



# NORTH BRANCH

## —Minnesota—

Ka Bao Jennrich  
Chair

Gary Shaefer  
Commissioner

Jim Ibinger  
Commissioner

Patrick Meacham  
Commissioner

Steve Cich  
Commissioner

**PLANNING COMMISSION  
SPECIAL AGENDA  
MONDAY, SEPTEMBER 16, 2024 @ 6:30 PM  
CITY HALL, 6408 ELM STREET, NORTH  
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
  - a. Approve Agenda
5. PUBLIC HEARINGS
  - a. Public Hearing for Preserve at Spring Hill 2nd Addition
6. NEXT MEETING - OCTOBER 7, 2024, 7PM
7. ADJOURNMENT

ACTION

ACTION



**Prepared By: Colette Baumgardner, WSB Graduate Community Planner**

**Presenter: Colette Baumgardner, WSB Graduate Community Planner**

**Date: 09/10/2024**

**Board & Commission: Planning Commission**

**Subject: Public Hearing for Preserve at Spring Hill 2nd Addition**

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**Recommended Planning Commission Action**

1. Motion to approve the Preliminary Plat and Planned Unit Development as proposed by Windward Development, LLC for the Preserve at Spring Hill with conditions and findings of fact as presented by staff.

**Overview / Background**

Windward Development, LLC (Developer/Applicant) has requested Planned Unit Development and Preliminary Plat approval for Preserve at Spring Hill 2nd (Plat). The property in the proposed plat is currently zoned Rural Residential. The Development is planned to be constructed in two phases with 21 lots in the first phase (Preserve at Spring Hill 2nd Addition) and 14 lots in a second phase (Preserve at Spring Hill 3rd Addition). The property is generally located East of Harder Parkway and north of HWY-95 (St Croix Trail) and contains PID: 11.00326.05.

A preliminary plat for this development was approved in December 2021 via Resolution 090-21-CC attached to this report. The preliminary plat approval has since expired. The City Code Section 54-62 specifies that a preliminary plat approval expires after one year with a single one year extension being permitted, so no further extensions are permitted. No changes have been made to the plans since the application was submitted in 2021.

**Issues to Consider**

1. Land Use and Zoning
2. Development Plan
3. Plat Standards
4. PUD Standards

**Analysis of Issues**



## 1. Land Use & Zoning

The Subject Property currently has a land use classification of **Rural Residential** and corresponding zoning **RR-Rural Residential**. The property does not contain shoreland or floodplain area, but it does contain a wetland area on the eastern portion of the site.

The proposed use of the property as single family homes is a permitted use in the Rural Residential district.

The proposed project is also requesting **Planned Unit Development** which allows for some flexibility from the zoning standards. In the City of North Branch, a planned unit development is approved through a conditional use permit that gets applied to the property in the subdivision. The conditional use permit will highlight any zoning standard deviations that apply to the underlying zoning district. In this case, the applicant is requested deviation from the standard lot depth, width, and potentially the buildable acreage on select lots.

*Land Use and Zoning standards are satisfied.*

## 2. Development Plan

### Home Types & Lot Sizes

The minimum lot size is one acre or 43,560 sq ft of contiguous, buildable land. The total lot area of the proposed lots vary in size from 43,618 sq ft (1.00 acre) to 74,052 sq ft (1.7 acres). Additional materials are required from the applicant to assess the buildable acreage of each lot. The original exhibit provided by the applicant did not comply with the preliminary plat submitted.

*Buildable Acre* means 43,560 square feet of contiguous undisturbed land excluding surface waters, wetlands, flood plains, slopes greater than 18%, non-standard easements and where depth to mottled soil is at least 1 foot must be identified on each lot. Each lot must include 10,000 square feet of percolation tested soils that are suitable for type 1 SSTS (standard septic system).

Based on the information provided, staff anticipates that each lot will have very close to one acre of buildable land. The wetland area is contained outside of all lots, except for Lots 1 and 2 of Block 4. In the grading plan, it appears some lots in Block 4 may have steep slopes that reduce the buildable acreage as well. If these lots have less than one acre of land, the Developer can either do minor adjustments to the lot lines and grading in Block 4 for all of the lots to have one acre or request for a reduction in lot size as part of the PUD.

The buildable acreage requirement is important because it ensures that there is enough land for a home, septic, and reasonable use of property by the future homeowners. However, if select lots are slightly less than one acre in size, the lots would be subject to a smaller accessory

structure, which reduces the buildable land needed on the property. Staff believes that if some of the lots are slightly less than once acre in size, the smaller accessory structure allowed would compensate for the reduced acreage.

The buildable acreage for each lot will be required prior to City Council review of the preliminary plat and PUD. The PUD is put into the place with the preliminary plat, so any deviations requested through the PUD need to be known at this stage.

*Additional information is required on the buildable acreage prior to City Council making a decision on the PUD plans.*

#### Density

The Developer is proposing a total of 35 residential units on the 57.8 acre site. Some of the land in the 57.8 acres is considered unbuildable due to wetlands, easements, and steep slopes. The density requirement in the Rural Residential district is one unit per buildable acre. The final information on buildable acreage is required to confirm the density is met. However, given the information provided regarding grading, soils, and overall lot sizes, staff believes the density required is achievable.

*Additional information is required on the buildable acreage prior to City Council making a decision on the PUD plans.*

#### Lot Coverage

The total proposed impervious surface on the site is 13.92 acres. Given the location and size of the building pads, it is reasonable to assume that the impervious surface coverage of a maximum of 50% can be met. The building pads shown are a reasonable size, so it is anticipated that the impervious surface will be less than 50% on each lot at time of building permit.

*Lot coverage can be achieved with the plans provided and will be reviewed at time of building permit.*

#### Landscape Plan & Tree Preservation/Replacement

The tree preservation plan shows that 4% of the 281,267 sq ft of trees will be removed. It appears that an additional approximately 2,800 sq ft of trees will be removed at the entrance of the development that is not shown on the preservation plan. This additional removal would bring the total percentage of trees to be removed up to approximately 6.4%, which is well under the 50% permitted to be removed by City Code.

The Applicant has not submitted a landscaping plan to date. Per Section 66-974, the Applicant is required to plant a minimum of one tree per dwelling unit with a mixture of deciduous and coniferous trees. Staff is recommending a landscape plan to be submitted meeting these requirements as a condition of approval.

*Updated tree preservation plan and landscaping plan is requested as a condition of approval.*

### Parking Requirements

City Code §125-86 requires a minimum of two (2) parking spaces per dwelling unit, each of which are enclosed in the attached garages. All roadways through the Development are public streets, which are designed to standard street widths and rights of way, per the City's engineering and design standards. There are no required or proposed parking restrictions on the City streets.

*Parking requirements are satisfied.*

### Traffic and Transportation

When the application was reviewed in 2021, MnDOT recommended the installation of a eastbound left-turn lane off of HWY-95 (St Croix Trail). The City then moved forward with requiring the Applicant to install a turn lane at this location. The plans were submitted to MnDOT on September 11, 2024, and staff have not received updated comments on this revision. MnDOT has 30-days to return comments to the City and the Applicant.

Assuming the comments are the same from MnDOT during this resubmission, the Development Review Committee recommends that the City follow the direction of MnDOT and recommend, not require, a turn lane to be installed. MnDOT is the road authority on HWY-95, and Staff believes that MnDOT would use this authority to require a turn lane if the traffic generated by the development justified the improvement.

Given the limited information at this time, Staff recommends a condition of approval that states, "The Applicant shall address any comments from MnDOT." The comments must be received prior to the City Council making a decision on the preliminary plat.

*Additional information is required from MnDOT prior to City Council review.*

### Overlay Districts Standards

#### Wetland

The Technical Evaluation Panel (TEP) issued a Notice of Decision (NOD) on August 9, 2021 that approved the wetland report with conditions. The NOD is valid for a 5-year period, so no adjustments or reevaluations need to be made. No work is being proposed within the wetland and the wetland is primarily contained within the proposed outlots, except some areas extending onto Lots 1 and 2 of Block 4. The wetland setback area generally overlaps with the standard rear yard setbacks throughout the development, so the overall building area of the lot is not impacted by the wetland. Lot 1 and Lot 2 of Block 4 are the only exception with the wetland setback extending 34' into the Lot 1 and 31' into Lot 2. The minimum rear yard setback is 30' in the Rural Residential district.

All proposed building pads meet the 20' structure setback requirement from the wetland.

*Wetland requirements are satisfied.*

### 3. Plat Standards

#### Lot Requirements

The developer has requested the application be reviewed as Rural Residential zoning with some deviations requested through a Planned Unit Development

| Type              | Lot Standards       |       |       | Setbacks |      |        |        |        |
|-------------------|---------------------|-------|-------|----------|------|--------|--------|--------|
|                   | Buildable Area (sf) | Width | Depth | Front    | Side | Corner | Rear-I | Rear-C |
| Rural Residential | 43,560              | 110'  | 300'  | 40'      | 10'  | 30'    | 30'    | 15'    |

| Type | Minimum Proposed Lot |       |       | Minimum Proposed Setback |      |        |        |        |
|------|----------------------|-------|-------|--------------------------|------|--------|--------|--------|
|      | Buildable Area (sf)  | Width | Depth | Front                    | Side | Corner | Rear-I | Rear-C |
| PUD  | 43,561*              | 90'   | 155'  | 40'                      | 10'  | 30'    | 30'    | 15'    |

\* Per applicant submittal on 9/11, additional information is requested to confirm.

The standard lot width is 110'. The lot width is defined as the "*Lot width* means the shortest horizontal distance between the side lot lines measured at right angles at the building line." The "building line" in this case would be the front yard setback line. Given the irregular shape of some of the lots, a right angle measurement cannot be achieved at the building line. The subdivision code does not restrict irregularly shaped lots, so the lots can be approved as shown. Staff has measured the lot width at the front yard building setback line, and the following lots would have reduced lot widths allowed through the PUD.

- Preserve at Spring Hill 3rd – Block 1, Lot 6

The depth is proposed to be reduced through the PUD in the following lots:

- Preserve at Spring Hill 2nd – Block 1, Lots 6, 7 and 9; and Block 2, Lots 1, 2, 3, 4, and 5;
- Preserve at Spring Hill 3rd – Block 1, Lots 1, 2, 3, 4 and 5.

#### Easements

The preliminary plat indicates that the standard drainage and utility easements are to be dedicated over all lots. The proposed drainage and utility easements are in compliance with City Code.

### 4. PUD Standards

#### General Standards

The City Code supports the development of Planned Unit Developments for a variety of factors. The one most relevant to this development is:

"To encourage a more creative and efficient development of land and its improvements through the preservation of natural features and amenities than is possible under the more restrictive application of zoning requirements."

This design preserves the wetland area on the eastern side of the property and could facilitate a potential trail to be constructed in this area for scenic walking areas. The proposed development also meets the findings presented in Section 66-794 of the City Code, and they have been included as the recommended findings of fact presented by Staff.

#### Open Space

The City Code requires that 15% of the project area in a Planned Unit Development be preserved as open space. Both Outlot B (2.87 acres) and Outlot C (7.79 acres) can be used to meet these standards. This means that 18.44% of the total project area is preserved as open space. These outlots will be deeded to the City prior to release of the Final Plat for recording to ensure that they maintain as open space into the future.

#### **PTOS Recommendation**

The Parks Commission discussed the Preliminary Plat at their meeting on September 9, 2024. The Parks Commission determined that the City will accept cash for park dedication along with the construction of a 10' wide trail along Harder Parkway and Outlot dedication as open space to meet PUD requirements. The final park dedication fees will be determined with the development agreement.

#### **Public Comment**

One public comment has been received to date, and the comment is attached to this report. The individuals expressed concerns regarding traffic and style of the development.

#### **Staff Recommendation**

City staff recommend approving the Preliminary Plat and Planned Unit Development plans with conditions and finding of fact as presented by staff.

#### Findings of Fact

1. The proposed Planned Unit Development is consistent with the City's Comprehensive Plan and is compatible with present and future land uses of the area.
2. The development is consistent with the City's Zoning Ordinance with noted conditions on the Planned Unit Development.
3. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding use.
4. Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.
5. The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed, to serve the area.

6. The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.
7. City services have adequate capacity to serve the proposed development.

Conditions:

1. The Applicant shall work with the Engineer to address any Engineering concerns or revisions provided in their Engineering memo.
2. The Applicant shall work with the Planner to address any Planning concerns or revisions listed in the Planning Review Memo dated September 13, 2024.
3. The Applicant shall address any comments from MnDOT.
4. The Applicant shall submit a landscaping plan compliance with the standards in Section 66-974 of the City Code.
5. With Final Plat application, all lots shall show adequate locations for a primary and alternate septic sites that meets the standards in Chapter 14 of the City Code
6. The Applicant shall deed Outlot B and Outlot C to the City prior to the release of the final plat to ensure Open Space standards are met.
7. The Applicant shall construct a trail along Harder Parkway meeting the requirements of the City.
8. All fees and financial obligations shall be received by the City prior to the releasing of the approval documents related to this project for recording
9. Other items identified during the review process by Staff, the Planning Commission, or the City Council.

### **Recommended Planning Commission Action**

Motion to recommend approval of the Preliminary Plat as proposed by Windward Development, LLC for the Preserve at Spring Hill 2nd Addition with comments and findings of fact as presented by staff.

### **Planning Commission Action**

After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with the conditions and findings of fact as presented by Staff.
2. Recommend denial with Planning Commissioners' finding of fact.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

### **Attachments**

1. Preliminary Plat Dated 07-02-2021
2. Civil Plans Dated 10-01-2021

3. Planning Review Memo Dated September 13, 2024
4. Resolution 090-21 Approving Preserve at Spring Hill 2nd Addition Preliminary Plat
5. Public Comment - Dale and Gloria Mechels - 7737 St Croix trail

**Voting Requirements:**

**Voting Options          Simple Majority**



LOT AREAS

PRESERVE AT SPRING HILL 2ND ADDITION

Block 1

Lot 1 - 1.42 Acres  
Lot 2 - 1.44 Acres  
Lot 3 - 1.41 Acres  
Lot 4 - 1.28 Acres  
Lot 5 - 1.22 Acres  
Lot 6 - 1.10 Acres  
Lot 7 - 1.14 Acres  
Lot 8 - 1.68 Acres  
Lot 9 - 1.23 Acres

Block 2

Lot 1 - 1.01 Acres  
Lot 2 - 1.12 Acres  
Lot 3 - 1.33 Acres  
Lot 4 - 1.52 Acres  
Lot 5 - 1.37 Acres

Block 3

Lot 1 - 1.08 Acres

Block 4

Lot 1 - 1.07 Acres  
Lot 2 - 1.06 Acres  
Lot 3 - 1.04 Acres  
Lot 4 - 1.03 Acres  
Lot 5 - 1.05 Acres  
Lot 6 - 1.70 Acres

Outlot A - 19.27 Acres (Future Phase 3)

Outlot B - 2.87 Acres

Outlot C - 7.79 Acres

PRESERVE AT SPRING HILL 3RD ADDITION

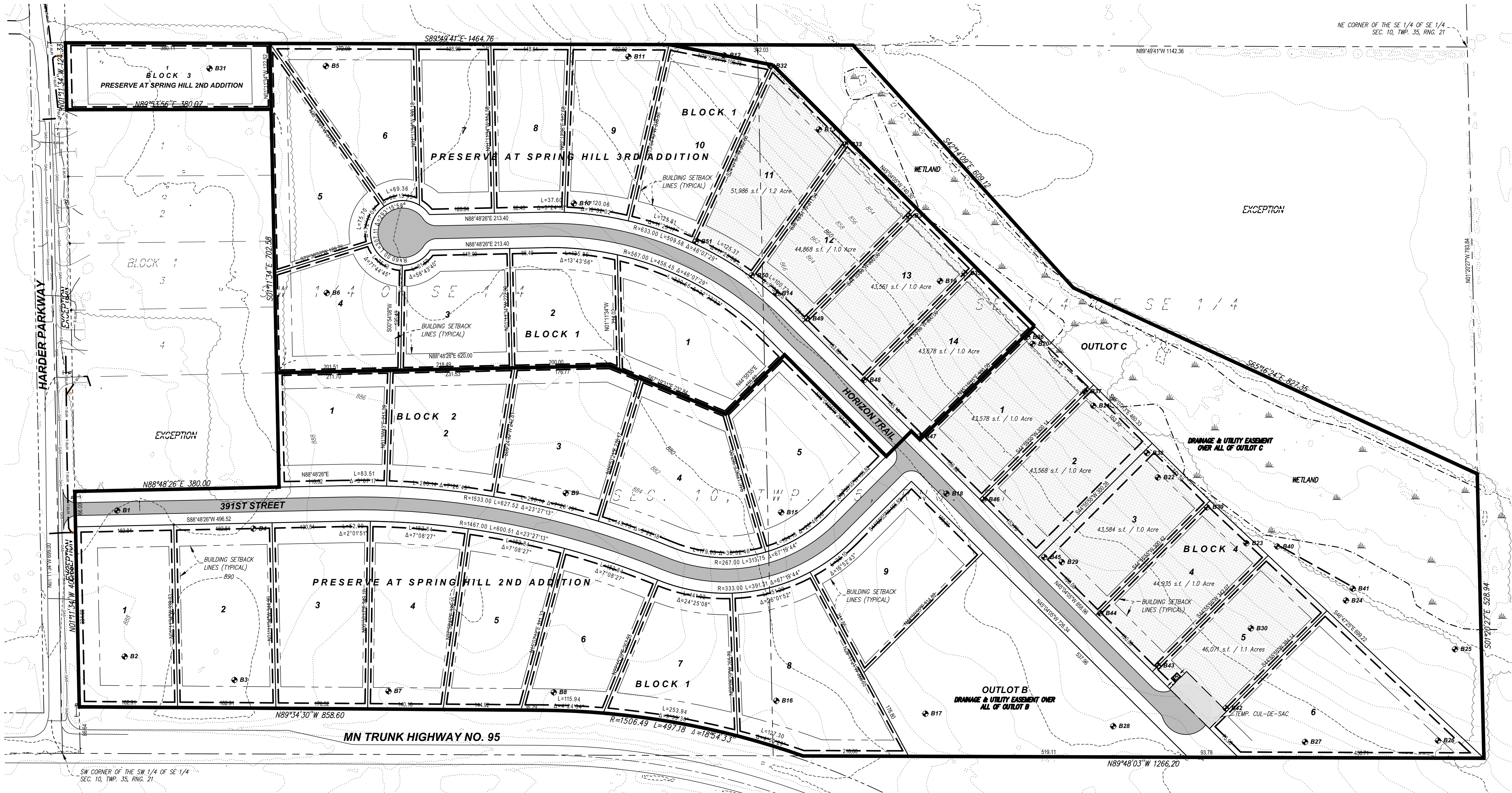
Block 1

Lot 1 - 1.27 Acres  
Lot 2 - 1.00 Acres  
Lot 3 - 1.01 Acres  
Lot 4 - 1.14 Acres  
Lot 5 - 1.12 Acres  
Lot 6 - 1.16 Acres  
Lot 7 - 1.00 Acres  
Lot 8 - 1.00 Acres  
Lot 9 - 1.11 Acres  
Lot 10 - 1.27 Acres  
Lot 11 - 1.19 Acres  
Lot 12 - 1.08 Acres  
Lot 13 - 1.03 Acres  
Lot 14 - 1.03 Acres

Total Area of Lots = 52.5 Acres

Required Open Space (15%) = 7.9 Acres

Provided Open Space (Outlot C) = 7.9 Acres



OWNER/DEVELOPER:

WINWARD INVESTMENTS, LLC  
10921 WILCOX ROAD  
NORTH BRANCH, MN 55056

PROPERTY ZONING AND SETBACKS:

ZONING DISTRICT: RR (RURAL RESIDENTIAL)

FRONT YARD - 40'  
SIDE YARD - 10'  
SIDE YARD (CORNER LOTS) - 30'  
REAR YARD - 30'  
REAR YARD (CORNER LOTS) - 15'

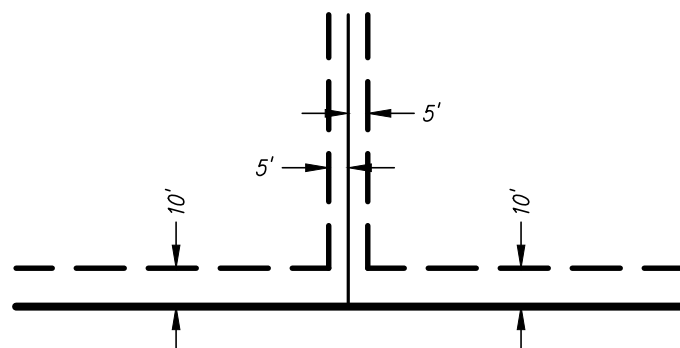
PROPERTY DESCRIPTION:

Outlot A, PRESERVE AT SPRING HILL, Chisago County, Minnesota.

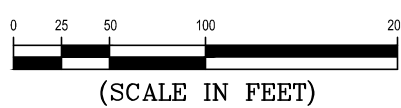
NOTE:

Soil Borings shown per locations provided by Zierke Soil Testing.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH, AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.



(SCALE IN FEET)

CLIENT:

WINWARD DEVELOPMENT, LLC  
10921 WILCOX ROAD  
NORTH BRANCH, MN 55056



PERFORMANCE  
DRIVEN DESIGN.  
LHBcorp.com

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701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

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 Land Surveyor under the laws of the State of Minnesota.

SIGNATURE:

TYPED OR PRINTED NAME: KYLE RODDY REG. NO.: 42627 DATE: 7/30/2021

CHECK BY:

KJR

DRAWN BY:

ECO

PROJECT #:

190509

PRESERVE AT SPRING HILL 2ND ADDITION  
PRELIMINARY PLAT

NORTH BRANCH, MN

SHEET

V001



PRESERVE AT SPRING HILL  
2ND ADDITION

# CONSTRUCTION PLAN FOR PRESERVE AT SPRING HILL 2ND ADDITION

GRADING, AGGREGATE BASE, BITUMINOUS PAVEMENT, STORM SEWER, AND STORMWATER  
DETENTION/RETENTION PONDS

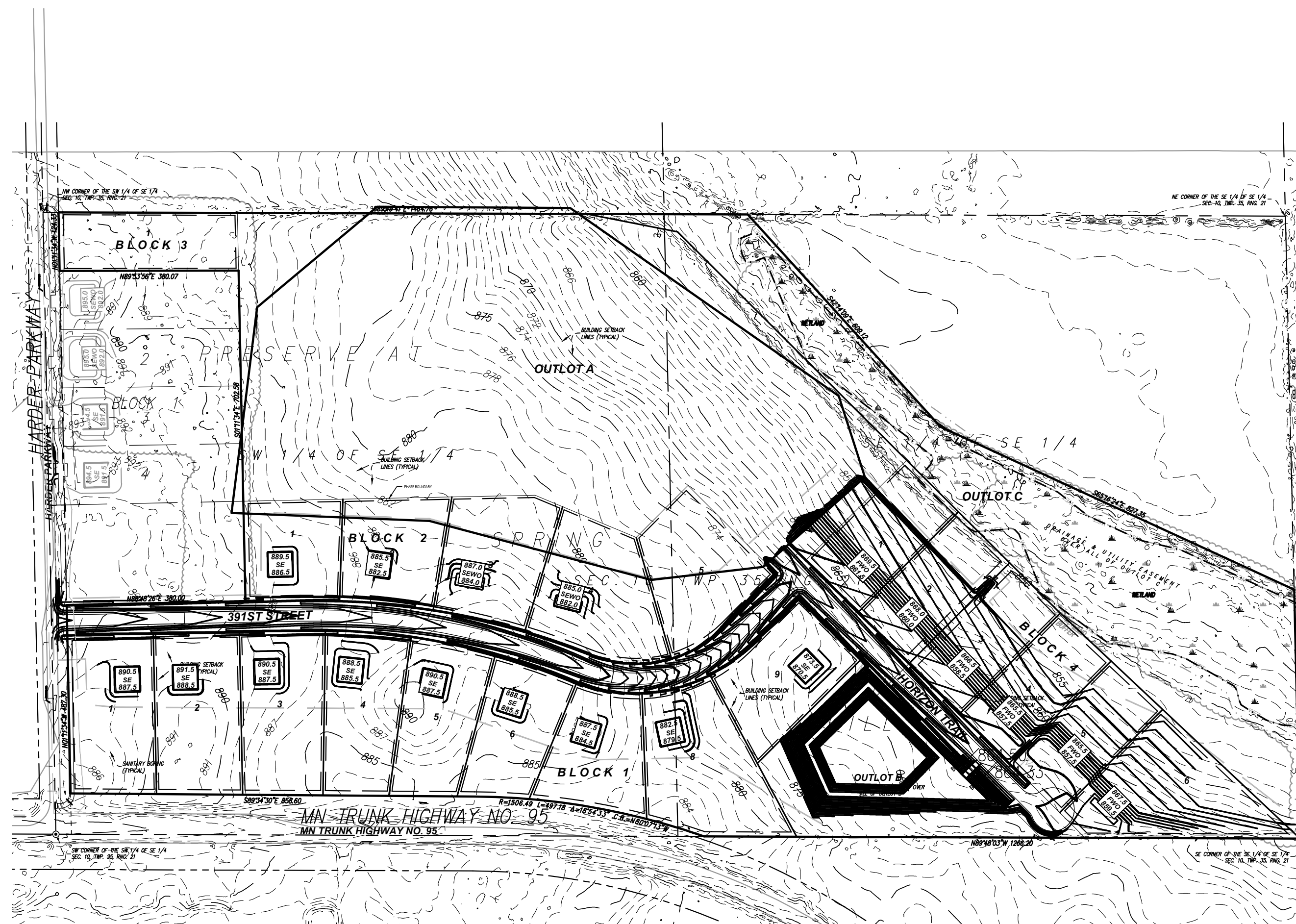
PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 35N, RANGE 21W

## CONTACT INFORMATION

PROPERTY OWNER:  
G & K HOMES, LLC.  
10921 WILCOX ROAD  
NORTH BRANCH, MN 55056

DESIGNER:  
LHB INC.  
701 WASHINGTON AVE. N., SUITE 200  
MINNEAPOLIS, MN, 55401

CIVIL ENGINEER:  
ADAM BESSE  
C: 612-786-2849  
ADAM.BESSE@LHBCORP.COM



## GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION  
"STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE CITY OF NORTH BRANCH STREET & UTILITY DESIGN STANDARDS, STORM WATER POLLUTION PREVENTION PROGRAM, AND ENGINEERING DESIGN STANDARDS FOR STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS SHALL APPLY.

