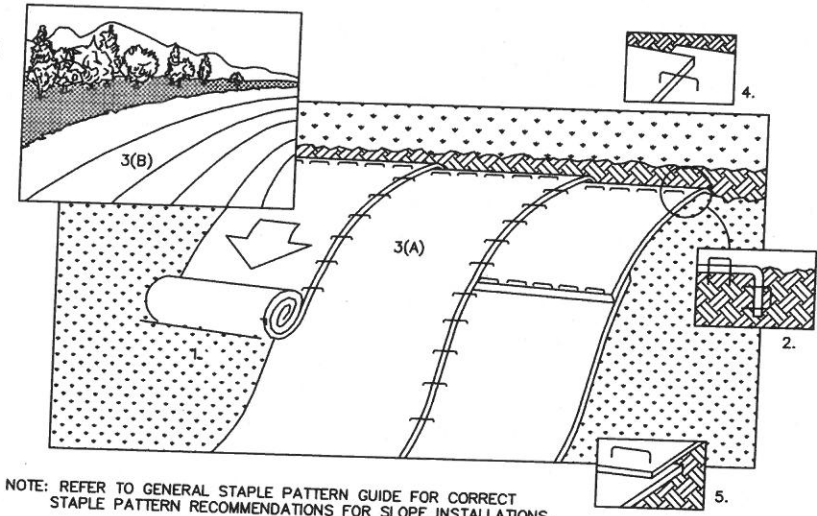
## QUANTITY ESTIMATES

1. SILT FENCE = ±460 LINEAR FEET
2. SEDIMENT LOGS = 6 (8 FEET EACH)
3. COMPOST AMENDMENTS = ±10 CU.YDS.
4. STONE TRACKING PAD (3" CLEAR STONE) = ±5 CU.YDS.



## STONE TRACKING PAD

N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

## EROSION CONTROL MAT - SLOPE INSTALLATION

N.T.S.

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EROSION CONTROL DETAILS

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4 OF 4