## SHEET INDEX

## GENERAL

G001 TITLE SHEET

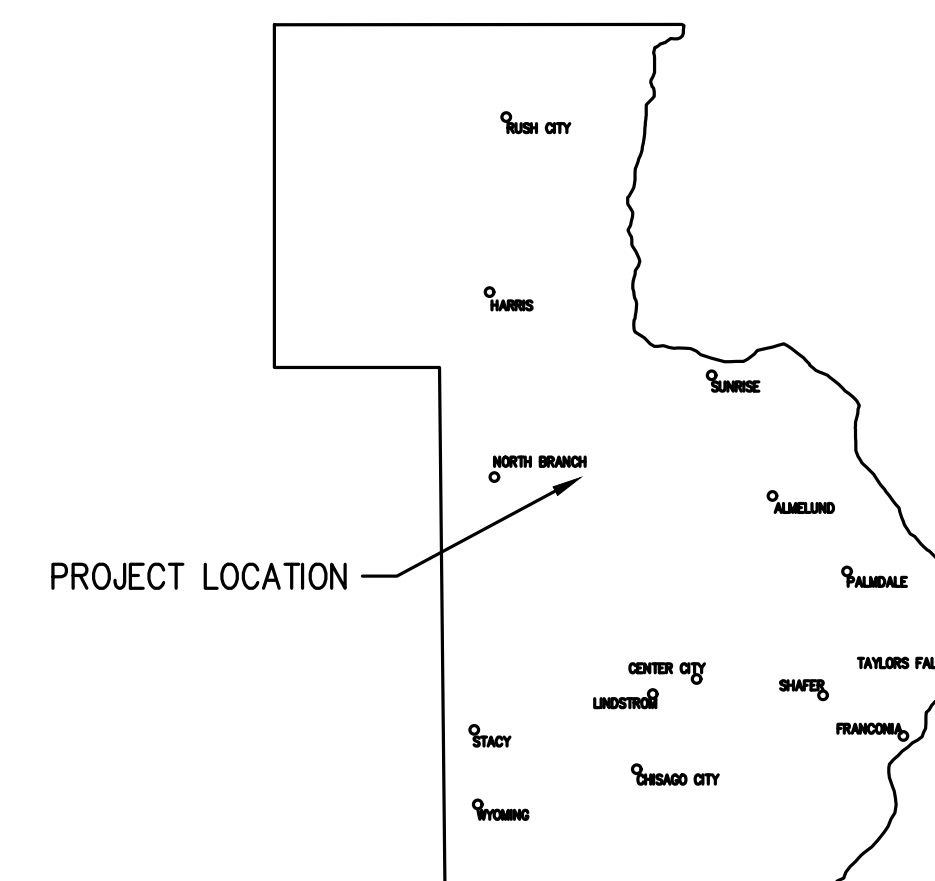
## SURVEY

V001 PRELIMINARY PLAT

**CIVIL**

|          |                                                     |
|----------|-----------------------------------------------------|
| C001     | NOTES AND LEGEND                                    |
| C002-003 | STORMWATER POLLUTION PREVENTION POLLUTION NARRATIVE |
| C004     | INDEX PLAN                                          |
| C101-102 | REMOVALS AND EROSION CONTROL PLAN                   |
| C111-112 | TRAIL REMOVALS AND EROSION CONTROL PLAN             |
| C201-202 | GRADING AND UTILITY PLAN                            |
| C211-213 | 391ST ST PLAN AND PROFILE                           |
| C221-223 | 392ND ST PLAN AND PROFILE                           |
| C225     | STORM PLAN AND PROFILE                              |
| C231-232 | TRAIL GRADING & UTILITY PLAN                        |
| C401-402 | SURFACING PLAN                                      |
| C411-412 | SURFACING PLAN                                      |
| C501-503 | CITY STANDARD DETAILS                               |

## VICINITY MAP



## PROJECT LOCATION

**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021

|   |            |                        |                                                                                                                           |                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                                                                                                                                                                  |           |                                 |                                                                                  |                          |
|---|------------|------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------|----------------------------------------------------------------------------------|--------------------------|
| 5 | 10/01/2021 | FINAL PLAT RESUBMITTAL | CLIENT:<br><b>WINWARD DEVELOPMENT, LLC.</b><br><br>10921 WILCOX ROAD<br>NORTH BRANCH, MN 55056<br><br>NO. DATE ISSUED FOR | <br><b>PERFORMANCE<br/>DRIVEN DESIGN.</b><br>LHBcorp.com<br><br>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029 | COPYRIGHT 2019 BY LHB, INC.<br>ALL RIGHTS RESERVED. | 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.<br><br>SIGNATURE:  | CHECK BY: | PROJECT #:<br><br><b>190509</b> | PRESERVE AT SPRING HILL 2ND ADDITION<br>DEVELOPMENT PLAN<br><br>NORTH BRANCH, MN | SHEET<br><br><b>G001</b> |
| 4 | 08/20/2021 | FINAL PLAT RESUBMITTAL |                                                                                                                           |                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                                                                                                                                                                  |           |                                 |                                                                                  |                          |
| 3 | 08/06/2021 | FINAL PLAT RESUBMITTAL |                                                                                                                           |                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                                                                                                                                                                  |           |                                 |                                                                                  |                          |
| 1 | 07/28/2020 | FINAL PLAT SUBMITTAL   |                                                                                                                           |                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                                                                                                                                                                  |           |                                 |                                                                                  |                          |
|   |            |                        |                                                                                                                           |                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                                                                                                                                                                  |           |                                 |                                                                                  |                          |



GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND REQUIREMENTS OF THE DETAILED SPECIFICATIONS.
- OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PAY ALL PERMIT AND OTHER ASSOCIATED FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES.
- ANY WORK LOCATED ON PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR CONSTRUCTION OF THE CITY OF NORTH BRANCH PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, 2018.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMEN AS PER THE CITY OF NORTH BRANCH PUBLIC WORKS REQUIREMENTS. COST SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. BARRICADES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- ALL DEBRIS AND REFUSE RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT THE CONTRACTOR'S EXPENSE.
- UPON COMPLETION OF WORK, THE CONTRACTOR SHALL PROVIDE A SURVEY OF COMPLETED WORK FOR AS-BUILT SUBMITTAL TO THE CITY OF NORTH BRANCH.
- CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING FEATURES DESIGNATED TO REMAIN. ANY FEATURES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL UNDERGROUND UTILITIES. UTILIZE THE ONE CALL EXCAVATION NOTICE SYSTEM OF "GOPHER ONE CALL" CALL 1-800-252-1166.
- PROTECT WETLAND BOUNDARIES WITHIN THE SITE.

REMOVAL NOTES

- PROTECT BY WHATEVER MEANS REQUIRED ALL FENCES, SIGNS, STRUCTURES, DRIVES, SIDEWALKS, STREETS, BUSHES, TREES, ETC. WHICH ARE NOT DESIGNATED FOR REMOVAL, OR OUTSIDE THE LIMITS OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE INCURRED DURING CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, DAMAGE CAUSED BY SUBCONTRACTORS TO THE GENERAL CONTRACTOR. REPAIRS SHALL EQUAL OR EXCEED THE QUALITY OF EXISTING CONDITIONS.

GRADING NOTES

- GRADES SHOWN ARE FINISH SURFACE ELEVATIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL MAKE APPROPRIATE DEDUCTIONS FOR VARYING SURFACES TO DETERMINE SUBGRADE ELEVATIONS.
- CONTRACTOR SHALL STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND NOTIFY THE OWNER IF CONTAMINANTS ARE FOUND IN THE EXISTING SOILS.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.

EROSION CONTROL NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY NPDES PERMITS AND SHALL MAINTAIN SAID PERMITS AS REQUIRED BY THE REGULATORY AGENCY.
- THE EROSION CONTROL PLAN INCLUDED IN THE SET SHALL ACT AS THE POLLUTION PREVENTION PLAN AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER PERMIT. FAILURE TO IMPLEMENT THE CONTROLS AND PRACTICES OUTLINED WOULD RESULT IN VIOLATION OF THE ENVIRONMENTAL PROTECTION ACT AND CLEAN WATER ACT AND IS GROUNDS FOR PENALTIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, NOTIFICATION, MAINTENANCE, MONITORING, AND RECORD KEEPING REQUIRED BY THE NPDES GENERAL PERMIT.
- LOCATIONS OF STABILIZED CONSTRUCTION ENTRANCES INDICATED ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION AND SIZE OF ENTRANCES TO ACCOMMODATE CONSTRUCTION VEHICLES AND ACTIVITIES.
- THE CONTRACTOR SHALL NOT DISTURB EXISTING VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
- PERIODICALLY CLEAN OUT AND DISPOSE OF ALL SEDIMENT ONCE THE STORAGE CAPACITY OF THE DRAINAGE FEATURE OR STRUCTURE RECEIVING THE SEDIMENT IS REDUCED BY ONE-HALF. CLEAN OUT AND DISPOSE OF ALL SEDIMENT AT THE COMPLETION OF THE PROJECT.
- PROVIDE ADDITIONAL ON-SITE PROTECTION, IN ADDITION TO THAT SHOWN SO THAT SEDIMENT IS NOT PERMITTED TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
- SCHEDULE TEMPORARY SEEDING OPERATIONS IMMEDIATELY AFTER SITE GRADING WORK IS COMPLETE.
- TEMPORARY STOCKPILE LOCATIONS SHALL BE COORDINATED WITH THE OWNER.
- PROVIDE SILT FENCE AROUND STOCKPILES DURING CONSTRUCTION TO PREVENT SEDIMENT RUNOFF FROM THE SITE.
- THE CONTRACTOR MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF THE CITY OF NORTH BRANCH.
- ALL EROSION CONTROL FEATURES SHALL BE KEPT IN WORKING ORDER. THE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY SOIL EROSION AND CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY OR AS DIRECTED BY THE INSPECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONTAINMENT DIKES OR OTHER PROTECTIVE MEASURES AROUND ALL ON-SITE FUELING AND CHEMICAL STORAGE AREAS.
- IN THE EVENT OF A RELEASE OF OIL OR HAZARDOUS SUBSTANCE, THE CONTRACTOR SHALL COMPLY WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS OF ENVIRONMENTAL QUALITY FOR NOTIFICATION, CONTAINMENT, INVESTIGATION, REMEDIAL ACTION AND DISPOSAL.
- DIVERSION BERMS AND LEVEL TERRACES SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND AS NECESSARY TO PROPERLY CONTROL SEDIMENT, EROSION, AND PROTECT ADJACENT PROPERTIES. DIVERSION AND LEVEL TERRACES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, AT ANY TIME THAT RAIN IS FORECAST, AND AS DIRECTED BY THE INSPECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTAINING ERODED MATERIALS WITHIN THE SITE AND PREVENTING ERODED MATERIALS FROM ENTERING EXISTING AND NEW STORM SEWER SYSTEMS BY INSTALLING FABRIC SILT FENCES, STRAW BALE DIKES, OR OTHER APPURTENANCES AS NECESSARY IN ADDITION TO WHAT IS SHOWN ON THE DRAWINGS.

UTILITY NOTES

- COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES. COMPLY WITH ALL LOCAL REQUIREMENTS AND CONDUCT ALL TESTS TO THE SATISFACTION OF THE LOCAL AUTHORITIES.
- ALL EXISTING UTILITIES AND SERVICE LINES SHALL BE KEPT IN SERVICE AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT, UNLESS OTHERWISE AUTHORIZED BY THE OWNER.
- REPORT ANY DISCREPANCIES TO THE ENGINEER. RECONNECT ALL SERVICES NOT MARKED FOR REMOVAL OR AS DIRECTED BY THE OWNER.
- REPAIR OF DAMAGED UTILITIES SHALL BE REPORTED THROUGH THE OWNER.
- CONTRACTOR SHALL IDENTIFY, FIELD VERIFY AND COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS AND UTILITY TIE-IN POINTS IN THE FIELD. REPORT CONFLICTS REQUIRING REDESIGN TO THE OWNER.
- DIMENSIONS TO PROPOSED UTILITIES ARE FROM THE CENTER OF STRUCTURE OR PIPE.
- THE CONTRACTOR SHALL ADJUST TO FINISH GRADE ALL WATER BOXES, MANHOLES, AND OTHER APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID WATER, AND EXISTING SEWERS AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
- 10-FOOT HORIZONTAL SEPARATION REQUIRED BETWEEN SANITARY SEWER AND POTABLE WATER LINES.

GENERAL SPECIFICATION

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL GOVERN, EXCEPT AS MODIFIED BY THE PROJECT SPECIFICATIONS. (AVAILABLE AT: <http://www.dot.state.mn.us/tecsup>)

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MN MUTCD, INCLUDING THE MOST CURRENT FIELD MANUAL. (AVAILABLE AT: <http://www.dot.state.mn.us/trafficeng>)

THE 2018 EDITION OF THE CITY OF NORTH BRANCH "GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION" SHALL GOVERN, EXCEPT AS MODIFIED BY THE PROJECT SPECIFICATIONS. (AVAILABLE AT: [http://www.ci.north-branch.mn.us/departments/city\\_engineer/index.php](http://www.ci.north-branch.mn.us/departments/city_engineer/index.php))

SURVEY CONTROL NOTES

HORIZONTAL DATUM:  
CHISAGO COUNTY COORDINATES (NAD83)

ADDITIONAL SURVEY CONTROL ON SITE IS AVAILABLE CONTACT LHB SURVEY AT 763-689-4042

ABBREVIATIONS

|        |                           |            |                          |
|--------|---------------------------|------------|--------------------------|
| A.I.P. | ABANDON IN PLACE          | P(CB/MH)   | PROPOSED CATCH           |
| A.G.   | ABOVE GROUND              |            | BASIN/MAHNOLE            |
| B.G.   | BELOW GROUND              | PVC.       | POLYVINYL CHLORIDE       |
| CB     | CATCH BASIN               | PROP.      | PROPOSED                 |
| CE     | PIPE CROWN ELEVATION      | RCP        | REINFORCED CONCRETE PIPE |
| DIP    | DUCTILE IRON PIPE         | R.O.W.     | RIGHT OF WAY             |
| EXIST. | EXISTING                  | SCH.       | SCHEDULE                 |
| ELEV.  | ELEVATION                 | SIM.       | SIMILAR                  |
| E.W.   | EACH WAY                  | S.O.G.     | SLAB ON GRADE            |
| FES    | FLARED END SECTION        | SS         | STAINLESS STEEL          |
| FM     | FORCE MAIN                | STD.       | STANDARD                 |
| HDPE   | HIGH DENSITY POLYETHYLENE | STD. PLATE | MNDOT STANDARD PLATE     |
| HMA    | HOT MIX ASPHALT           | TEMP.      | TEMPORARY                |
| IE     | INVERT ELEVATION          | TRM        | TURF REINFORCING MAT     |
| MAX.   | MAXIMUM                   | (TYP.)     | TYPICAL                  |
| MIN.   | MINIMUM                   | V.I.F.     | VERIFY IN FIELD          |
| MH     | MANHOLE                   | MNDOT      | MINNESOTA DEPARTMENT OF  |
| MOD.   | MODIFIED                  |            | TRANSPORTATION           |
| N.I.C. | NOT IN CONTRACT           | WWM        | WELDED WIRE MESH         |
| O.C.   | ON CENTER                 |            |                          |

EXISTING LEGEND

|  |                             |
|--|-----------------------------|
|  | SECTION LINE                |
|  | PROPERTY LINE               |
|  | ROADWAY CENTERLINE          |
|  | ROAD RIGHT-OF-WAY           |
|  | DRAINAGE EASEMENT           |
|  | DELINEATED WETLAND          |
|  | MAJOR CONTOUR (5' INTERVAL) |
|  | MINOR CONTOUR (1' INTERVAL) |
|  | BITUMINOUS                  |

PROPOSED LEGEND

|  |                                     |
|--|-------------------------------------|
|  | CONSTRUCTION LIMITS                 |
|  | PHASE BOUNDARY                      |
|  | CONSTRUCTION ENTRANCE               |
|  | INLET PROTECTION                    |
|  | SILT FENCE                          |
|  | EROSION CONTROL BLANKET             |
|  | ROADWAY CENTERLINE                  |
|  | MAJOR CONTOUR (5' INTERVAL)         |
|  | MINOR CONTOUR (1' INTERVAL)         |
|  | 885.95 SPOT ELEVATION               |
|  | FLOW ARROW                          |
|  | STORM SEWER                         |
|  | FLARED END SECTION (FES)            |
|  | POND OUTLET STRUCTURE               |
|  | BITUMINOUS ROADWAY/BITUMINOUS TRAIL |
|  | TOPSOIL & SEED                      |
|  | POND CLAY LINER                     |
|  | SIGN                                |
|  | RIPRAP                              |
|  | BITUMINOUS ROADWAY PATCH            |



|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
**WINWARD DEVELOPMENT, LLC.**  
  
10921 WILCOX ROAD  
NORTH BRANCH, MN 55056



**PERFORMANCE  
DRIVEN DESIGN.**  
**LHBcorp.com**  
  
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

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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.  
  
SIGNATURE:   
  
TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 10/01/2021

CHECK BY:  
BJH  
  
DRAWN BY:  
DPG

PROJECT #:  
  
**190509**

NOTES AND LEGEND  
  
PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN  
  
NORTH BRANCH, MN

SHEET  
  
**C001**



STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

1. GENERAL

THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) REGULATES STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE THROUGH A GENERAL STORMWATER PERMIT (PERMIT NO. MN R100001) AUTHORIZING THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO WATERS OF THE STATE IN COMPLIANCE WITH THE CLEAN WATER ACT AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) PROGRAM. THE GENERAL PERMIT (PERMIT) REQUIRES THE DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP IS A COMBINATION OF NARRATIVE, CALCULATIONS, PLANS SHEETS, AND STANDARD DETAIL SHEETS THAT ADDRESS THE FORESEEABLE CONDITIONS AT ANY STAGE IN THE CONSTRUCTION OR POST-CONSTRUCTION ACTIVITIES.

2. GENERAL AND ADMINISTRATIVE REQUIREMENTS

- A. RESPONSIBLE PARTIES: THE OWNER AND GENERAL CONTRACTOR (OPERATOR)(CONTRACTOR) ARE CO-PERMITTEES OF THE PERMIT AND ARE JOINTLY RESPONSIBLE FOR COMPLIANCE WITH TERMS AND CONDITIONS OF THE PERMIT. OBTAIN AND REVIEW THE PERMIT AND COMPLY WITH PERMIT SECTIONS 3, 4, 6-24 (PERMIT PART 3.5). VERIFY THAT PERMIT REQUIREMENTS ARE SATISFIED AND COMPLETE THE BLANKS ON THIS SWPPP SHEET(S).
- B. PERMIT APPLICATION (PERMIT ITEM 3.2): THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER, COMPLETING THE PERMIT APPLICATION ON-LINE, AND PAYING THE APPLICATION FEE. APPLY ON-LINE AT THE MPCA CONSTRUCTION STORM WATER WEBSITE: <https://www.pca.state.mn.us/water/construction-stormwater>.
- C. PERMIT COVERAGE (PERMIT ITEMS 3.3, 3.4): FOR PROJECTS THAT DISTURB LESS THAN 50 ACRES AND DO NOT DISCHARGE STORMWATER WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT FROM PROJECT BOUNDARIES) OF A SPECIAL OR IMPAIRED WATER, PERMIT COVERAGE TYPICALLY BECOMES EFFECTIVE UPON ON-LINE APPLICATION AND COMPLETION OF THE PAYMENT PROCESS.

FOR OTHER PROJECTS, THE COMPLETE SWPPP MUST BE SUBMITTED TO THE MPCA AT LEAST 30 DAYS BEFORE THE START OF CONSTRUCTION. CONSTRUCTION MAY BEGIN AFTER ON-LINE APPLICATION, COMPLETION OF THE PAYMENT PROCESS, AND, AFTER RECEIVING A DETERMINATION LETTER FROM THE MPCA THAT REVIEW OF THE SWPPP IS COMPLETE. IF THE MPCA FAILS TO CONTACT PERMITTEES WITHIN 30 DAYS OF APPLICATION RECEIPT, COVERAGE IS EFFECTIVE 30 DAYS AFTER COMPLETING THE PAYMENT PROCESS.

- \* DOES THE PROJECT DISTURB 50 ACRES OR MORE? NO
- \* DOES THE PROJECT DISCHARGE WITHIN 1-MILE OF A SPECIAL (PERMIT ITEM 23.3-23.6) OR IMPAIRED WATER (PERMIT ITEM 23.7)? YES

IF "YES" FOR BOTH OF THE ABOVE, SUBMIT THE ONLINE APPLICATION, PAYMENT, AND THE COMPLETE SWPPP (SWPPP AND PLAN SHEETS IT REFERENCES, STORMWATER REPORT, AND SITE ASSESSMENTS FOR GROUNDWATER AND SOIL CONTAMINATION), AT LEAST 30 DAYS BEFORE THE START OF CONSTRUCTION.

DO NOT BEGIN LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL PERMIT COVERAGE IS EFFECTIVE. THE START OF ANY LAND DISTURBING ACTIVITIES SIGNIFIES THAT THE CONTRACTOR IS ASSUMING RESPONSIBILITY FOR PERMIT COVERAGE AND HAS COMPLIED WITH PERMIT REQUIREMENTS.

- D. NOTIFICATION OF COVERAGE (PERMIT ITEM 3.6): THE CONTRACTOR WILL RECEIVE A NOTIFICATION OF COVERAGE FROM THE MPCA (E.G., VIA EMAIL). KEEP OR POST A COPY OF THE NOTIFICATION OF COVERAGE WITH THE SWPPP AT THE PROJECT SITE. PROVIDE COPIES TO THE OWNER AND LHB.
- E. CHANGE OF COVERAGE FOR NEW OWNER OR NEW OPERATOR (PERMIT ITEMS 3.7, 3.8): FOR A NEW OWNER OR OPERATOR, THE CURRENT OWNER, AND NEW OWNER OR OPERATOR, MUST SUBMIT A "NOTICE OF TERMINATION/PERMIT MODIFICATION FORM" PRIOR TO THE NEW OWNER OR OPERATOR COMMENCING CONSTRUCTION ACTIVITY, NO LATER THAN 30 DAYS AFTER PROPERTY OWNERSHIP TRANSITION. THIS FORM IS AVAILABLE AT THE ABOVE MPCA WEBSITE.
- F. TERMINATION OF COVERAGE (PERMIT SECTION 4): THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER AND TERMINATING PERMIT COVERAGE BY COMPLETING AND SUBMITTING A "NOTICE OF TERMINATION/PERMIT MODIFICATION FORM" TO THE MPCA AFTER ALL OF THE CONDITIONS OF PERMIT ITEM 4.4 AND 4.5 ARE SATISFIED.
- G. RECORD RETENTION AND AVAILABILITY (PERMIT SECTION 20): THE CONTRACTOR SHALL KEEP A COPY OF THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION PER PERMIT SECTION 20. THIS DOCUMENTATION MUST BE KEPT ON FILE FOR 3 YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. COORDINATE TRANSFER OF THIS DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION.
- H. CHANGES (AMENDMENTS) TO SWPPP (PERMIT SECTION 6): UPDATE AND DOCUMENT CHANGES TO THE SWPPP DURING CONSTRUCTION PER PERMIT SECTION 6. KEEP DOCUMENTATION WITH THE SWPPP (E.G., "THE REASON INLET PROTECTION WAS REMOVED FROM INLET 23 WAS DUE TO STREET FLOODING/FREEZING CONCERNS, AS ALLOWED BY PERMIT ITEM 9.8.").

3. CONSTRUCTION ACTIVITY REQUIREMENTS

- A. GENERAL: COMPLY WITH THE PERMIT AND SWPPP AND THE REQUIREMENTS OF THE PERMIT. THE BEST MANAGEMENT PRACTICES (BMPS) IDENTIFIED IN THE SWPPP AND PERMIT MUST BE SELECTED, INSTALLED, AND MAINTAINED IN AN APPROPRIATE AND FUNCTIONAL MANNER IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, MANUFACTURER RECOMMENDATIONS, AND ACCEPTED ENGINEERING PRACTICES.
- B. EROSION PREVENTION PRACTICES (PERMIT SECTION 8): BEFORE WORK BEGINS, DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED (E.G., BUFFERS).

WHEN STEEP SLOPES MUST BE DISTURBED, USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING, TERRACING).

WHEN CONSTRUCTION ACTIVITY WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS, STABILIZE EXPOSED SOIL AREAS (INCLUDING STOCKPILES) IMMEDIATELY, AND COMPLETE THE STABILIZATION NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED. AMEND SWPPP BY INDICATING THE LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS (E.G., STEEP SLOPE AREAS).

PLAN FOR AND IMPLEMENT CONSTRUCTION PRACTICES TO SATISFY THE ABOVE AND ALL CONDITIONS OF PERMIT SECTION 8.

- C. SEDIMENT CONTROL PRACTICES & TEMPORARY SEDIMENT BASINS (PERMIT SECTIONS 9 AND 14): BEFORE ANY LAND DISTURBING ACTIVITY BEGINS, ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRAIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATERS, INCLUDING BUT NOT LIMITED TO, CURB AND GUTTER SYSTEMS, STORM SEWER INLETS, DITCHES. BMPS MUST BE LOCATED UPGRAIENT OF ANY BUFFER ZONES AND MUST REMAIN IN PLACE UNTIL PERMANENT COVER IS ESTABLISHED FOR THE AREA DRAINING TO IT.

AS APPROVED BY LHB, PROVIDE TEMPORARY SEDIMENTATION BASINS WHERE 5 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION. IF TEMPORARY SEDIMENTATION BASINS ARE INFEASIBLE, DOCUMENT THIS DETERMINATION AND THE SUBSTITUTE BMPS IN THE SWPPP PER PERMIT PART 14.10.

FOR CONSTRUCTION AREAS THAT DRAIN TOWARDS ADJACENT SURFACE WATERS, PRESERVE A 50 FOOT NATURAL BUFFER, OR PROVIDE REDUNDANT PERIMETER SEDIMENT CONTROLS. IF PRESERVING A BUFFER IS INFEASIBLE, DOCUMENT THIS DETERMINATION AND THE SUBSTITUTE BMPS IN THE SWPPP PER PERMIT ITEM 9.17.

- PLAN FOR AND IMPLEMENT CONSTRUCTION PRACTICES TO SATISFY THE ABOVE AND ALL CONDITIONS OF PERMIT SECTION 9 AND 14.
- D. DEWATERING AND BASIN DRAINING (PERMIT SECTION 10): COMPLY WITH SECTION 10 OF THE PERMIT.
- E. INSPECTIONS AND MAINTENANCE (PERMIT SECTION 11): COMPLY WITH SECTION 11 OF THE PERMIT.
- F. POLLUTION PREVENTION MANAGEMENT MEASURES (PERMIT SECTION 12): COMPLY WITH SECTION 12 OF THE PERMIT. AMEND SWPPP BY INDICATING THE LOCATION OF POTENTIAL POLLUTANT GENERATING ACTIVITIES ON SITE MAPS FOR THE DURATION OF CONSTRUCTION PER PERMIT SECTION 5.9.

4. SWPPP RESPONSIBILITIES/TRAINED INDIVIDUALS

- A. THE FOLLOWING PERSON PREPARED THE SWPPP AND IS TRAINED IN SWPPP DESIGN (PERMIT ITEM2 5.20, 21.2.a):  
NAME: BENJAMIN HUNINGHAKE, CIVIL DESIGNER I / LHB, INC.  
TRAINING DATE/INSTRUCTOR/ENTITY: CERTIFICATION 6/1/18 (EXPIRES 5/31/21)/U OF MN  
TRAINING CONTENT/HOURS: DESIGN OF CONSTRUCTION SWPPP / 8 HOUR

- B. THE CONTRACTOR WILL OVERSEE SWPPP IMPLEMENTATION, REVISE AND AMEND THE SWPPP, AND PERFORM INSPECTIONS. THE FOLLOWING CONTRACTOR REPRESENTATIVE IS TRAINED TO PERFORM THESE DUTIES AND WILL ASSUME THESE RESPONSIBILITIES (PERMIT ITEMS 5.20, 21.2.b):  
NAME: \_\_\_\_\_  
TRAINING DATE/INSTRUCTOR/ENTITY: \_\_\_\_\_  
TRAINING CONTENT/HOURS: \_\_\_\_\_

- C. THE CONTRACTOR WILL SUPERVISE THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS BEFORE AND DURING CONSTRUCTION. THE FOLLOWING CONTRACTOR REPRESENTATIVE IS TRAINED TO PERFORM THESE DUTIES AND WILL ASSUME THESE RESPONSIBILITIES (PERMIT ITEMS 5.20, 21.2.c):  
NAME: \_\_\_\_\_  
TRAINING DATE/INSTRUCTOR/ENTITY: \_\_\_\_\_  
TRAINING CONTENT/HOURS: \_\_\_\_\_

- D. PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL COORDINATE WITH CONTRACTORS, SUBCONTRACTORS, AND OPERATORS ON-SITE TO OVERSEE IMPLEMENTATION OF THE SWPPP (PERMIT ITEM 5.21)(TYPICALLY GENERAL CONTRACTOR):  
NAME/TITLE: \_\_\_\_\_

- E. THE PERSON(S), ORGANIZATION, OR ENTITIES RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEMS (PERMIT ITEM 5.23):  
NAME/TITLE: \_\_\_\_\_  
MAINTENANCE PLAN: REFERENCE STORMWATER REPORT BY LHB.

- F. CHAIN OF RESPONSIBILITY: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SWPPP IMPLEMENTATION ON THE CONSTRUCTION SITE AND IS ACCOUNTABLE FOR SUBCONTRACTORS AND OTHER CONTRACTORS WORKING ON SITE AND THEIR COMPLIANCE WITH THE GENERAL STORMWATER PERMIT AND SWPPP REQUIREMENTS.

5. REGULATORY AGENCIES AND PERMITS

- A. COMPLY WITH REQUIREMENTS OF ALL REGULATORY AGENCIES AND PERMITS HAVING JURISDICTION DURING CONSTRUCTION ACTIVITIES. THE FOLLOWING ADDITIONAL REGULATORS AND PERMITS ARE KNOWN TO HAVE SITE JURISDICTION:
- 1) CITY OF NORTH BRANCH (GRADING PERMIT)
- 2) CHISAGO COUNTY (PERMIT AUTHORITY DELEGATED TO CITY)

6. DESCRIPTION OF THE CONSTRUCTION ACTIVITY / SWPPP COMPONENTS

- A. NARRATIVE/TIMING (PERMIT ITEM 5.4):
- 1) PROJECT SUMMARY: THE PROJECT INVOLVES THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION WITH 41 LOTS LOCATED IN NORTH BRANCH, MN LOCATED ON 60 ACRES. SPECIFIC WORK INCLUDES:
- a. STREET AND DITCH CONSTRUCTION.
- b. STORMWATER DETENTION BASINS AND RELATED FACILITY CONSTRUCTION
- 2) TIMING FOR INSTALLATION OF EROSION & SEDIMENTATION BMPS AND PERMANENT STORMWATER MANAGEMENT SYSTEMS, IN GENERAL SEQUENTIAL ORDER FROM FIRST TO LAST (PERMIT ITEM 5.4):

- a. INLET PROTECTION FOR EXISTING INLETS / SILT FENCE / DELINEATION AREAS NOT TO BE DISTURBED / ROCK CONSTRUCTION ENTRANCE / TEMPORARY SEDIMENTATION BASIN: PROVIDE PRIOR TO CONSTRUCTION; MAINTAIN DURING CONSTRUCTION.
- b. SILT FENCE AROUND STOCKPILES: PROVIDE DURING CONSTRUCTION.
- c. PORTABLE SEDIMENT CONTAINMENT SYSTEMS FOR TREATING WATER FROM DEWATERING OPERATIONS : PROVIDE DURING CONSTRUCTION.
- d. INLET PROTECTION FOR NEW INLETS: PROVIDE AS CONSTRUCTED.
- e. HARD SURFACING (E.G., BUILDING ROOFS, PAVEMENTS)
- f. VEGETATIVE COVER / EROSION CONTROL BLANKETS: AFTER FINAL TOPSOIL PLACEMENT AND FINISH GRADING.
- f. STORMWATER BASINS
- g. REMOVAL OF TEMPORARY BMPS: AFTER FINAL STABILIZATION IS ESTABLISHED.

3) IMPERVIOUS SURFACE AREAS / WATER QUALITY VOLUME:

- a. PRE-CONSTRUCTION IMPERVIOUS (PERMIT ITEM 5.8): 0.51 ACRES
- b. POST-CONSTRUCTION IMPERVIOUS (PERMIT ITEM 5.8): 14.34 ACRES
- c. NET NEW IMPERVIOUS: 14.34 ACRES
- d. WATER QUALITY VOLUME: 49,731 CUBIC FEET
- e. ACTUAL WATER QUALITY VOLUME RETAINED ON-SITE / METHOD OF RETENTION: NA
- f. THE REASON THE FULL WATER QUALITY VOLUME CANNOT BE INFILTRATED (PER PERMIT ITEM 5.15): THE LOW END OF THE SITE IS COMPOSED PRIMARILY OF HSG D SOILD WHICH ARE PROHIBITED FOR INFILTRATION.
- g. REMAINDER OF WATER QUALITY VOLUME AND ALTERNATIVE TREATMENT METHOD: 49,731 CUBIC FEET/ WET SEDIMENTATION BASIN

4) CHEMICALS AND CHEMICAL TREATMENT SYSTEMS USED FOR ENHANCING THE ON-SITE SEDIMENTATION PROCESS AND HOW COMPLIANCE WILL BE ACHIEVED (PERMIT ITEM 5.22): NA

5) PER PERMIT ITEM 5.13, DOCUMENTATION OF INFEASIBILITY FOR:

- a. TEMPORARY SEDIMENT BASIN (PERMIT PART 14.10): USE PERMANENT POND; THE SITE IS OVER 5 ACRES DRAINING TO IMPAIRED WATER.  
ALTERNATIVE (PERMIT ITEM 5.14): NA
- b. OBTAINING RIGHT-OF-WAY FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS OF LINEAR PROJECTS: NA
- c. BUFFER ZONES (PERMIT ITEMS 9.17 AND 23.11): NA

6) STORMWATER MITIGATION MEASURES IDENTIFIED IN ENVIRONMENTAL REVIEW OR OTHER REQUIRED REVIEW (PERMIT ITEM 5.16): REFERENCE STORMWATER REPORT BY LHB.

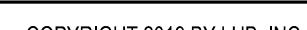
- B. STORMWATER REPORT (PERMIT ITEM 5.6): A STORMWATER REPORT WAS PREPARED FOR THIS PROJECT BY LHB, INC. (LHB) DATED \_\_\_\_\_ AND CONTAINS CALCULATIONS AND OTHER INFORMATION REQUIRED BY THE PERMIT. CONTACT LHB FOR A COPY OF THIS REPORT, IF NEEDED.

C. SITE ASSESSMENTS FOR GROUNDWATER OR SOIL CONTAMINATION (PERMIT ITEM 5.25): NA.

D. PLAN SHEETS:

- 1) SWPPP (PERMIT ITEM 5.2): THIS SHEET(S), INCLUDING DOCUMENTATION DESCRIBED AND REFERENCED HEREIN.
- 2) TEMPORARY BMPS / ESTIMATED QUANTITIES (E.G., LINEAR FEET OF SILT FENCE, SQUARE FEET OF EROSION CONTROL BLANKET) / LOCATIONS OF AREAS NOT TO BE DISTURBED / SOIL TYPES (PERMIT ITEMS 5.3, 5.5, 5.7, 5.9): SEE SHEET C103-104.
- 3) PERMANENT BMPS (PERMIT ITEM 5.3, 5.5): SEE SHEET C201-202.
- 4) EXISTING GRADES, DRAINAGE BOUNDARIES AND FLOW DIRECTIONS, DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE OR ENTERS SURFACE WATERS, AREAS OF STEEP SLOPES (PERMIT ITEM 5.9): SEE SHEET C201-202.
- 5) FINAL GRADES, DRAINAGE BOUNDARIES AND FLOW DIRECTIONS, DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE OR ENTERS SURFACE WATERS, AREAS OF STEEP SLOPES (PERMIT ITEM 5.9): SEE SHEET C201-202 AND/OR STORMWATER REPORT.
- 6) IMPERVIOUS SURFACING / METHODS OF FINAL STABILIZATION (PERMANENT COVER)(PERMIT ITEM 5.17): SEE SHEET C401-402
- 7) MAP OF SURFACE WATERS, EXISTING WETLANDS AND STORMWATER PONDS/BASINS IDENTIFIABLE ON USGS 7.5 MIN. QUAD. MAPS, NWI MAP OR EQUIVALENT WITHIN 1 MILE OF SITE (AERIAL RADIUS MEASUREMENT FROM PROJECT BOUNDARIES) THAT RECEIVE RUNOFF FROM SITE DURING OR AFTER CONSTRUCTION (IDENTIFY SPECIAL AND IMPAIRED WATERS AND ANY APPROVED TMDLS)(PERMIT ITEMS 5.10, 5.19): SEE STORMWATER REPORT (SUNRISE RIVER, NORTH FORK)
- 8) FOR THE ABOVE SPECIAL OR IMPAIRED WATERS, DOCUMENTATION OF BMPS USED TO ADDRESS TMDL OR WLA REQUIREMENTS TO COMPLY WITH PERMIT SECTION 23: SEE STORMWATER REPORT
- 9) SITE MAP OF CONSTRUCTION ACTIVITY AREAS THAT ARE ADJACENT TO AND DRAIN TO MINNESOTA DEPARTMENT OF NATURAL RESOURCES (MDNR) PUBLIC WATERS PROMULGATED AS "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIMES (PERMIT ITEM 5.11): NA
- 10) METHODS TO PRESERVE TOPSOIL AND TOPSOIL PRESERVATION AREAS (PERMIT ITEM 5.24): NA
- 11)METHODS TO MINIMIZE SOIL COMPACTION AND INFILTRATION AREAS TO BE PROTECTED FROM EXCESSIVE SOIL COMPACTION AND SEDIMENTATION (PERMIT ITEM 5.24): SEE SHEET C201-202
- 12) AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE THE DURATION OF EXPOSED SOILS (PERMIT ITEM 5.18): TBD BY CONTRACTOR
- 13) DELINEATION OF BUFFER ZONES (PERMIT ITEM 5.12): NA



|                                   |            |                        |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        |                  |                                                          |                                                        |       |                  |             |
|-----------------------------------|------------|------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------|--------------------------------------------------------|-------|------------------|-------------|
| 5                                 | 10/01/2021 | FINAL PLAT RESUBMITTAL | CLIENT:<br><b>WINWARD DEVELOPMENT, LLC.</b><br><br>10921 WILCOX ROAD<br><br>NORTH BRANCH, MN 55056 |  <b>PERFORMANCE<br/>DRIVEN DESIGN.</b><br>LHBcorp.com<br><br>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029 | COPYRIGHT 2019 BY LHB, INC.<br>ALL RIGHTS RESERVED. | I HEREBY CERTIFY that this plan, specification or report was prepared by me<br>or under my direct supervision and that I am a duly Licensed Professional<br>Engineer under the laws of the State of Minnesota.<br><br>SIGNATURE:  | CHECK BY:        | PROJECT #:<br><br><b>190509</b>                          | STORMWATER POLLUTION PROTECTION PLAN (SWPPP) NARRATIVE | SHEET |                  |             |
| 4                                 | 08/20/2021 | FINAL PLAT RESUBMITTAL |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        | BJH              |                                                          |                                                        |       |                  |             |
| 3                                 | 08/06/2021 | FINAL PLAT RESUBMITTAL |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        | DRAWN BY:        |                                                          |                                                        |       |                  |             |
| 1                                 | 07/28/2020 | FINAL PLAT SUBMITTAL   |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        | DPG              |                                                          |                                                        |       |                  |             |
| NO                                | DATE       | ISSUED FOR             |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        |                  |                                                          |                                                        |       |                  |             |
| TYPED OR PRINTED NAME: ADAM BESSE |            |                        |                                                                                                    |                                                                                                                                                                                                                        |                                                     | REG. NO.: 52597                                                                                                                                                                                                                                                                                                        | DATE: 10/01/2021 | PRESERVE AT SPRING HILL 2ND ADDITION<br>DEVELOPMENT PLAN |                                                        |       | NORTH BRANCH, MN | <b>C002</b> |

..19050900 DrawingsCall190509 C002 SWPPP.dwg



STANDARD DETAIL SHEETS: SEE SHEET C501-50  
E. MAINTENANCE PLAN: CONTAINED IN STORMWATER REPORT.

7. STANDARDS SPECIFICATIONS FOR CONSTRUCTION:  
UNLESS NOTED OTHERWISE IN CONTRACT DOCUMENTS, MATERIAL AND CONSTRUCTION REQUIREMENTS FOR TEMPORARY SEDIMENT CONTROL AND EROSION PREVENTION SHALL BE IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION AND CNB STANDARD SPEC.
8. CALCULATIONS AND OTHER INFORMATION USED FOR DESIGN OF TEMPORARY SEDIMENTATION BASINS AND PERMANENT STORMWATER TREATMENT SYSTEMS (PERMIT ITEM 5.6): SEE STORMWATER REPORT.
9. PROCEDURES TO ESTABLISH ADDITIONAL TEMPORARY BMPS, AS NECESSARY, DURING CONSTRUCTION (PERMIT ITEM 5.5):
- A. IF REGULAR INSPECTIONS OR OTHER OBSERVATIONS INDICATE THE NEED FOR ADDITIONAL TEMPORARY BMPS TO PREVENT EROSION, THEN PROVIDE ADDITIONAL BMPS BEFORE THE NEXT RAIN EVENT.
  - B. MAINTAIN CLEAR AND UPDATED PLANS (MAPS) OF THE CURRENT TEMPORARY BMPS.



..190509500 Drawings\Civil\190509 C003 SWPPP.dwg

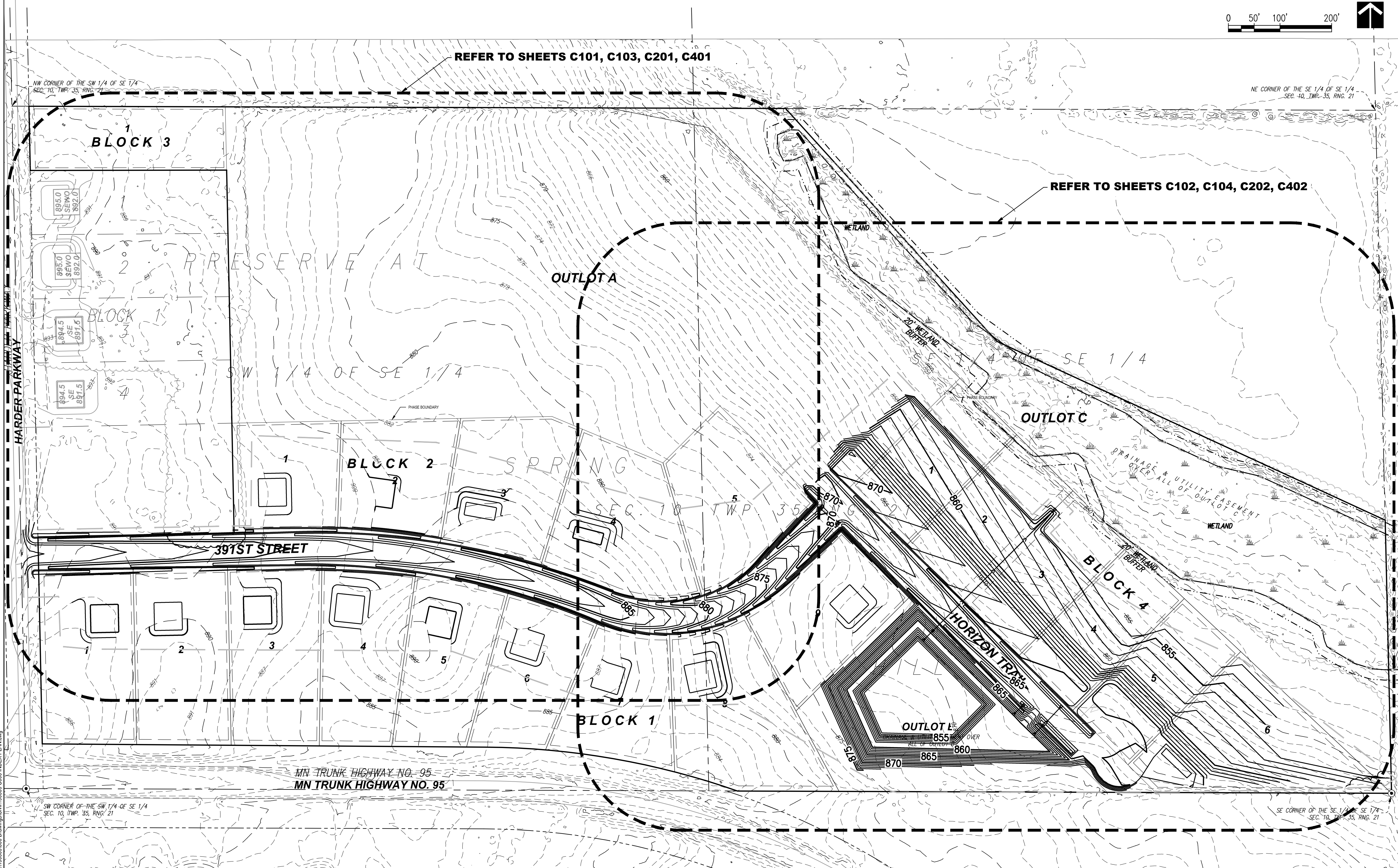
|                        |  |  |            |                        |                                                                                                     |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                                                                                        |                                      |                          |                                                        |  |                   |  |
|------------------------|--|--|------------|------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------|--------------------------------------------------------|--|-------------------|--|
| 5                      |  |  | 10/01/2021 | FINAL PLAT RESUBMITTAL | CLIENT:<br><br>WINWARD DEVELOPMENT, LLC.<br><br><br>10921 WILCOX ROAD<br><br>NORTH BRANCH, MN 55056 | <div><div>LHB</div><div>PERFORMANCE<br/>DRIVEN DESIGN.<br/>LHBcorp.com</div><div>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029</div></div> | COPYRIGHT 2019 BY LHB, INC.<br>ALL RIGHTS RESERVED. | I HEREBY CERTIFY that this plan, specification or report was prepared by me<br>or under my direct supervision and that I am a duly Licensed Professional<br>Engineer under the laws of the State of Minnesota.<br><br>SIGNATURE:  | CHECK BY:                            | PROJECT #:<br><br>190509 | STORMWATER POLLUTION PROTECTION PLAN (SWPPP) NARRATIVE |  | SHEET<br><br>C003 |  |
| 4                      |  |  | 08/20/2021 | FINAL PLAT RESUBMITTAL |                                                                                                     |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                                                                                        | PRESERVE AT SPRING HILL 2ND ADDITION |                          |                                                        |  |                   |  |
| 3                      |  |  | 08/06/2021 | FINAL PLAT RESUBMITTAL |                                                                                                     |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                                                                                        | DRAWN BY:                            |                          | DEVELOPMENT PLAN                                       |  |                   |  |
| 1                      |  |  | 07/28/2020 | FINAL PLAT SUBMITTAL   |                                                                                                     |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                                                                                        |                                      |                          | NORTH BRANCH, MN                                       |  |                   |  |
| NO                     |  |  | DATE       | ISSUED FOR             |                                                                                                     |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                                                                                        |                                      |                          |                                                        |  |                   |  |
| TYPED OR PRINTED NAME: |  |  | ADAM BESSE |                        | REG. NO.:                                                                                           |                                                                                                                                                                    |                                                     | 52597                                                                                                                                                                                                                                                                                                                  |                                      | DATE:                    |                                                        |  | 10/01/2021        |  |



SHEET NOTES

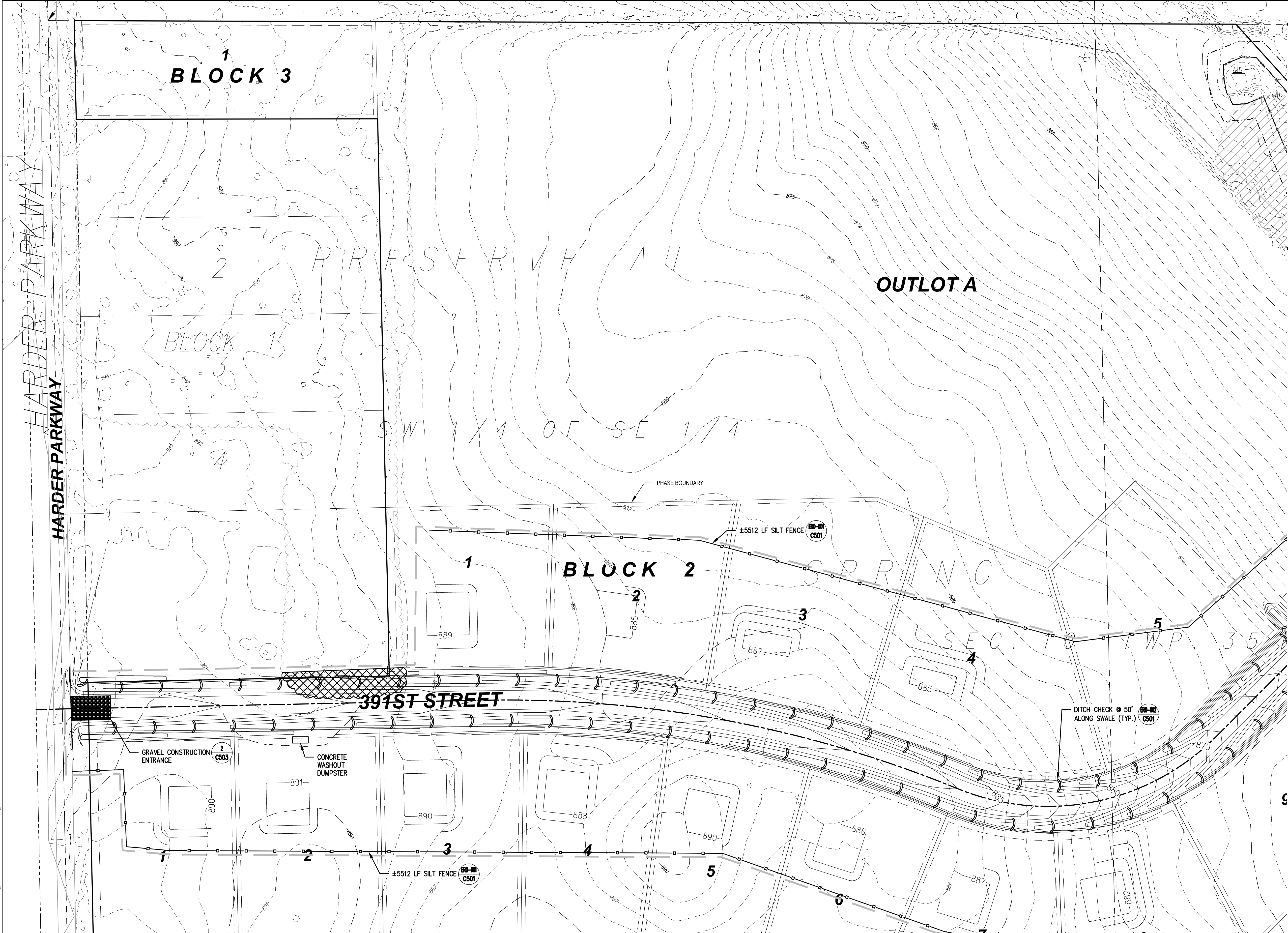
- ALL GRADES SHOWN IN THE DRAWINGS ARE FINISH GRADE. THE CONTRACTOR SHALL MAKE THE APPROPRIATE DEDUCTIONS FOR VARYING SUBGRADE ELEVATIONS.
- PREPARE SUBGRADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT UNLESS NOTED IN THE CONSTRUCTION DOCUMENTS. REFER TO THE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

PERMIT REVIEW  
NOT FOR CONSTRUCTION  
10/01/2021



|    |            |                        |                                                                                                 |                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                                                                                                                                                                        |                 |                  |            |                          |                                                          |                  |
|----|------------|------------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------|------------|--------------------------|----------------------------------------------------------|------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL | CLIENT:<br><br>WINWARD DEVELOPMENT, LLC.<br><br>10921 WILCOX ROAD<br><br>NORTH BRANCH, MN 55056 |  <b>PERFORMANCE<br/>DRIVEN DESIGN.</b><br>LHBcorp.com<br><br>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029 | COPYRIGHT 2019 BY LHB, INC.<br>ALL RIGHTS RESERVED. | I HEREBY CERTIFY that this plan, specification or report was prepared by me<br>or under my direct supervision and that I am a duly Licensed Professional<br>Engineer under the laws of the State of Minnesota.<br><br>SIGNATURE:  | CHECK BY:       | PROJECT #:       | INDEX PLAN | SHEET<br><br><b>C004</b> |                                                          |                  |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |                                                                                                 |                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                                                                                                                                                                        | BJH             | 190509           |            |                          |                                                          |                  |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |                                                                                                 |                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                                                                                                                                                                        | DRAWN BY:       |                  |            |                          | PRESERVE AT SPRING HILL 2ND ADDITION<br>DEVELOPMENT PLAN |                  |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |                                                                                                 |                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                                                                                                                                                                        | DPG             |                  |            |                          |                                                          | NORTH BRANCH, MN |
| NO | DATE       | ISSUED FOR             |                                                                                                 |                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                                                                                                                                                                        |                 |                  |            |                          |                                                          |                  |
|    |            |                        |                                                                                                 |                                                                                                                                                                                                                       | TYPED OR PRINTED NAME: ADAM BESSE                   |                                                                                                                                                                                                                                                                                                                        | REG. NO.: 52597 | DATE: 10/01/2021 |            |                          |                                                          |                  |





SHEET NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PROJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONSTRUCT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT THE RUNOFF, TRACKING, OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.
2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS OTHERWISE DISTURBED ON THE SITE.
3. REMOVE ALL TOPSOIL AND ORGANICS, BRUSH, SHRUBS AND TREES WITHIN THE CONSTRUCTION LIMITS PRIOR TO SUBGRADE PREPARATIONS UNLESS OTHERWISE NOTED IN THE DRAWINGS. TOPSOIL THICKNESS VARIES, REFER TO THE GEOTECHNICAL REPORT FOR ACTUAL TOPSOIL THICKNESS.
4. PROVIDE ROCK CONSTRUCTION ENTRANCE IN ACCORDANCE WITH DETAIL 2 ON SHEET C503.
5. PROVIDE INLET PROTECTION IN ACCORDANCE WITH DETAIL ERO-003 ON SHEET C501.
6. PROVIDE SILT FENCE IN ACCORDANCE WITH DETAIL ERO-001 ON SHEET C501.

SHEET KEY NOTES

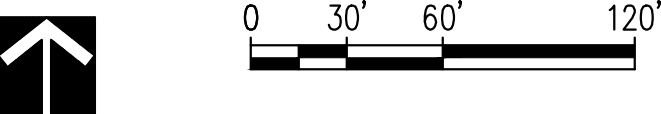
1. INSTALL INLET PROTECTION WITHIN 24 HOURS OF FLARED END SECTIONS BEING INSTALLED.

**PERMIT REVIEW**  
**NOT FOR CONSTRUCTION**  
**10/01/2021**

| TREE PRESERVATION QUANTITIES |        |           |             |
|------------------------------|--------|-----------|-------------|
| TREE COVER                   | SF     | % REMOVED | % REMAINING |
| EXISTING                     | 328712 | NA        | 95.05       |
| TO BE REMOVED                | 16258  | 4.95      | NA          |

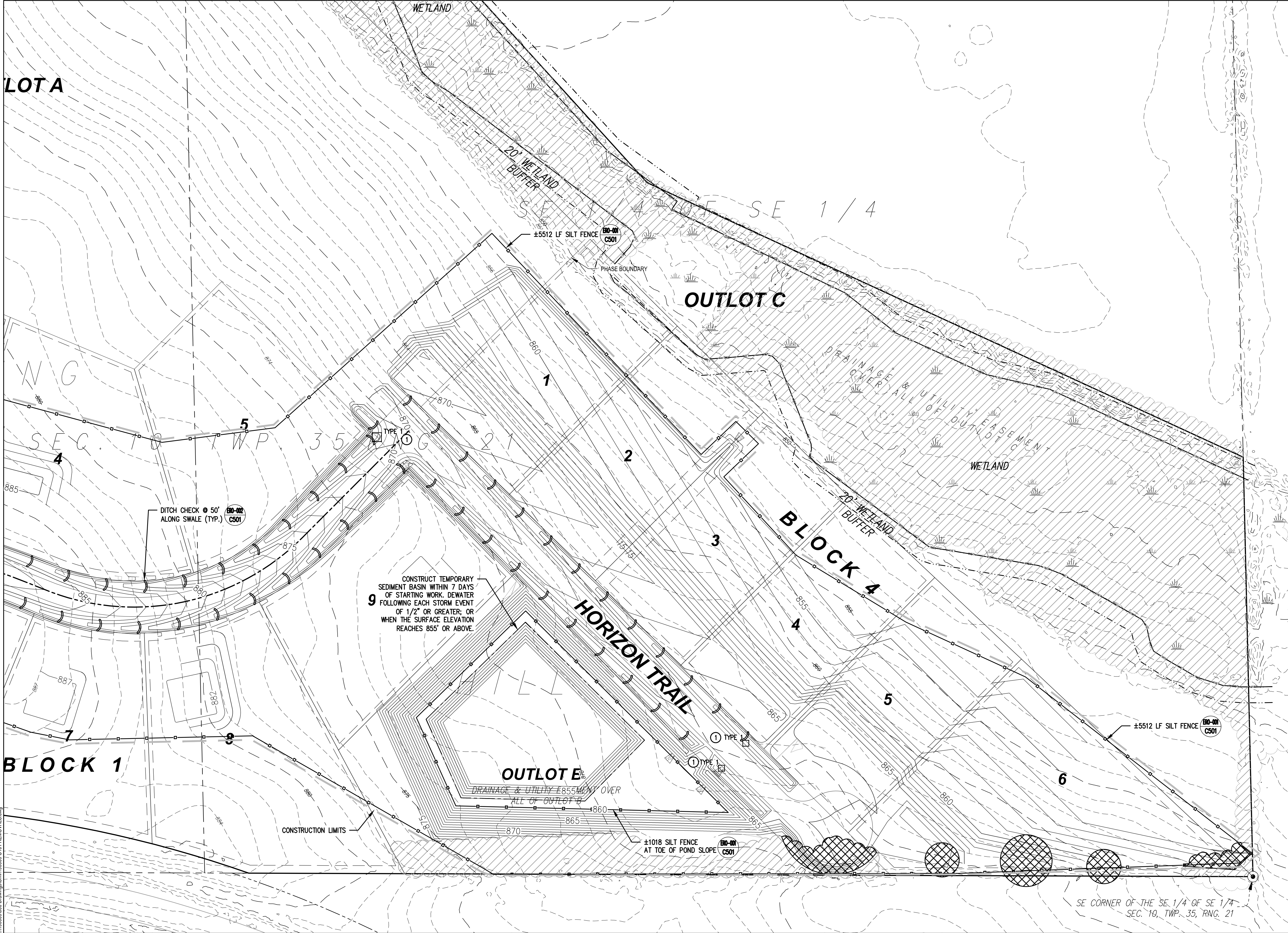
TREE REMOVAL LEGEND  
TREES TO REMAIN  
TREES TO BE REMOVED

**WARNING**  
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.  
**CALL BEFORE DIGGING**  
  
MINNESOTA  
ONE-CALL SYSTEM  
**1-800-252-1166**  
REQUIRED BY  
MN STATUTE 216D



|    |            |                        |                                                                                                 |                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                                                                                                                                                                        |                                   |            |                                   |       |                                                                                  |
|----|------------|------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|-----------------------------------|-------|----------------------------------------------------------------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL | CLIENT:<br><br>WINWARD DEVELOPMENT, LLC.<br><br>10921 WILCOX ROAD<br><br>NORTH BRANCH, MN 55056 |  <b>PERFORMANCE<br/>DRIVEN DESIGN.</b><br>LHBcorp.com<br><br>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029 | COPYRIGHT 2019 BY LHB, INC.<br>ALL RIGHTS RESERVED. | I HEREBY CERTIFY that this plan, specification or report was prepared by me<br>or under my direct supervision and that I am a duly Licensed Professional<br>Engineer under the laws of the State of Minnesota.<br><br>SIGNATURE:  | CHECK BY:                         | PROJECT #: | REMOVALS AND EROSION CONTROL PLAN | SHEET |                                                                                  |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |                                                                                                 |                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                                                                                                                                                                        | B.J.H.                            | 190509     |                                   |       | PRESERVE AT SPRING HILL 2ND ADDITION<br>DEVELOPMENT PLAN<br><br>NORTH BRANCH, MN |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |                                                                                                 |                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                                                                                                                                                                        | DRAWN BY:                         |            |                                   |       |                                                                                  |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |                                                                                                 |                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                                                                                                                                                                        | DPG                               |            |                                   |       |                                                                                  |
| NO | DATE       | ISSUED FOR             |                                                                                                 |                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                                                                                                                                                                        | TYPED OR PRINTED NAME: ADAM BESSE |            |                                   |       |                                                                                  |





SHEET NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PROJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONSTRUCT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT THE RUNOFF, TRACKING, OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.
2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS OTHERWISE DISTURBED ON THE SITE.
3. REMOVE ALL TOPSOIL AND ORGANICS, BRUSH, SHRUBS AND TREES WITHIN THE CONSTRUCTION LIMITS PRIOR TO SUBGRADE PREPARATIONS UNLESS OTHERWISE NOTED IN THE DRAWINGS. TOPSOIL THICKNESS VARIES, REFER TO THE GEOTECHNICAL REPORT FOR ACTUAL TOPSOIL THICKNESS.
4. PROVIDE ROCK CONSTRUCTION ENTRANCE IN ACCORDANCE WITH DETAIL 2 ON SHEET C503.
5. PROVIDE INLET PROTECTION IN ACCORDANCE WITH DETAIL ERO-003 ON SHEET C501.
6. PROVIDE SILT FENCE IN ACCORDANCE WITH DETAIL ERO-001 ON SHEET C501.

SHEET KEY NOTES

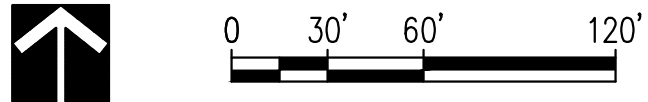
- 1 INSTALL INLET PROTECTION WITHIN 24 HOURS OF FLARED END SECTIONS BEING INSTALLED.

**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021

| TREE PRESERVATION QUANTITIES |        |           |             |
|------------------------------|--------|-----------|-------------|
| TREE COVER                   | SF     | % REMOVED | % REMAINING |
| EXISTING                     | 328712 | NA        | 95.05       |
| TO BE REMOVED                | 16258  | 4.95      | NA          |

TREE REMOVAL LEGEND  
 TREES TO REMAIN  
 TREES TO BE REMOVED

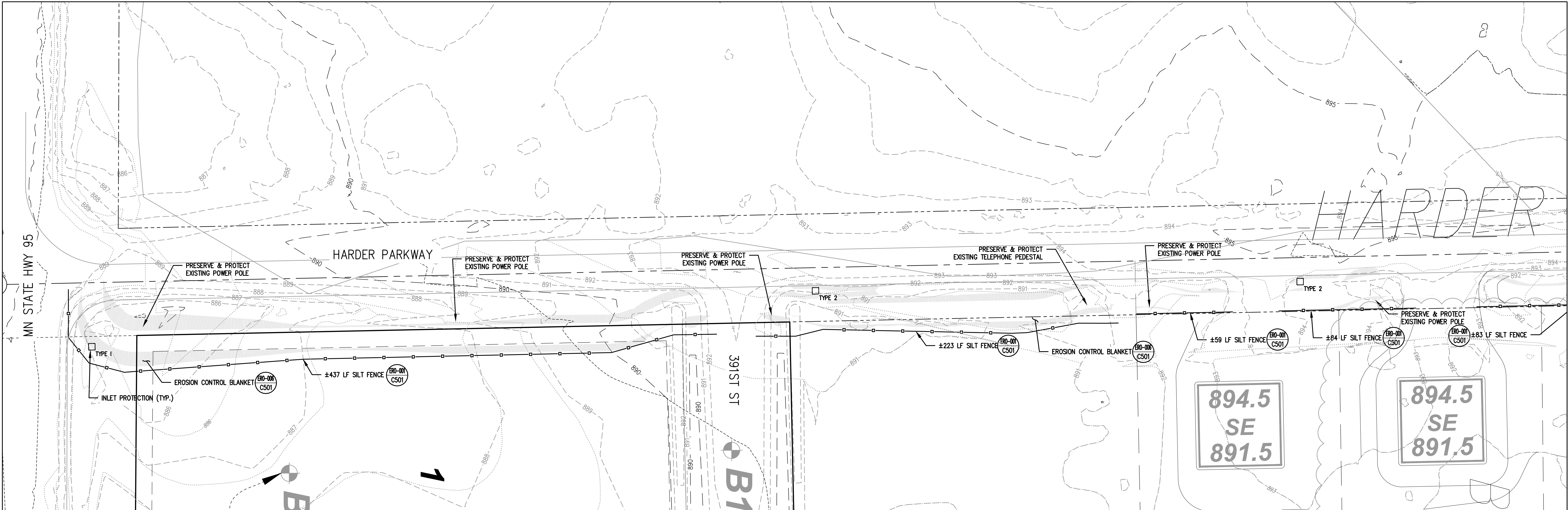
**WARNING**  
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.  
**CALL BEFORE DIGGING**  
  
MINNESOTA  
ONE-CALL SYSTEM  
**1-800-252-1166**  
REQUIRED BY  
MN STATUTE 216D



|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

|                                                                                                |                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                       |                                          |                             |                                                                                                                           |                      |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------|
| CLIENT:<br><b>WINWARD DEVELOPMENT, LLC.</b><br><br>10921 WILCOX ROAD<br>NORTH BRANCH, MN 55056 | <b>PERFORMANCE DRIVEN DESIGN.</b><br>LHBcorp.com<br><small>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029</small> | <small>COPYRIGHT 2019 BY LHB, INC. ALL RIGHTS RESERVED.</small><br>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.<br>SIGNATURE:<br>TYPED OR PRINTED NAME: ADAM BESSE<br>REG. NO.: 52597<br>DATE: 10/01/2021 | CHECK BY:<br>BJH<br><br>DRAWN BY:<br>DPG | PROJECT #:<br><b>190509</b> | REMOVALS AND EROSION CONTROL PLAN<br><br>PRESERVE AT SPRING HILL 2ND ADDITION<br>DEVELOPMENT PLAN<br><br>NORTH BRANCH, MN | SHEET<br><b>C102</b> |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------|





**SHEET NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PROJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONSTRUCT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT THE RUNOFF, TRACKING, OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.
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**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021

**WARNING**  
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MN STATUTE 216D

|    |            |                        |
|----|------------|------------------------|
| 4  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 2  | 06/11/2021 | FINAL PLAT             |
| 1  | 06/01/2021 | CITY REVIEW            |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
**WINWARD DEVELOPMENT, LLC.**  
  
10921 WILCOX ROAD  
NORTH BRANCH, MN 55056



**PERFORMANCE  
DRIVEN DESIGN.**  
LHBcorp.com  
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

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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.  
SIGNATURE: *[Signature]*  
TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 06/01/2021

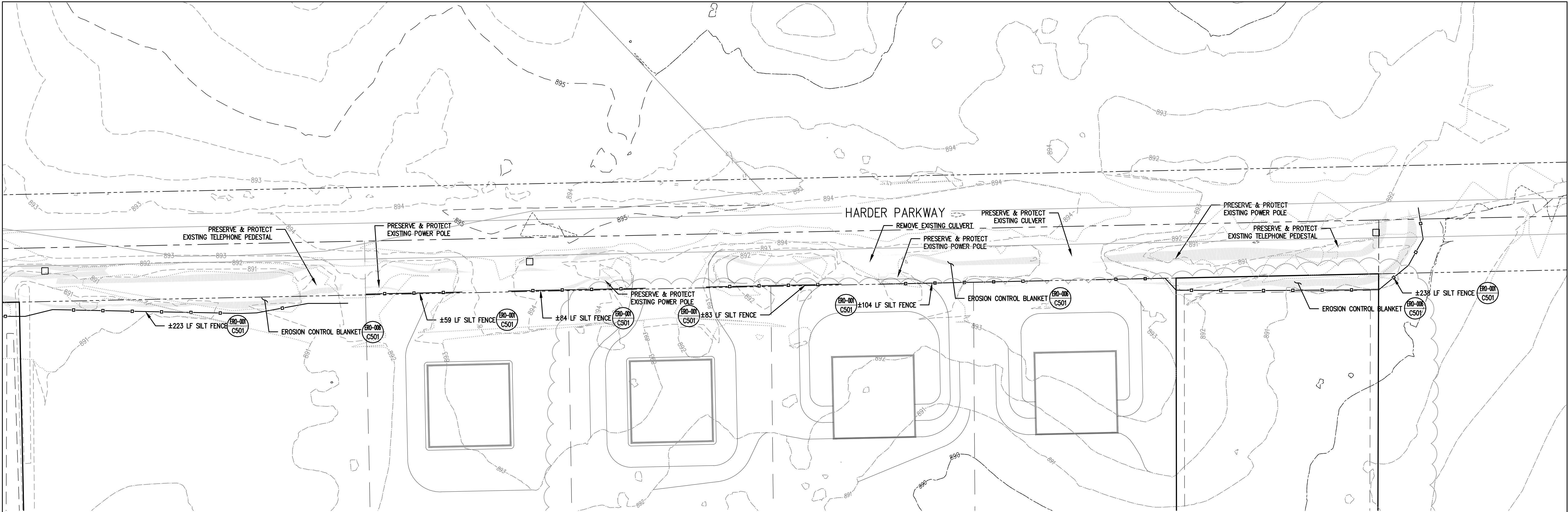
CHECK BY:  
AFB  
  
DRAWN BY:  
BJH

PROJECT #:  
**190509**

TRAIL REMOVALS & EROSION CONTROL PLAN  
  
PRESERVE AT SPRING HILL 2ND ADDITION  
TRAIL PLAN  
  
NORTH BRANCH, MN

SHEET  
**C111**





SHEET NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PROJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONSTRUCT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT THE RUNOFF, TRACKING, OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.
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**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021

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REQUIRED BY  
MN STATUTE 216D

|    |            |                        |                                                                                                |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                  |                  |                                 |                                       |                          |
|----|------------|------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------|---------------------------------------|--------------------------|
| 4  | 10/01/2021 | FINAL PLAT RESUBMITTAL | CLIENT:<br><b>WINWARD DEVELOPMENT, LLC.</b><br><br>10921 WILCOX ROAD<br>NORTH BRANCH, MN 55056 |  <b>PERFORMANCE<br/>DRIVEN DESIGN.</b><br>LHBcorp.com<br><br>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029 | COPYRIGHT 2019 BY LHB, INC.<br>ALL RIGHTS RESERVED. | 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.<br><br>SIGNATURE:  | CHECK BY:<br>AFB | PROJECT #:<br><br><b>190509</b> | TRAIL REMOVALS & EROSION CONTROL PLAN | SHEET<br><br><b>C112</b> |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |                                                                                                |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                  | DRAWN BY:<br>BJH |                                 |                                       |                          |
| 2  | 06/11/2021 | FINAL PLAT             |                                                                                                |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                  |                  |                                 |                                       |                          |
| 1  | 06/01/2021 | CITY REVIEW            |                                                                                                |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                  |                  |                                 |                                       |                          |
| NO | DATE       | ISSUED FOR             |                                                                                                |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                  |                  |                                 |                                       |                          |
|    |            |                        | PRESERVE AT SPRING HILL 2ND ADDITION<br>TRAIL PLAN                                             |                                                                                                                                                                                                                        |                                                     | NORTH BRANCH, MN                                                                                                                                                                                                                                                                                                 |                  |                                 |                                       |                          |

..190509500 Drawings\Civil\Trail\190509 C111 Trail Removals and ECo.dwg



SHEET NOTES

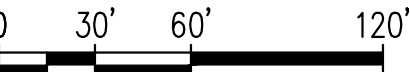
1. ALL GRADES SHOWN IN THE DRAWINGS ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE THE APPROPRIATE DEDUCTIONS FOR VARYING SUBGRADE ELEVATIONS.
2. PREPARE SUBGRADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS. REFER TO THE SPECIFICATION FOR ADDITIONAL REQUIREMENTS
3. THIS GRADING PLAN REPRESENTS THE CONDITION AFTER CONSTRUCTION OF THE ROADWAY AND DITCHES IS FINISHED. THE CONTRACTOR SHALL GRADE ALL AREAS WITHIN THE ROW AND THE STORMWATER POND TO THE FINISH GRADE SHOWN IN THESE DRAWINGS. REFER TO SHEET C004 FOR FINAL GRADING CONDITION AFTER CONSTRUCTION OF BUILDINGS.

**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021

**WARNING**

LOCATION OF ALL UNDERGROUND  
UTILITIES SHALL BE VERIFIED BY  
THE CONTRACTOR.  
CALL BEFORE DIGGING

MINNESOTA  
ONE-CALL SYSTEM  
1-800-252-1166  
REQUIRED BY  
MN STATUTE 216D



|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
**WINWARD DEVELOPMENT, LLC.**  
  
10921 WILCOX ROAD  
NORTH BRANCH, MN 55056



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201 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

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Engineer under the laws of the State of Minnesota.  
SIGNATURE: *Adam Besse*  
TYPED OR PRINTED NAME: ADAM BESSE  
REG. NO.: 52597  
DATE: 10/01/2021

CHECK BY:  
BJH  
  
DRAWN BY:  
DPG

PROJECT #:  
**190509**

GRADING AND UTILITY PLAN

PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN

NORTH BRANCH, MN

SHEET

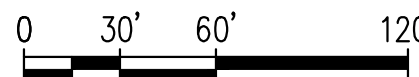
**C201**



1. ALL GRADES SHOWN IN THE DRAWINGS ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE THE APPROPRIATE DEDUCTIONS FOR VARYING SUBGRADE ELEVATIONS.
2. PREPARE SUBGRADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS. REFER TO THE SPECIFICATION FOR ADDITIONAL REQUIREMENTS
3. THIS GRADING PLAN REPRESENTS THE CONDITION AFTER CONSTRUCTION OF THE ROADWAY AND DITCHES IS FINISHED. THE CONTRACTOR SHALL GRADE ALL AREAS WITHIN THE ROW AND THE STORMWATER POND TO THE FINISH GRADE SHOWN IN THESE DRAWINGS. REFER TO SHEET C004 FOR FINAL GRADING CONDITION AFTER CONSTRUCTION OF BUILDINGS.

## WARNING

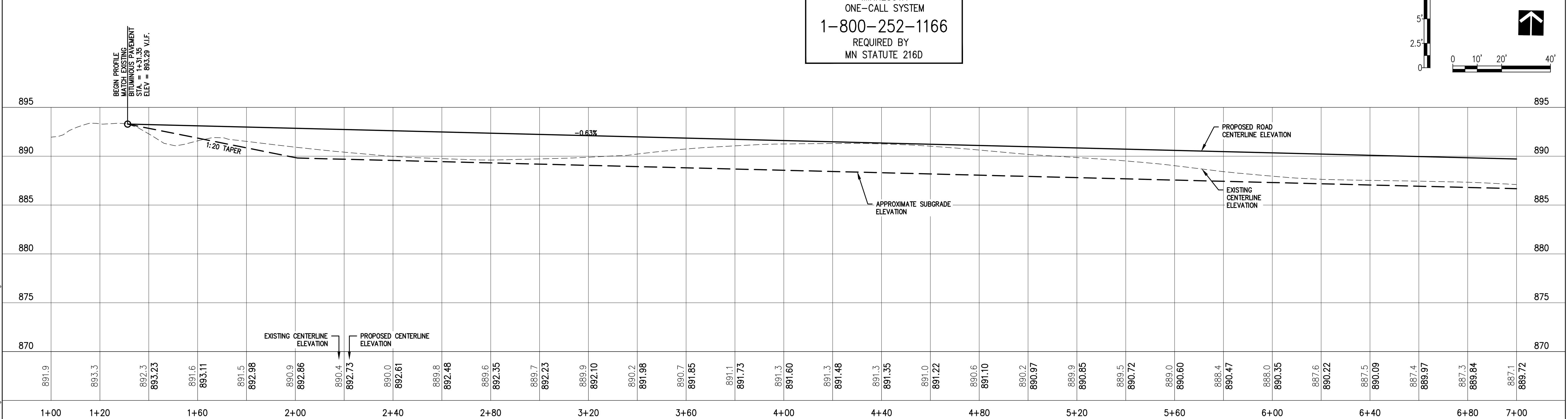
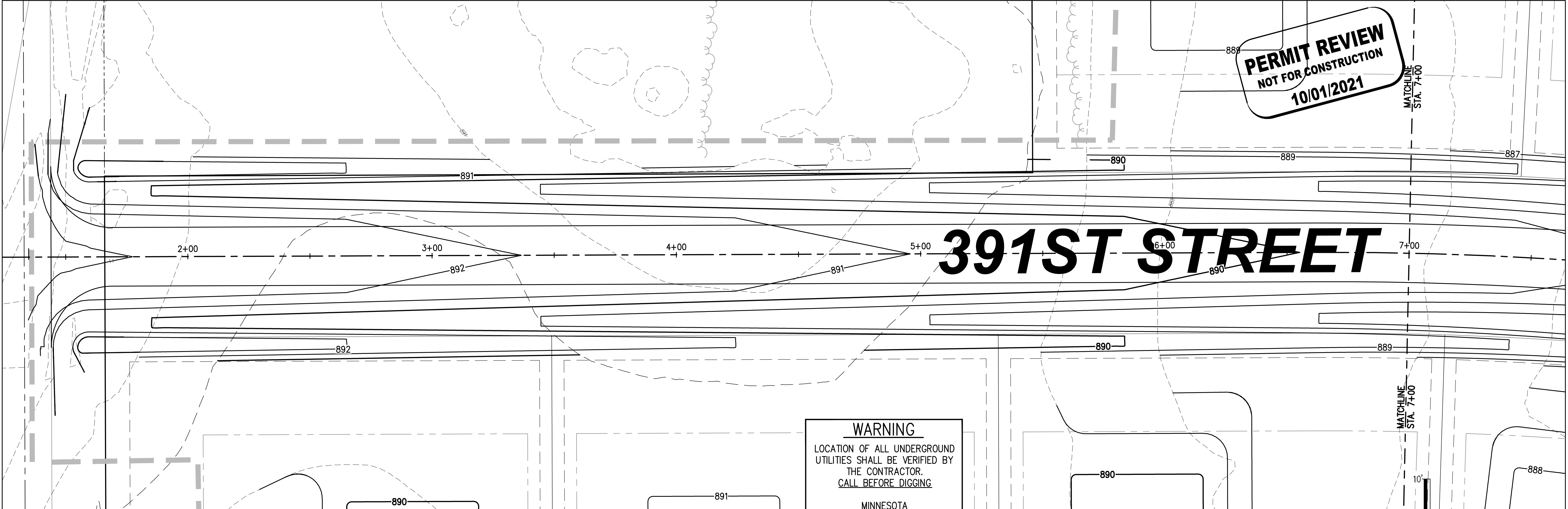
MINNESOTA  
ONE-CALL SYSTEM  
1-800-252-1166  
REQUIRED BY  
MN STATUTE 216D



SHEET

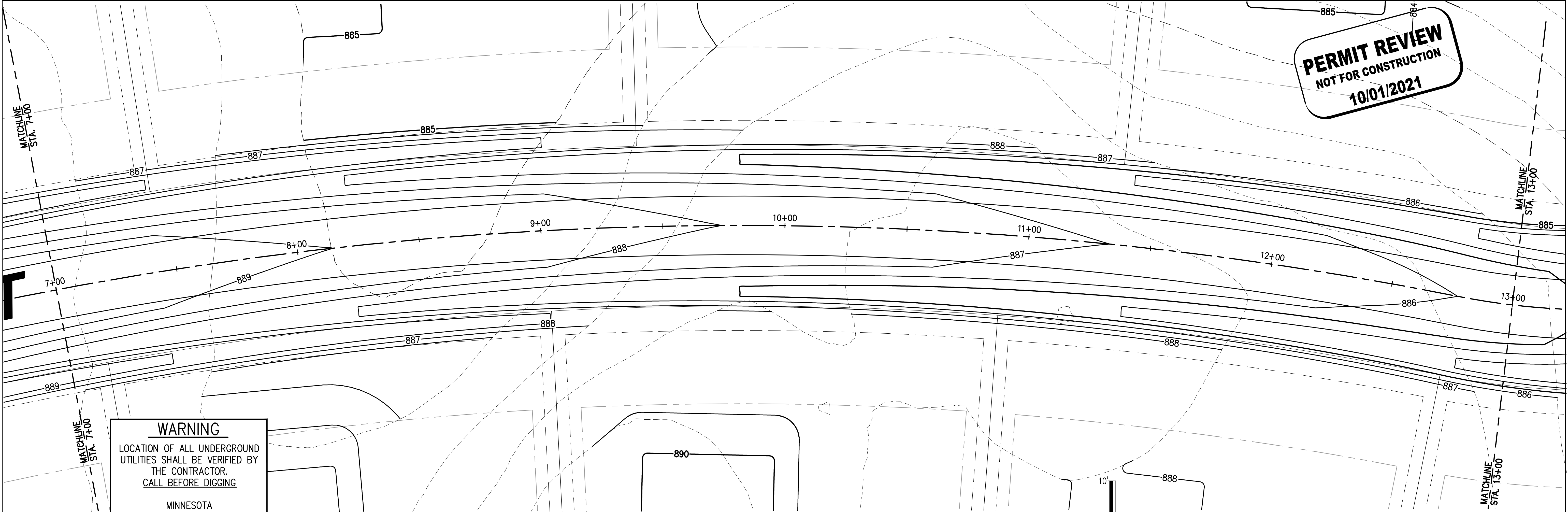
**C202**



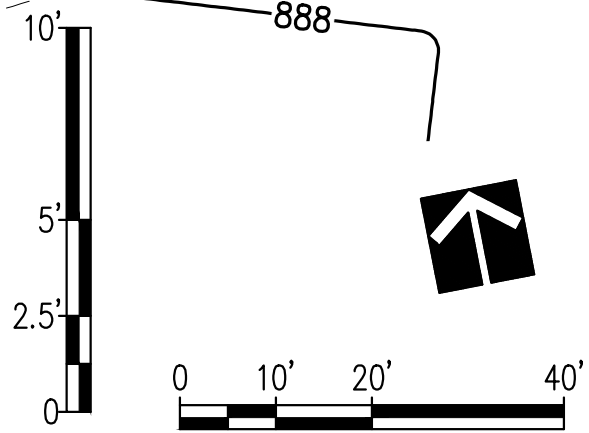


|                                     |      |            |                                                                                                 |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        |           |                                                          |                           |                                   |                 |
|-------------------------------------|------|------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------|---------------------------|-----------------------------------|-----------------|
| 5 10/01/2021 FINAL PLAT RESUBMITTAL |      |            | CLIENT:<br><br>WINWARD DEVELOPMENT, LLC.<br><br>10921 WILCOX ROAD<br><br>NORTH BRANCH, MN 55056 |  <b>PERFORMANCE<br/>DRIVEN DESIGN.</b><br>LHBcorp.com<br><br>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029 | COPYRIGHT 2019 BY LHB, INC.<br>ALL RIGHTS RESERVED. | I HEREBY CERTIFY that this plan, specification or report was prepared by me<br>or under my direct supervision and that I am a duly Licensed Professional<br>Engineer under the laws of the State of Minnesota.<br><br>SIGNATURE:  | CHECK BY: | PROJECT #:                                               | 391ST ST PLAN AND PROFILE | SHEET                             |                 |
| 4 08/20/2021 FINAL PLAT RESUBMITTAL |      |            |                                                                                                 |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        | BJH       |                                                          |                           |                                   | 190509          |
| 3 08/06/2021 FINAL PLAT RESUBMITTAL |      |            |                                                                                                 |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        | DRAWN BY: | PRESERVE AT SPRING HILL 2ND ADDITION<br>DEVELOPMENT PLAN | NORTH BRANCH, MN          | C211                              |                 |
| 1 07/28/2020 FINAL PLAT SUBMITTAL   |      |            |                                                                                                 |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        | DPG       |                                                          |                           |                                   |                 |
| NO                                  | DATE | ISSUED FOR |                                                                                                 |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        |           |                                                          |                           | TYPED OR PRINTED NAME: ADAM BESSE | REG. NO.: 52597 |

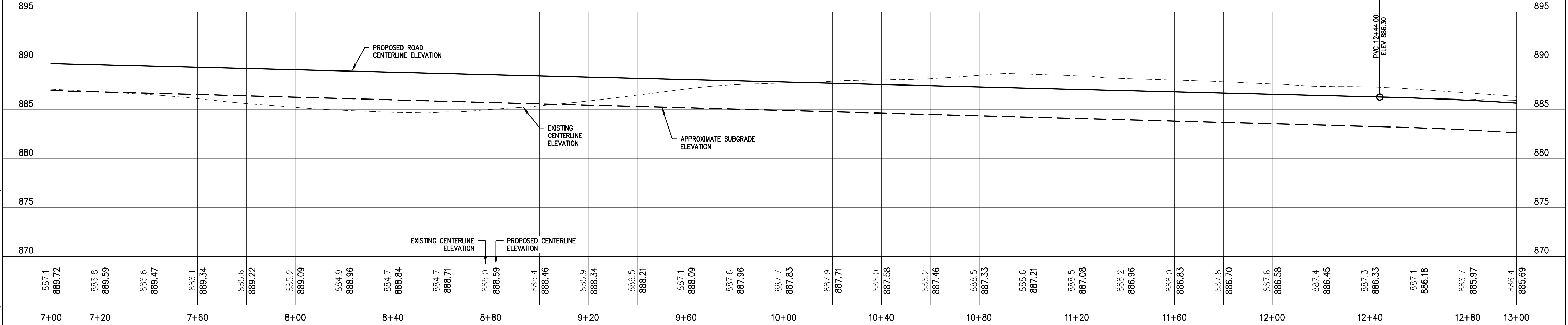




**WARNING**  
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MINNESOTA ONE-CALL SYSTEM  
**1-800-252-1166**  
REQUIRED BY MN STATUTE 216D

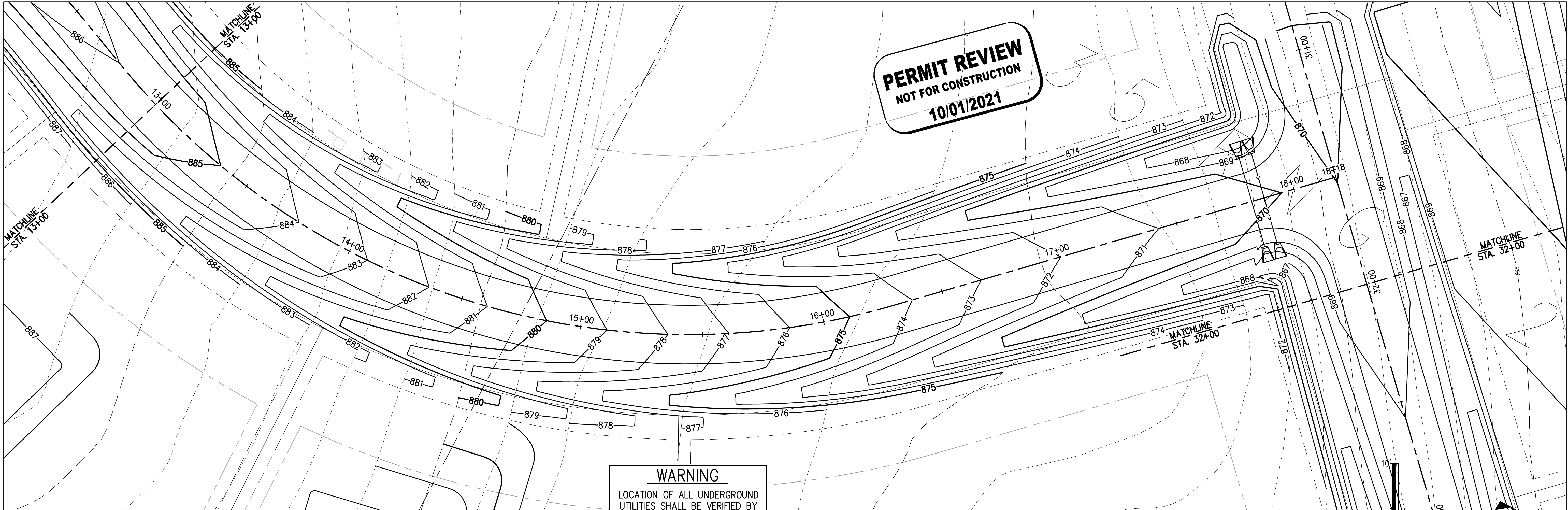


P.V.I. STA. = 13+44  
P.V.I. ELEV. = 885.67  
A.D. = -3.37%  
K = 59.31  
200.00' VC



|                                                                                                                                                                                                                     |  |  |                                                                                         |  |                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                            |                                                                        |                                       |                                                                                                                                       |  |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------|
| <div><div>510/01/2021FINAL PLAT RESUBMITTAL</div><div>08/20/2021FINAL PLAT RESUBMITTAL</div><div>08/06/2021FINAL PLAT RESUBMITTAL</div><div>07/28/2020FINAL PLAT SUBMITTAL</div><div>NO DATE ISSUED FOR</div></div> |  |  | CLIENT:<br>WINWARD DEVELOPMENT, LLC.<br><br>10921 WILCOX ROAD<br>NORTH BRANCH, MN 55056 |  | <div><div><div>LHB</div><div>PERFORMANCE<br/>DRIVEN DESIGN.<br/>LHBcorp.com</div></div><div>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029</div></div> | <div><div>COPYRIGHT 2019 BY LHB, INC.<br/>ALL RIGHTS RESERVED.</div><div>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.<br/>SIGNATURE: </div><div>TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 10/01/2021</div></div> | <div><div>CHECK BY:<br/>B.J.H.</div><div>DRAWN BY:<br/>DPG</div></div> | <div>PROJECT #:<br/><br/>190509</div> | <div>391ST ST PLAN AND PROFILE</div> <div>PRESERVE AT SPRING HILL 2ND ADDITION<br/>DEVELOPMENT PLAN</div> <div>NORTH BRANCH, MN</div> |  | <div>SHEET<br/><br/>C212</div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------|



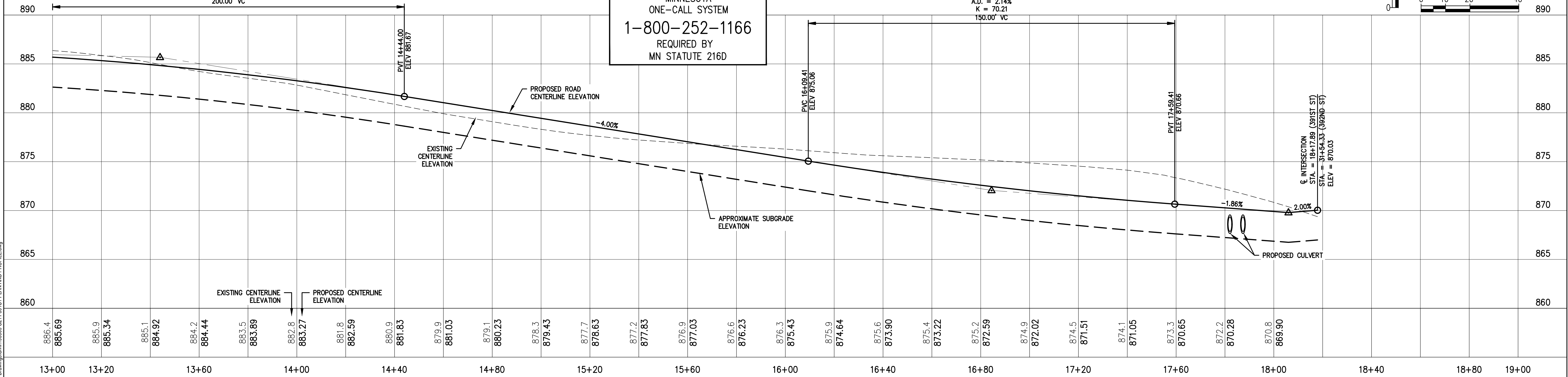
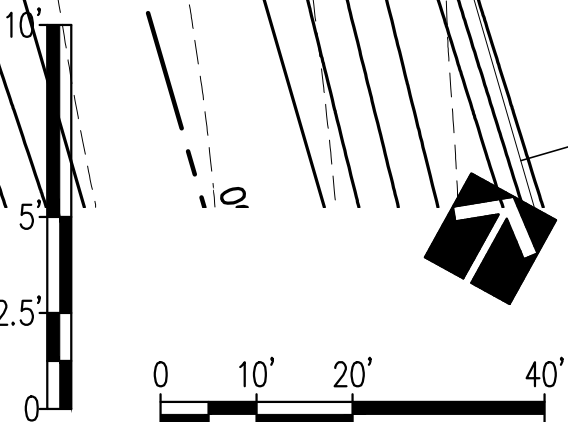


**PERMIT REVIEW**  
**NOT FOR CONSTRUCTION**  
**10/01/2021**

**WARNING**  
LOCATION OF ALL UNDERGROUND  
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MINNESOTA  
ONE-CALL SYSTEM  
**1-800-252-1166**  
REQUIRED BY  
MN STATUTE 216D

P.V.I. STA. = 13+44  
P.V.I. ELEV. = 885.67  
A.D. = -3.37%  
K = 59.31  
200.00' VC

P.V.I. STA. = 16+84  
P.V.I. ELEV. = 872.06  
A.D. = 2.14%  
K = 70.21  
150.00' VC



..190509500 Drawings\\Call190509 C211 391ST PLAN AND PROFILE.dwg

|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

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SIGNATURE: *Adam Besse*  
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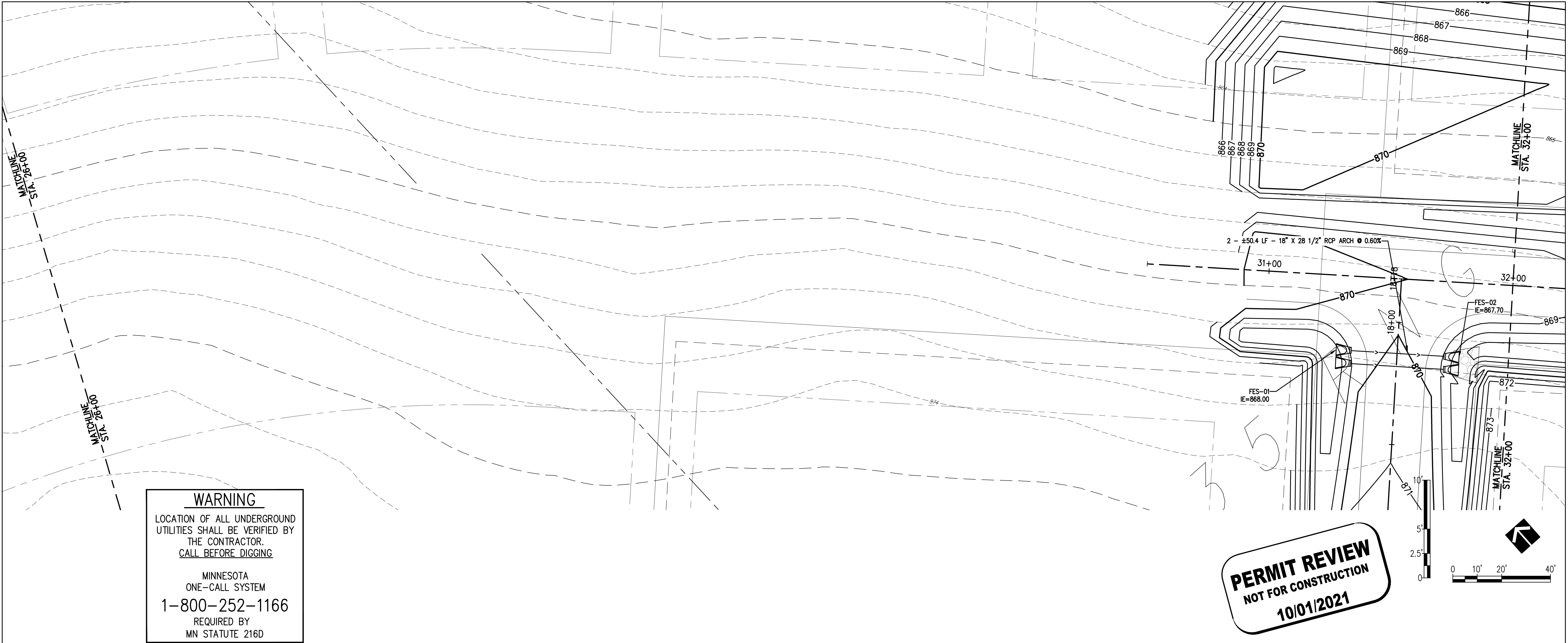
CHECK BY:  
B.JH  
DRAWN BY:  
DPG

PROJECT #:  
**190509**

**391ST ST PLAN AND PROFILE**  
  
PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN  
  
NORTH BRANCH, MN

SHEET  
**C213**

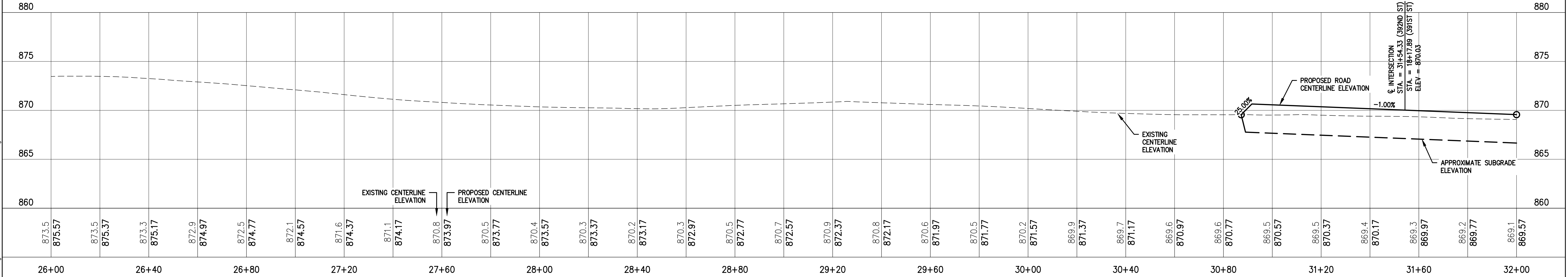




**WARNING**  
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THE CONTRACTOR.  
CALL BEFORE DIGGING

MINNESOTA  
ONE-CALL SYSTEM  
**1-800-252-1166**  
REQUIRED BY  
MN STATUTE 216D

**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
**10/01/2021**



|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
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TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 10/01/2021

CHECK BY:  
BJH

DRAWN BY:  
DPG

PROJECT #:  
**190509**

392ND ST PLAN AND PROFILE

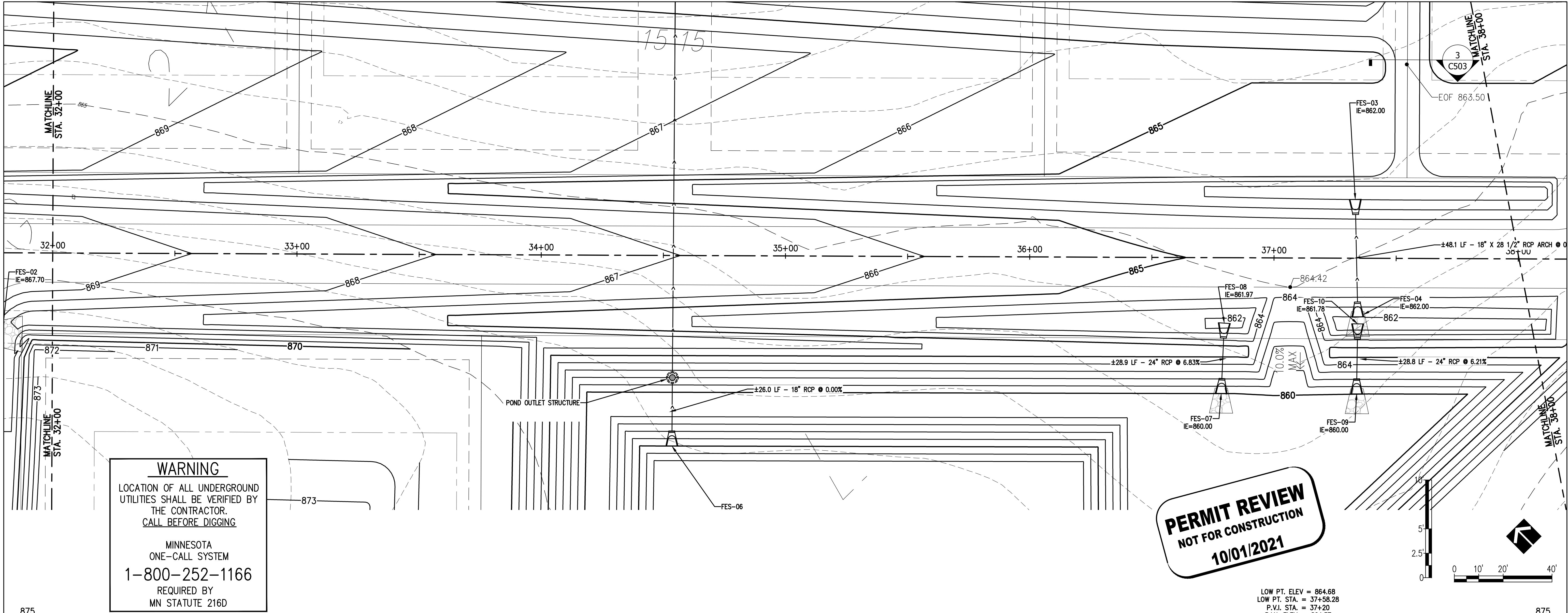
PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN

NORTH BRANCH, MN

SHEET  
**C221**

..190509500 Drawings\\c\\190509 C221 392ND PLAN AND PROFILE.dwg

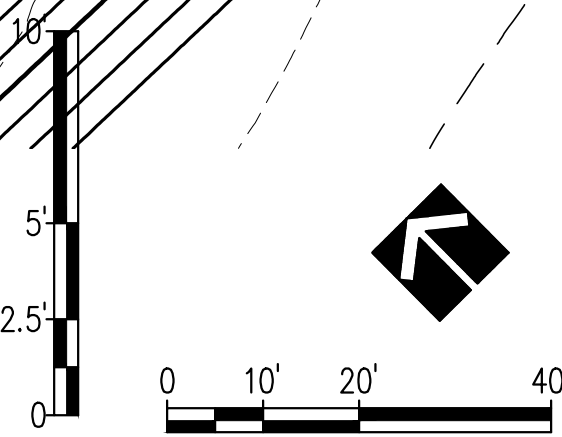




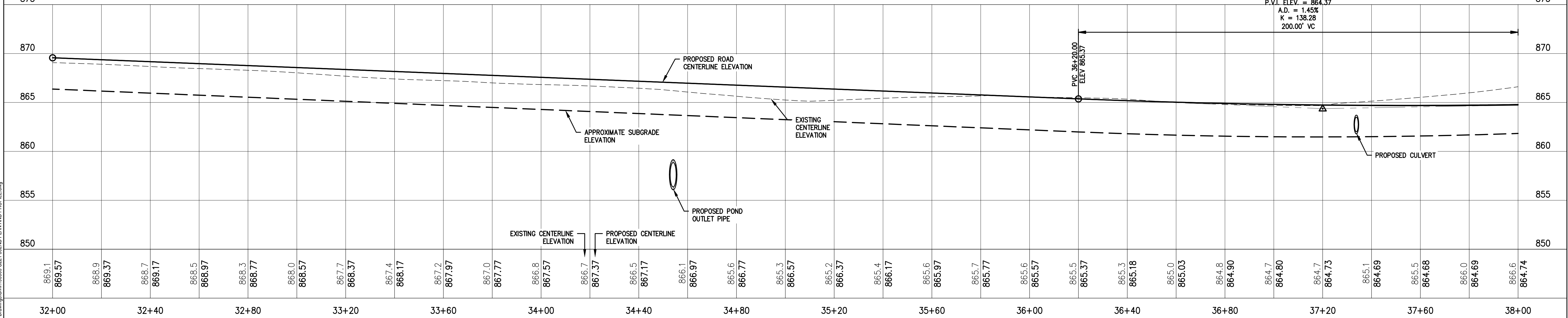
**WARNING**  
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MINNESOTA  
ONE-CALL SYSTEM  
1-800-252-1166  
REQUIRED BY  
MN STATUTE 216D

**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021



LOW PT. ELEV = 864.68  
LOW PT. STA. = 37+58.28  
P.V.I. STA. = 37+20  
P.V.I. ELEV. = 864.37  
A.D. = 1.45%  
K = 138.28  
200.00' VC



|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

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SIGNATURE: 

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CHECK BY:  
BJH

DRAWN BY:  
DPG

PROJECT #:  
**190509**

392ND ST PLAN AND PROFILE

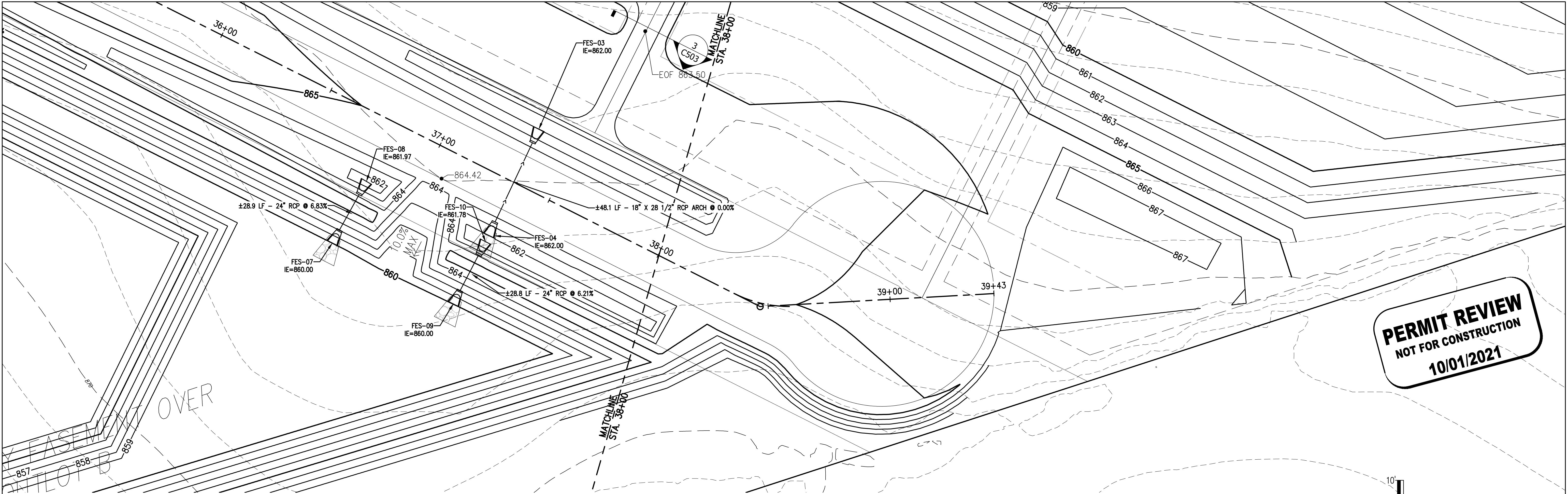
PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN

NORTH BRANCH, MN

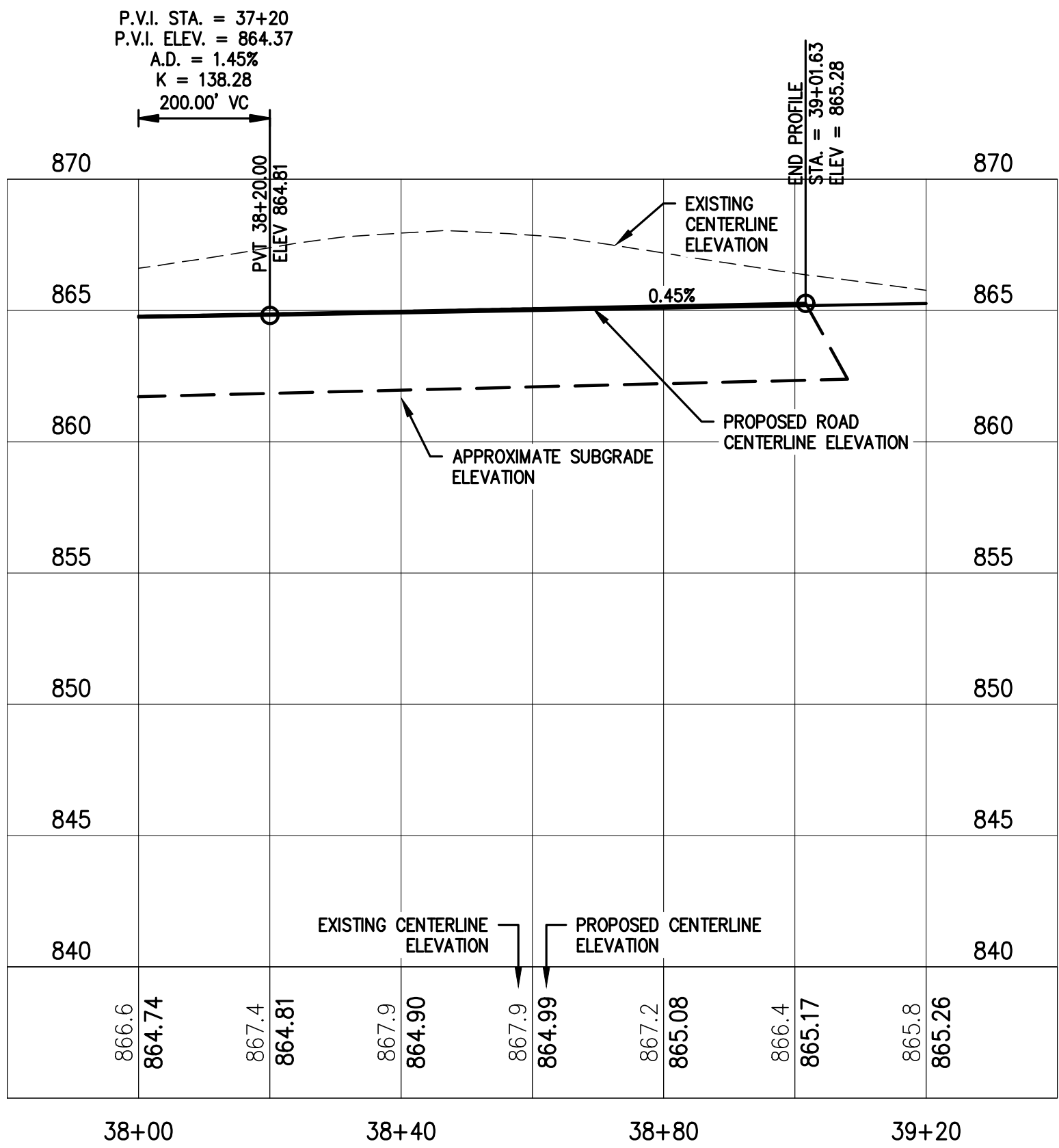
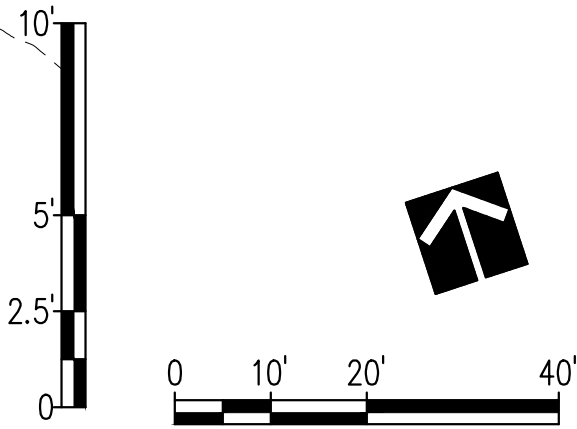
SHEET  
**C222**

..190509500 Drawings\\C:\\190509 C221 392ND PLAN AND PROFILE.dwg





**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021



**WARNING**  
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CALL BEFORE DIGGING  
  
MINNESOTA  
ONE-CALL SYSTEM  
**1-800-252-1166**  
REQUIRED BY  
MN STATUTE 216D

|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

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TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 10/01/2021

CHECK BY:  
BJH  
DRAWN BY:  
DPG

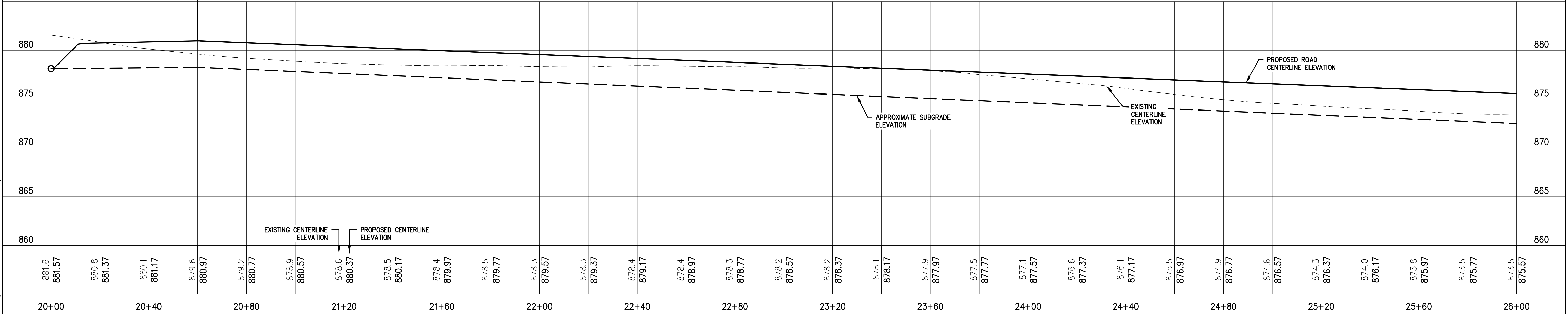
PROJECT #:  
**190509**

392ND ST PLAN AND PROFILE  
PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN  
NORTH BRANCH, MN

SHEET  
**C223**

..190509500 Drawings\Civil\190509 C223 392ND PLAN AND PROFILE.dwg





|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
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SIGNATURE: *Adam Besse*  
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CHECK BY:  
BJH  
DRAWN BY:  
DPG

PROJECT #:  
**190509**

|                                                          |                  |                       |
|----------------------------------------------------------|------------------|-----------------------|
| 392ND ST PLAN AND PROFILE                                |                  | SHEET<br><b>C2221</b> |
| PRESERVE AT SPRING HILL 2ND ADDITION<br>DEVELOPMENT PLAN | NORTH BRANCH, MN |                       |



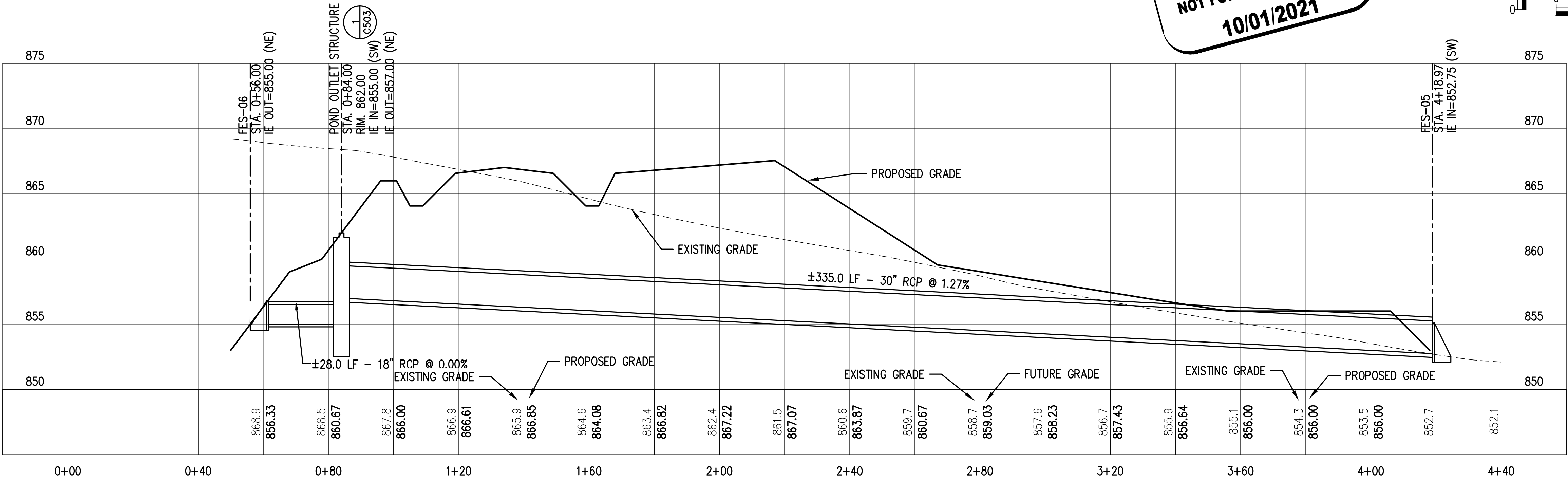
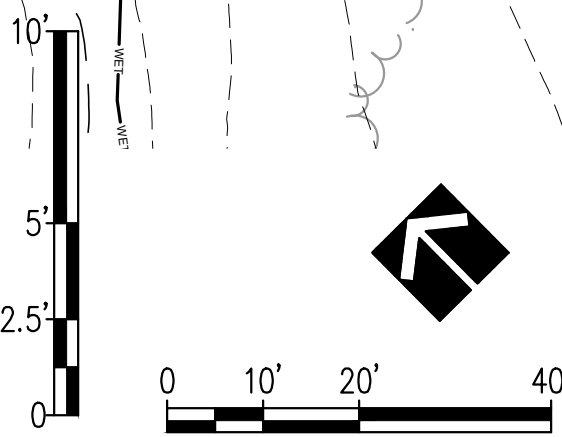
..190509500 Drawings\\Call\\190509 C225 STORM PLAN AND PROFILE.dwg

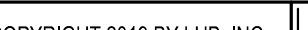
**WARNING**

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CALL BEFORE DIGGING

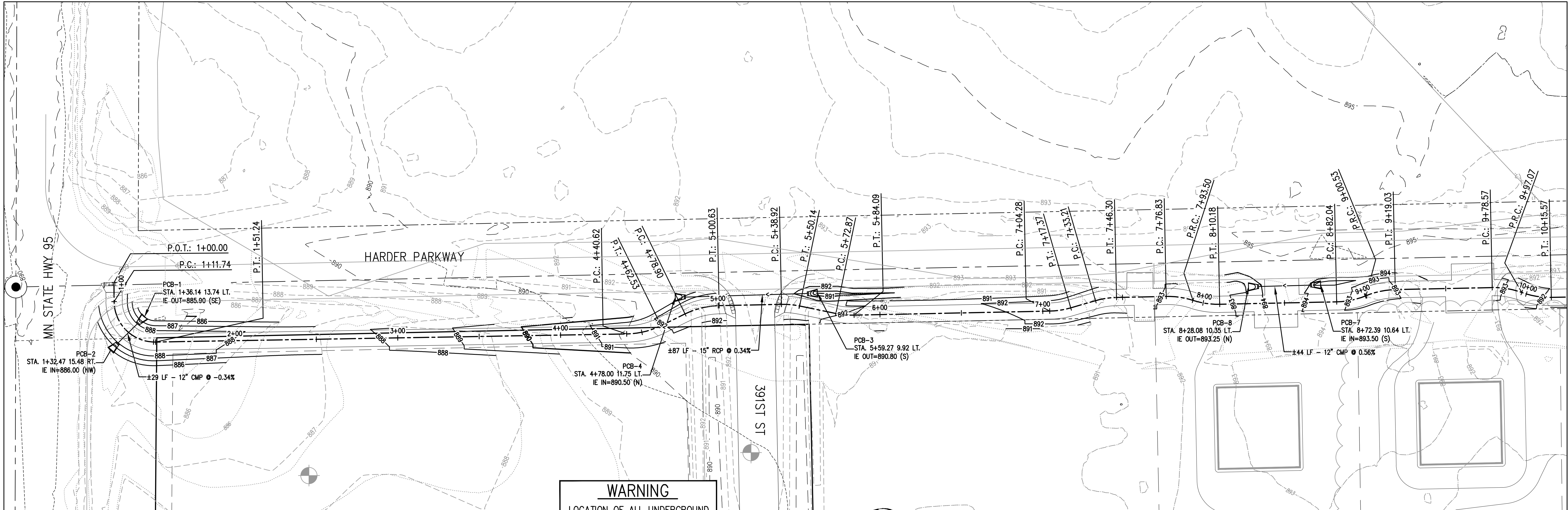
MINNESOTA  
ONE-CALL SYSTEM  
1-800-252-1166  
REQUIRED BY  
MN STATUTE 216D

**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021



|                                     |      |            |                                                                                         |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                    |            |                                      |  |                          |
|-------------------------------------|------|------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------|--------------------------------------|--|--------------------------|
| 5 10/01/2021 FINAL PLAT RESUBMITTAL |      |            | CLIENT:<br>WINWARD DEVELOPMENT, LLC.<br><br>10921 WILCOX ROAD<br>NORTH BRANCH, MN 55056 |  <b>PERFORMANCE<br/>DRIVEN DESIGN.</b><br>LHBcorp.com<br><br>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029 | COPYRIGHT 2019 BY LHB, INC.<br>ALL RIGHTS RESERVED.<br><br>I HEREBY CERTIFY that this plan, specification or report was prepared by me<br>or under my direct supervision and that I am a duly Licensed Professional<br>Engineer under the laws of the State of Minnesota.<br><br>SIGNATURE:  | CHECK BY:<br>BJH                                                   | PROJECT #: | STORM PLAN AND PROFILE               |  | SHEET<br><br><b>C225</b> |
| 4 08/20/2021 FINAL PLAT RESUBMITTAL |      |            |                                                                                         |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                   | DRAWN BY:<br>DPG                                                   | 190509     | PRESERVE AT SPRING HILL 2ND ADDITION |  |                          |
| 3 08/06/2021 FINAL PLAT RESUBMITTAL |      |            |                                                                                         |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                   | DEVELOPMENT PLAN                                                   |            |                                      |  |                          |
| 1 07/28/2020 FINAL PLAT SUBMITTAL   |      |            |                                                                                         |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                   | NORTH BRANCH, MN                                                   |            |                                      |  |                          |
| NO                                  | DATE | ISSUED FOR |                                                                                         |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                   | TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 10/01/2021 |            |                                      |  |                          |





### SHEET NOTES

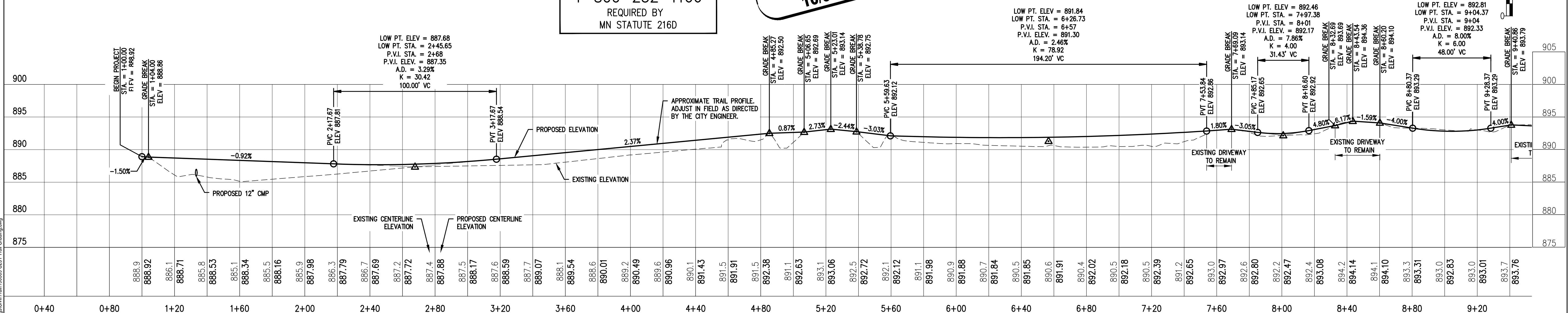
- ALL GRADES SHOWN IN THE DRAWINGS ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE THE APPROPRIATE DEDUCTIONS FOR VARYING SUBGRADE ELEVATIONS.
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### WARNING

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CALL BEFORE DIGGING

MINNESOTA  
ONE-CALL SYSTEM  
1-800-252-1166  
REQUIRED BY  
MN STATUTE 216D

**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021



|    |            |                        |
|----|------------|------------------------|
| 4  | 10/01/2021 | FINAL PLAN RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAN RESUBMITTAL |
| 2  | 06/11/2021 | FINAL PLAN             |
| 1  | 06/01/2021 | CITY REVIEW            |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
**WINWARD DEVELOPMENT, LLC.**  
  
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SIGNATURE: *Adam Besse*  
TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 06/01/2021

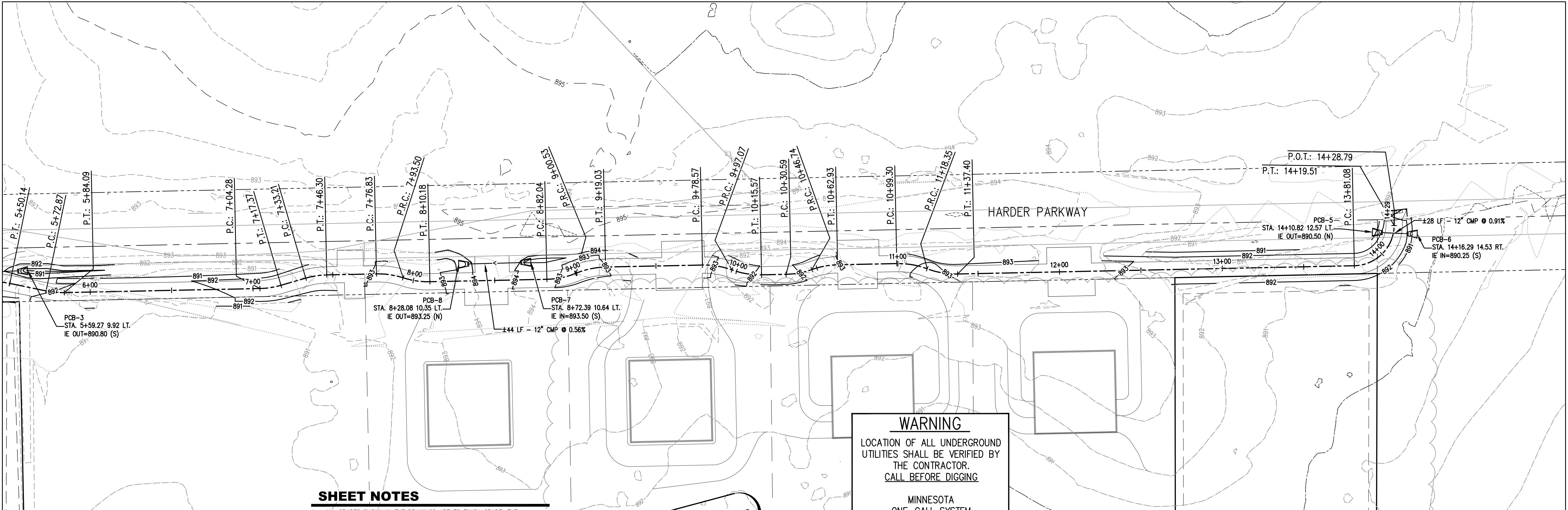
CHECK BY:  
AFB  
  
DRAWN BY:  
BJH

PROJECT #:  
**190509**

TRAIL GRADING & UTILITY PLAN  
  
PRESERVE AT SPRING HILL 2ND ADDITION  
TRAIL PLAN  
  
NORTH BRANCH, MN

SHEET  
**C231**





**SHEET NOTES**

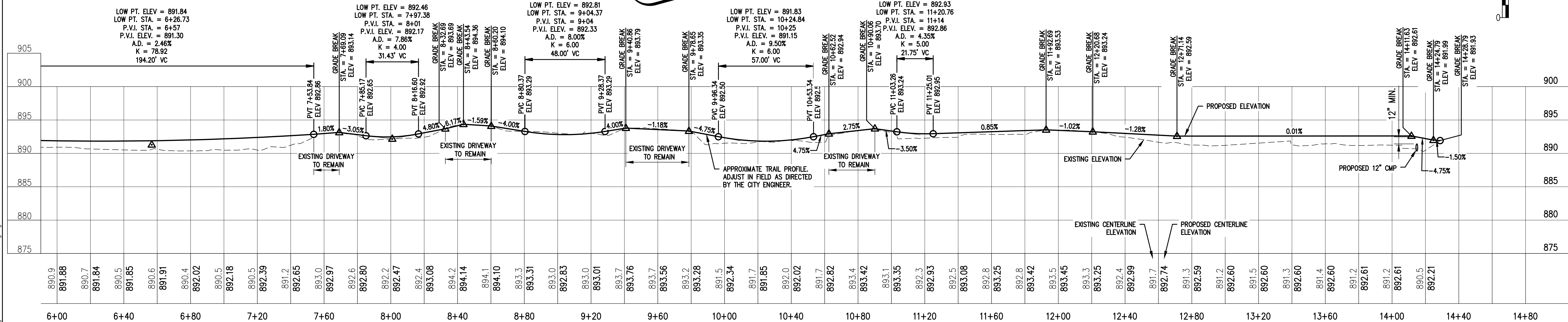
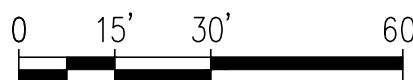
1. ALL GRADES SHOWN IN THE DRAWINGS ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE THE APPROPRIATE DEDUCTIONS FOR VARYING SUBGRADE ELEVATIONS.
2. PREPARE SUBGRADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS. REFER TO THE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021

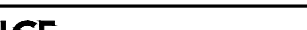
**WARNING**

LOCATION OF ALL UNDERGROUND  
UTILITIES SHALL BE VERIFIED BY  
THE CONTRACTOR.  
CALL BEFORE DIGGING

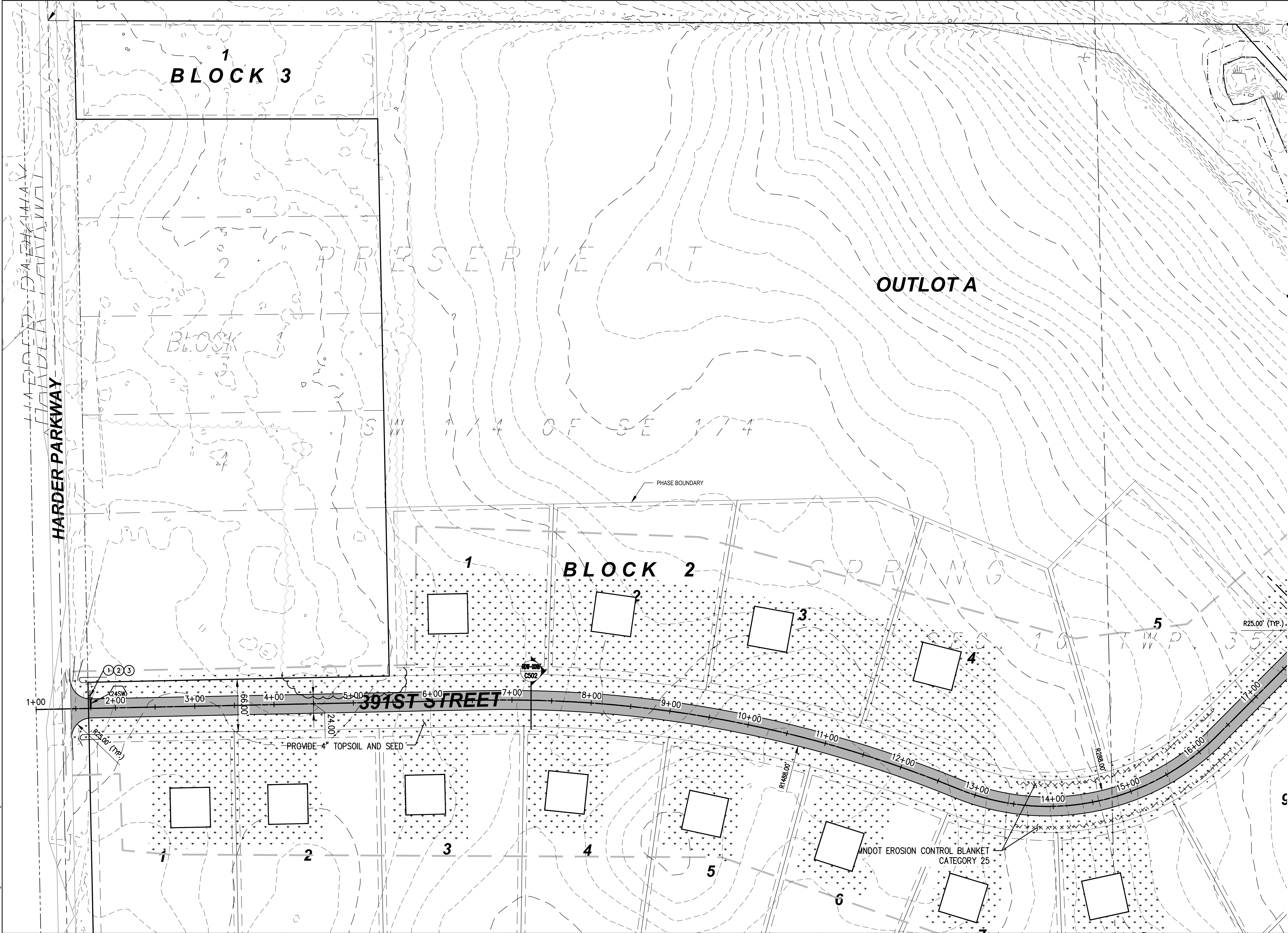
MINNESOTA  
ONE-CALL SYSTEM  
1-800-252-1166  
REQUIRED BY  
MN STATUTE 216D



..190509500 Drawings\\C:\\Trail\\190509\_C231 Trail Grading.dwg

|    |            |                        |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        |                                   |                 |                              |       |                                                                            |
|----|------------|------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------|------------------------------|-------|----------------------------------------------------------------------------|
| 4  | 10/01/2021 | FINAL PLAT RESUBMITTAL | CLIENT:<br><b>WINWARD DEVELOPMENT, LLC.</b><br><br>10921 WILCOX ROAD<br><br>NORTH BRANCH, MN 55056 |  <b>PERFORMANCE<br/>DRIVEN DESIGN.</b><br>LHBcorp.com<br><br>701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029 | COPYRIGHT 2019 BY LHB, INC.<br>ALL RIGHTS RESERVED. | I HEREBY CERTIFY that this plan, specification or report was prepared by me<br>or under my direct supervision and that I am a duly Licensed Professional<br>Engineer under the laws of the State of Minnesota.<br><br>SIGNATURE:  | CHECK BY:                         | PROJECT #:      | TRAIL GRADING & UTILITY PLAN | SHEET |                                                                            |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        | AFB                               | 190509          |                              |       | PRESERVE AT SPRING HILL 2ND ADDITION<br>TRAIL PLAN<br><br>NORTH BRANCH, MN |
| 2  | 06/11/2021 | FINAL PLAT             |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        | DRAWN BY:                         |                 | BJH                          |       |                                                                            |
| 1  | 06/01/2021 | CITY REVIEW            |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        |                                   |                 |                              |       |                                                                            |
| NO | DATE       | ISSUED FOR             |                                                                                                    |                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                                                                                                                                                                        | TYPED OR PRINTED NAME: ADAM BESSE | REG. NO.: 52597 | DATE: 06/01/2021             |       |                                                                            |





**SHEET NOTES**

1. PREVENT FROM DAMAGE ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRECONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
2. PROVIDE BITUMINOUS TACK COAT BETWEEN PROPOSED BITUMINOUS PAVEMENTS AND ALL ADJACENT BITUMINOUS SURFACES.
3. PROVIDE BITUMINOUS TACK COAT BETWEEN THE WEARING AND NON-WEARING COURSES FOR ALL PROPOSED BITUMINOUS PAVEMENTS.
4. SAW CUT ALL EXISTING PAVEMENTS ADJACENT TO PROPOSED PAVEMENTS ALONG A NEAT LINE AND FULL DEPTH.
5. ONLY PLACE FILL MATERIALS ON COMPETENT, INSPECTED SUBGRADE.
6. INSTALL ALL SIGNS IN ACCORDANCE WITH STD. PLATE RWD-009 ON SHEET C502.

**SHEET KEY NOTES**

- 1 PROVIDE SIGN R1-1 "STOP"
- 2 PROVIDE SIGN "HARDER PKWY"
- 3 PROVIDE SIGN "391ST ST"
- 4 PROVIDE SIGN "392ND ST"

**LEGEND**

— CONSTRUCTION LIMITS

BITUMINOUS PAVEMENT

4" TOPSOIL & SEED

CLAY LINER

MNDOT EROSION CONTROL BLANKET

PAVEMENT STRIPING

HEXAGON - MULTICOMP

1ST DIGIT  
WIDTH  
4", 8", ETC.

2ND DIGIT  
PATTERN  
S - SOLID  
B - BROKEN  
D - DOTTED/DOUBLE

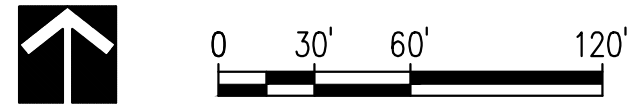
3RD DIGIT  
COLOR  
W - WHITE  
Y - YELLOW  
B - BLUE

EXAMPLE: = 4" SOLID LINE WHITE - MULTICOMP

**PERMIT REVIEW**  
NOT FOR CONSTRUCTION  
10/01/2021

**WARNING**  
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.  
CALL BEFORE DIGGING

MINNESOTA  
ONE-CALL SYSTEM  
1-800-252-1166  
REQUIRED BY  
MN STATUTE 216D



|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
**WINWARD DEVELOPMENT, LLC.**

10921 WILCOX ROAD  
NORTH BRANCH, MN 55056

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SIGNATURE:

TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 10/01/2021

CHECK BY:  
BJH

DRAWN BY:  
DPG

PROJECT #:  
**190509**

SURFACING PLAN

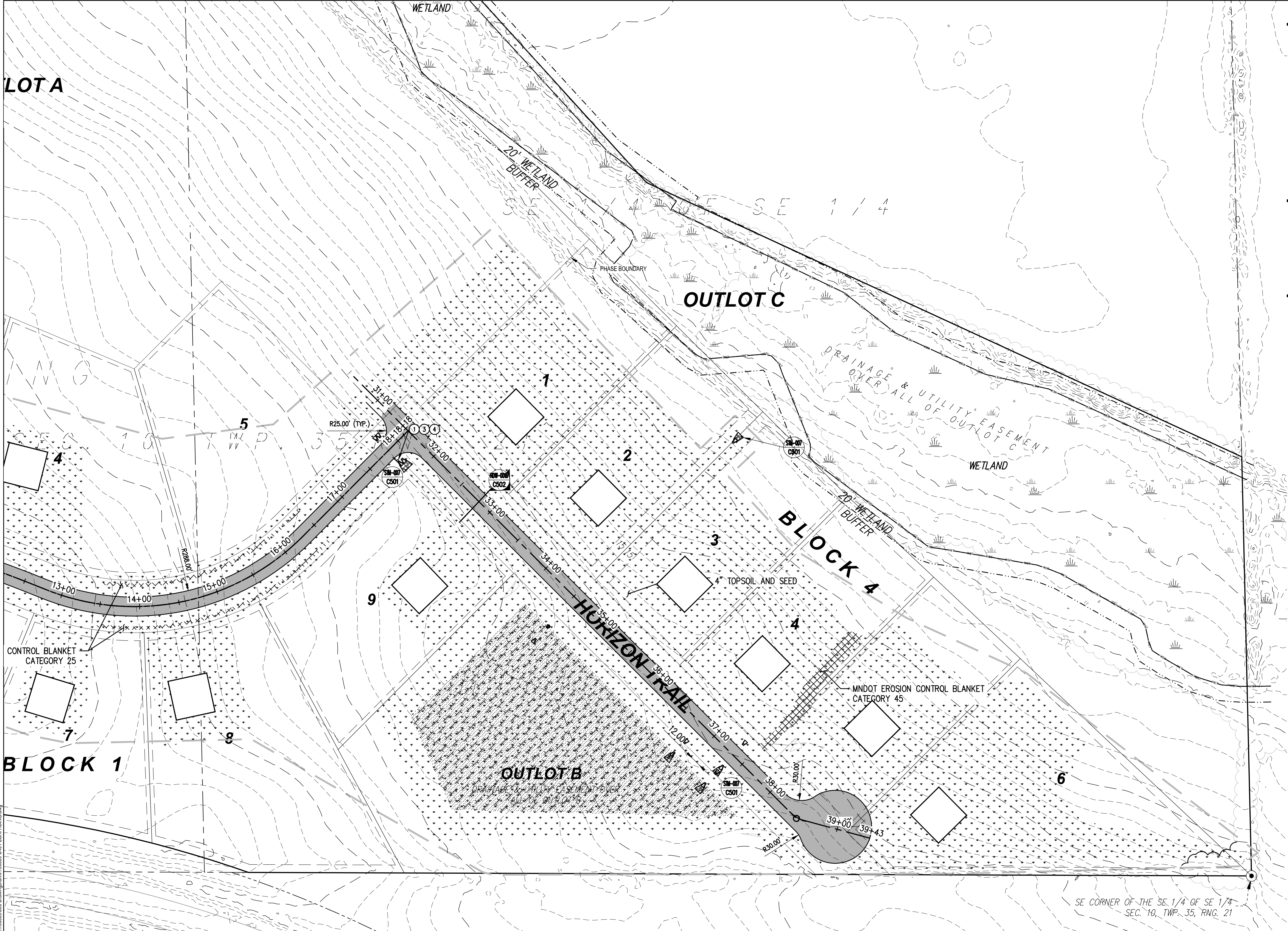
PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN

NORTH BRANCH, MN

SHEET  
**C401**

\\19050920 Drawings\\Call 190509 C401 SURFACING.dwg





SHEET NOTES

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LEGEND

CONSTRUCTION LIMITS

BITUMINOUS PAVEMENT

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CLAY LINER

MNDOT EROSION CONTROL BLANKET

PAVEMENT STRIPING

HEXAGON - MULTICOMP

1ST DIGIT  
WIDTH  
4", 8", ETC.

2ND DIGIT  
PATTERN  
S - SOLID  
B - BROKEN  
D - DOTTED/DOUBLE

3RD DIGIT  
COLOR  
W - WHITE  
Y - YELLOW  
B - BLUE

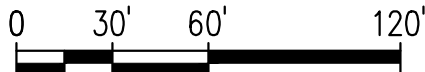
EXAMPLE: 4SW = 4" SOLID LINE WHITE - MULTICOMP

PERMIT REVIEW  
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| 1  | 07/28/2020 | FINAL PLAT SUBMITTAL   |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
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SIGNATURE: *Adam Besse*

TYPED OR PRINTED NAME: ADAM BESSE

REG. NO.: 52597

DATE: 10/01/2021

CHECK BY:  
BJH

DRAWN BY:  
DPG

PROJECT #:

190509

SURFACING PLAN

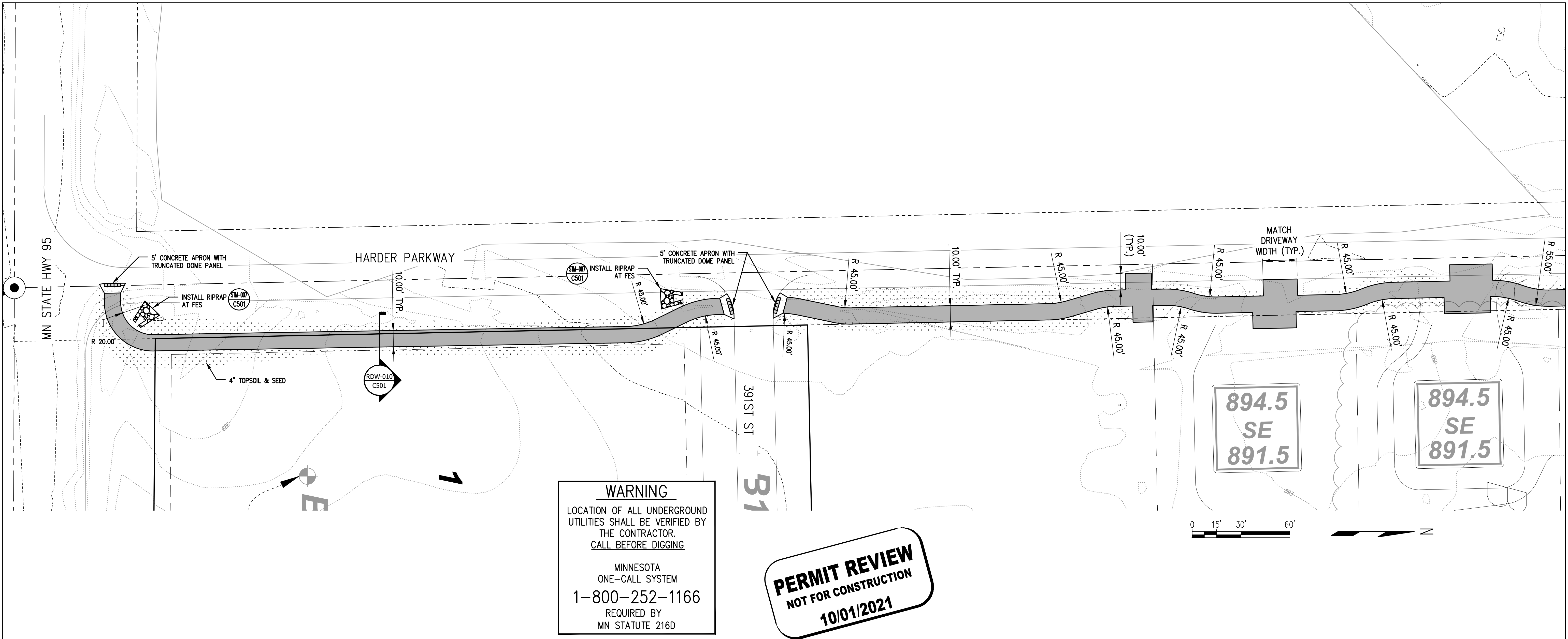
PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN

NORTH BRANCH, MN

SHEET

C402





SHEET NOTES

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|    |            |                        |
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| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 2  | 06/11/2021 | FINAL PLAT             |
| 1  | 06/01/2021 | CITY REVIEW            |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
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NORTH BRANCH, MN 55056

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SIGNATURE:   
TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 06/01/2021

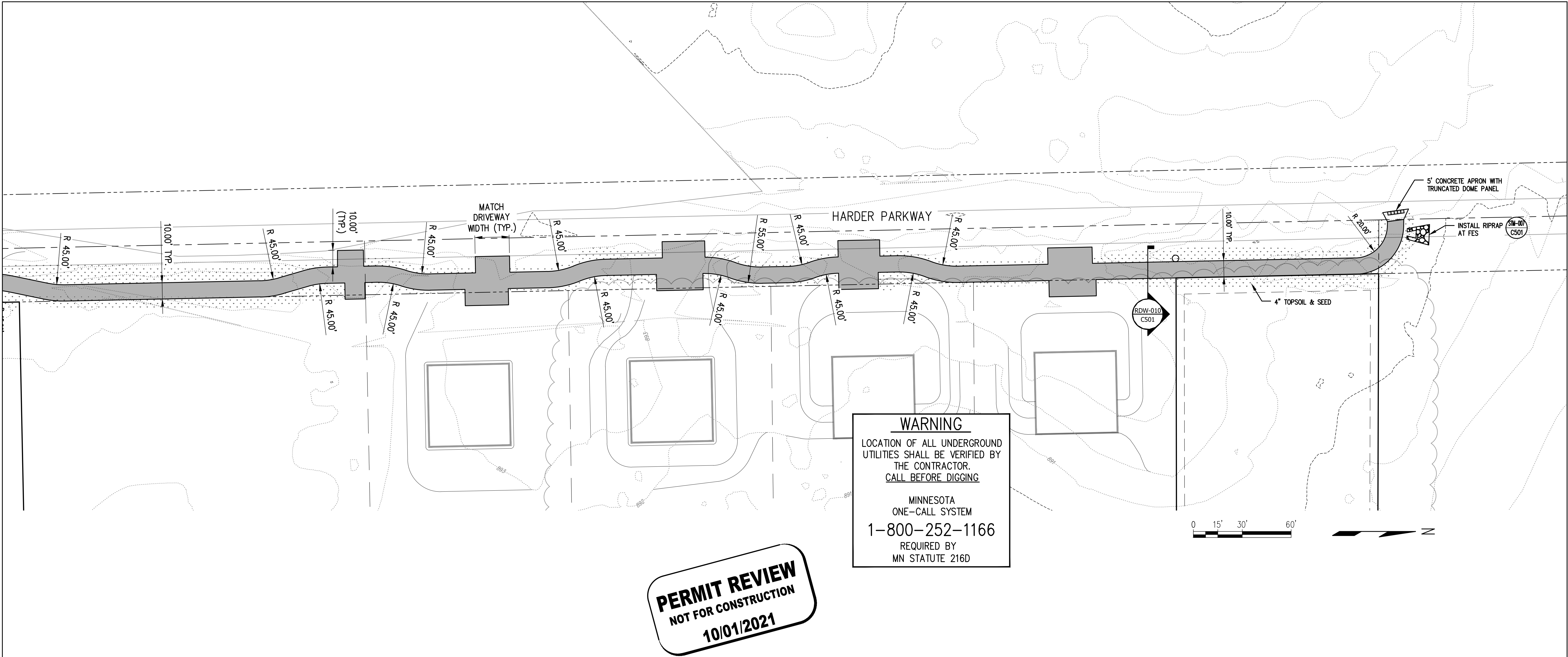
CHECK BY:  
AFB  
  
DRAWN BY:  
BJH

PROJECT #:  
  
190509

SURFACING PLAN  
  
PRESERVE AT SPRING HILL 2ND ADDITION  
TRAIL PLAN  
  
NORTH BRANCH, MN

SHEET  
  
C411





SHEET NOTES

- 1. PREVENT FROM DAMAGE ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRECONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
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|    |            |                        |
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| 3  | 08/06/2021 | FINAL PLAT RESUBMITTAL |
| 2  | 06/11/2021 | FINAL PLAT             |
| 1  | 06/01/2021 | CITY REVIEW            |
| NO | DATE       | ISSUED FOR             |

CLIENT:  
WINWARD DEVELOPMENT, LLC.  
  
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NORTH BRANCH, MN 55056

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CHECK BY:  
AFB  
  
DRAWN BY:  
BJH

PROJECT #:  
  
190509

SURFACING PLAN  
  
PRESERVE AT SPRING HILL 2ND ADDITION  
TRAIL PLAN  
  
NORTH BRANCH, MN

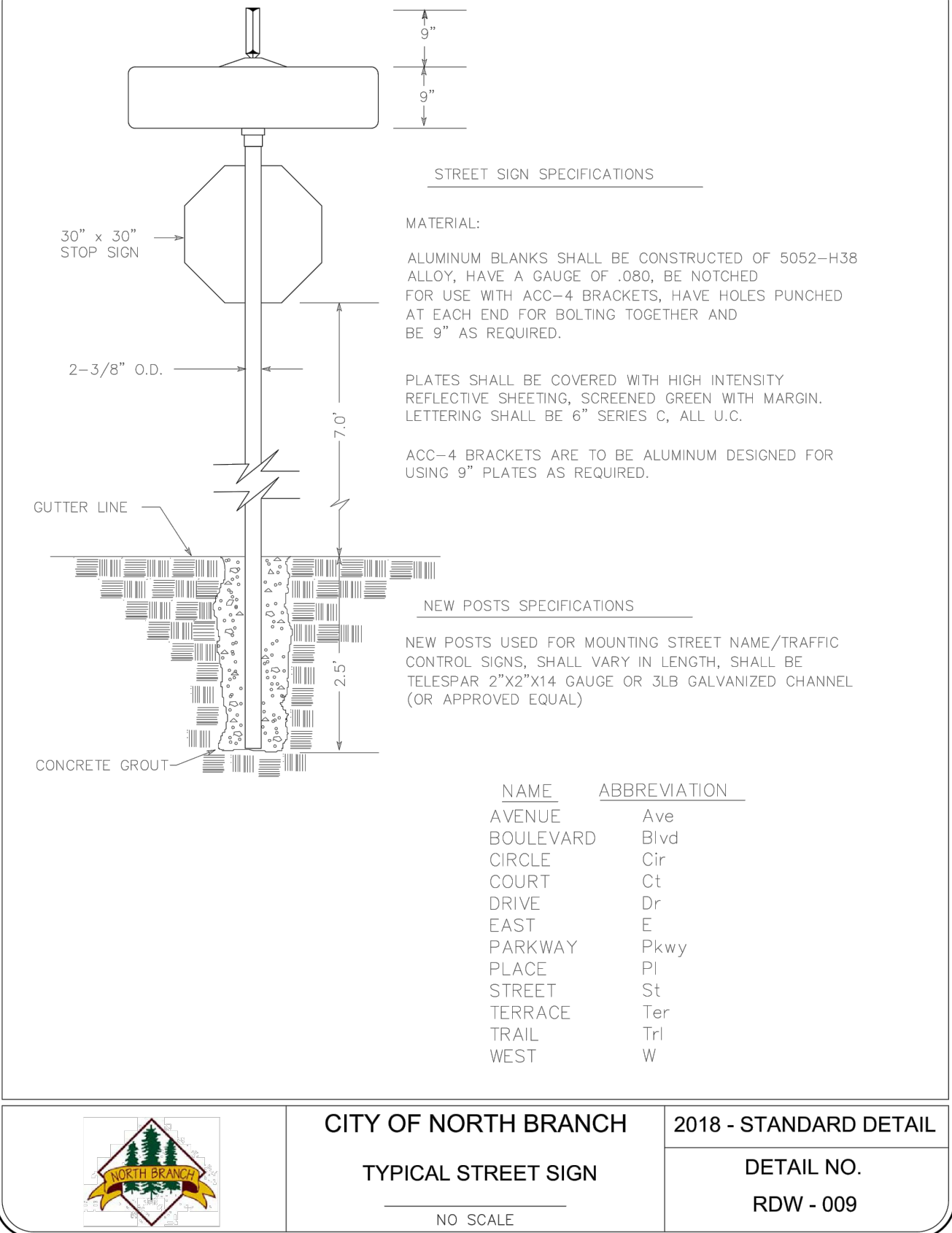
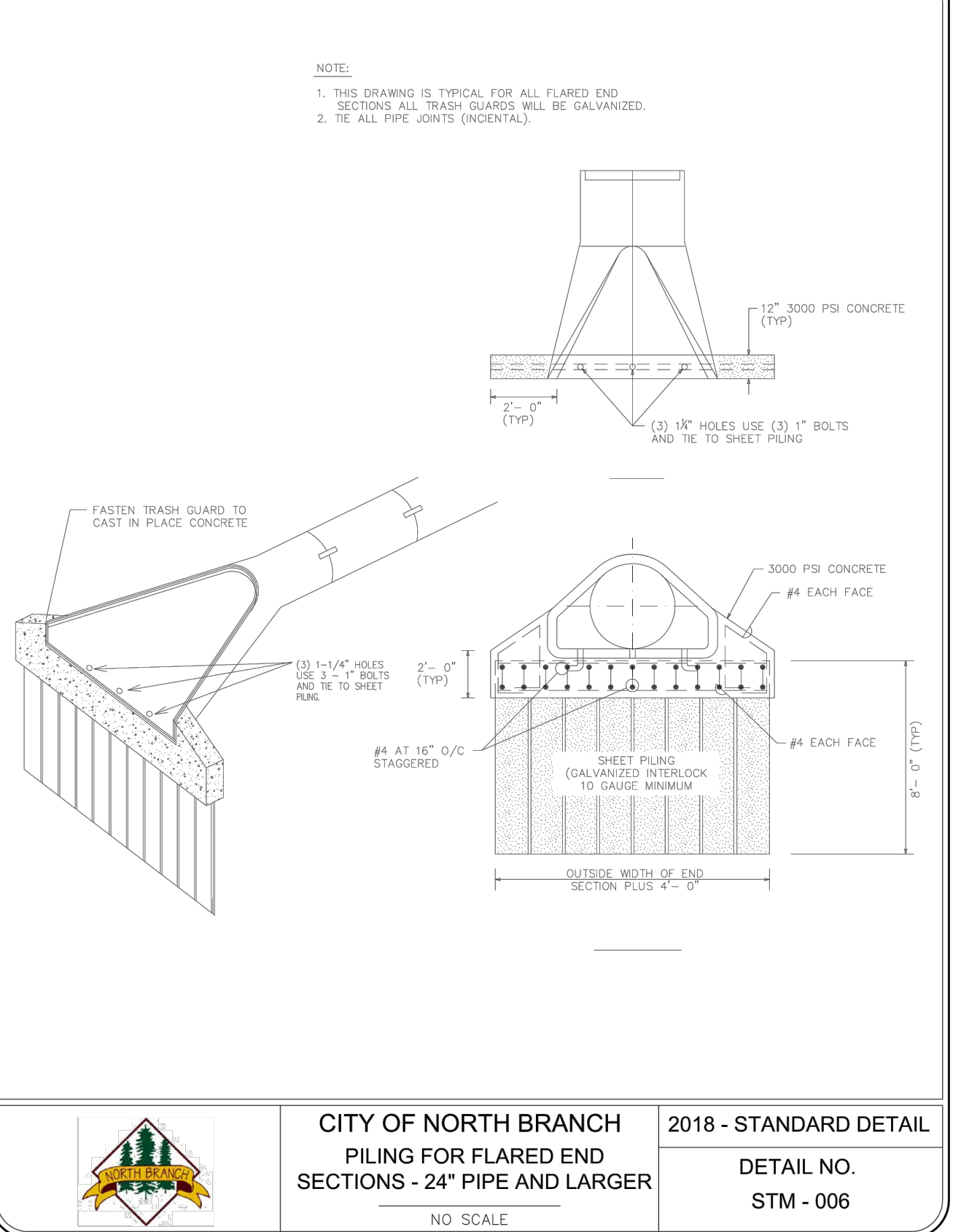
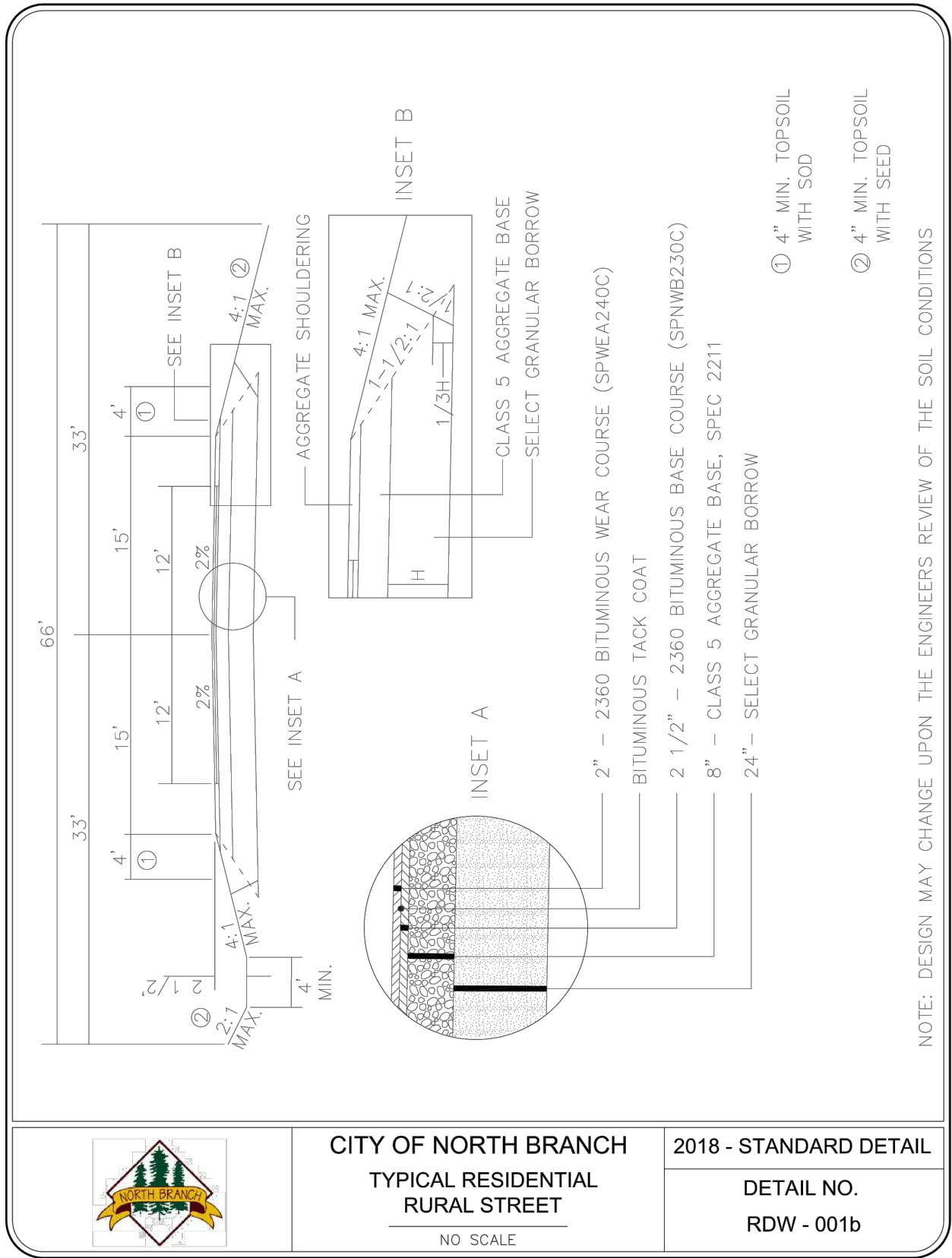
SHEET  
  
C412







PERMIT REVIEW  
NOT FOR CONSTRUCTION  
10/01/2021



| THE FOLLOWING STANDARD PLATES SHALL APPLY ON THIS PROJECT. |   |                                                     |
|------------------------------------------------------------|---|-----------------------------------------------------|
| PLATE NO.                                                  |   | MnDOT STANDARD PLATES                               |
| 3000                                                       | L | REINFORCED CONCRETE PIPE                            |
| 3006                                                       | G | GASKET JOINT FOR R.C. PIPE                          |
| 3007                                                       | E | SHEAR REINFORCEMENT FOR PRECAST DRAINAGE STRUCTURES |
| 3040                                                       | F | CORREGATED METAL PIPE CULVERT                       |
| 3100                                                       | G | CONCRETE APRON FOR R.C. PIPE                        |
| 3123                                                       | J | METAL APRON FOR C.S. PIPE                           |
| 3124                                                       | B | METAL APRON CONNECTION                              |
| 3133                                                       | D | RIP RAP AT RCP OUTLETS                              |
| 3145                                                       | G | CONCRETE PIPE TIES                                  |
| 3221                                                       | C | CORREGATED STEEL PIPE COUPLING BAND                 |
| 4006                                                       | L | MANHOLE OR CATCH BASIN (DESIGN H)                   |
| 4011                                                       | E | PRECAST CONCRETE BASE                               |
| 4022                                                       | A | MANHOLE OR CATCH BASIN COVER (3' x 2' OPENING)      |
| 4026                                                       | A | ENCASED CONCRETE ADJUSTING RINGS                    |
| 4101                                                       | D | RING CASTING FOR MANHOLE OR CATCH BASIN (NO. 700-7) |
| 4108                                                       | F | ADJUSTING RINGS                                     |
| 4110                                                       | F | COVER CASTING FOR MANHOLE                           |
| 4180                                                       | J | MANHOLE OR CATCH BASIN STEP                         |
| 7100                                                       | H | CONCRETE CURB AND GUTTER (DESIGN B)                 |
| 7102                                                       | K | CONCRETE CURB AND GUTTER (DESIGN D, DESIGN S)       |
| 7111                                                       | J | INSTALLATION OF CATCH BASIN CASTINGS                |
| 8000                                                       | J | STANDARD BARRICADE                                  |
| 8002                                                       | G | PERMANENT BARRICADE                                 |

\\0609500 Drawings\\Civil\\190509 C501 DETAIL S.dwg

|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
| 4  | 08/20/2021 | FINAL PLAT RESUBMITTAL |
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| NO | DATE       | ISSUED FOR             |

CLIENT:  
**WINWARD DEVELOPMENT, LLC.**  
  
10921 WILCOX ROAD  
NORTH BRANCH, MN 55056

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SIGNATURE: *Adam Besse*

TYPED OR PRINTED NAME: ADAM BESSE REG. NO.: 52597 DATE: 10/01/2021

|                         |               |
|-------------------------|---------------|
| CHECK BY:<br><b>BBB</b> | PROJECT #:    |
| DRAWN BY:<br><b>BBB</b> | <b>190509</b> |

CITY STANDARD PLATES  
-  
PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN

CITY OF NORTH BRANCH  
STANDARD MNDOT PLATES  
NO SCALE

2018 - STANDARD DETAIL  
DETAIL NO.  
MISC - 001

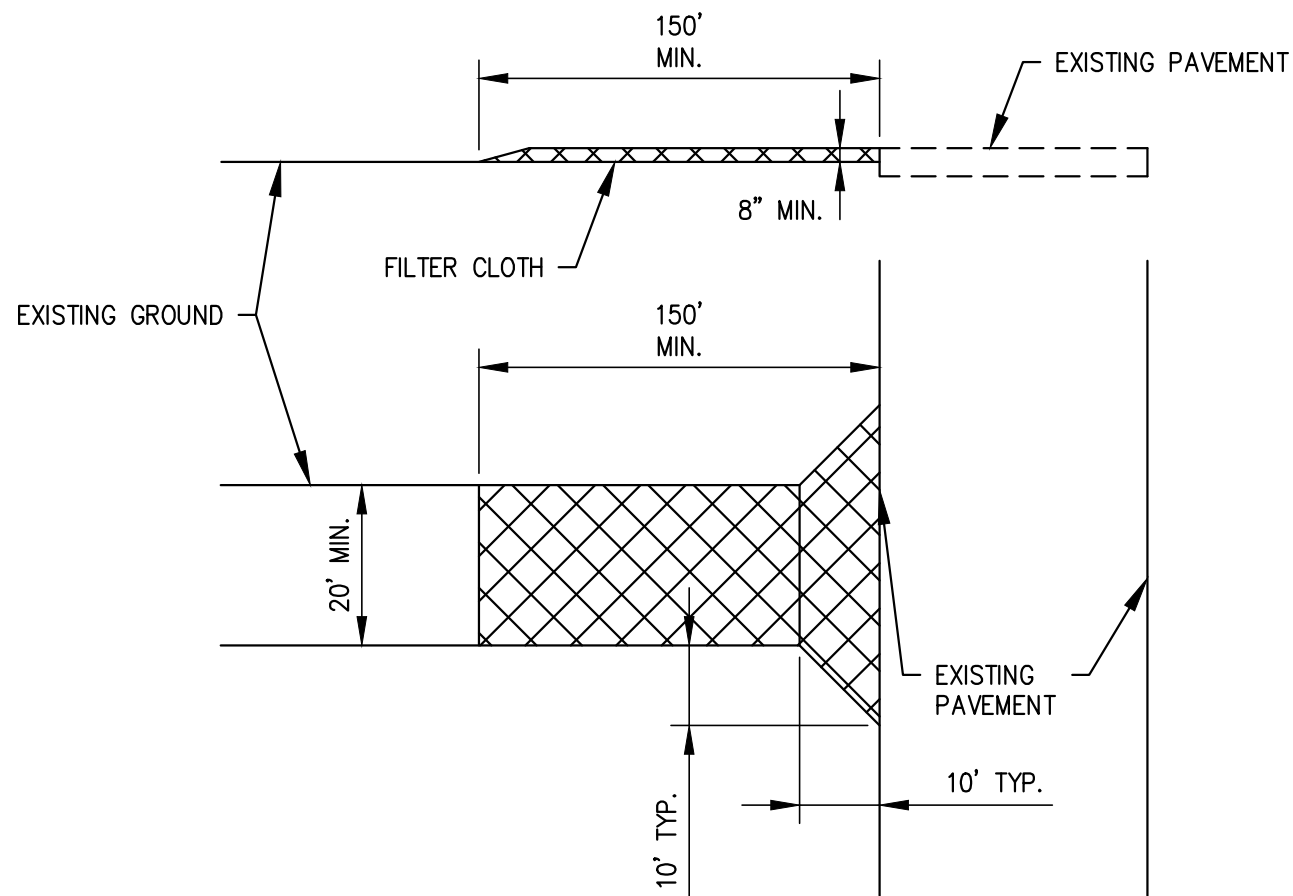
NORTH BRANCH, MN

SHEET  
**C502**



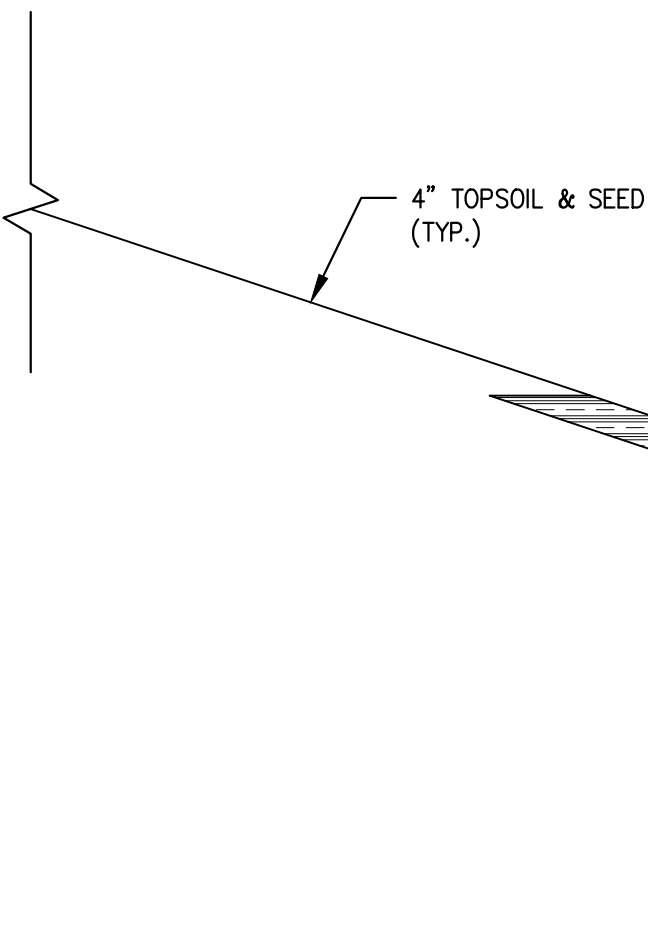
CONSTRUCTION ENTRANCE SPECIFICATIONS

- STONE SIZE: USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS: NOT LESS THAN (8) INCHES.
- FILTER CLOTH: SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- WASHING: WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

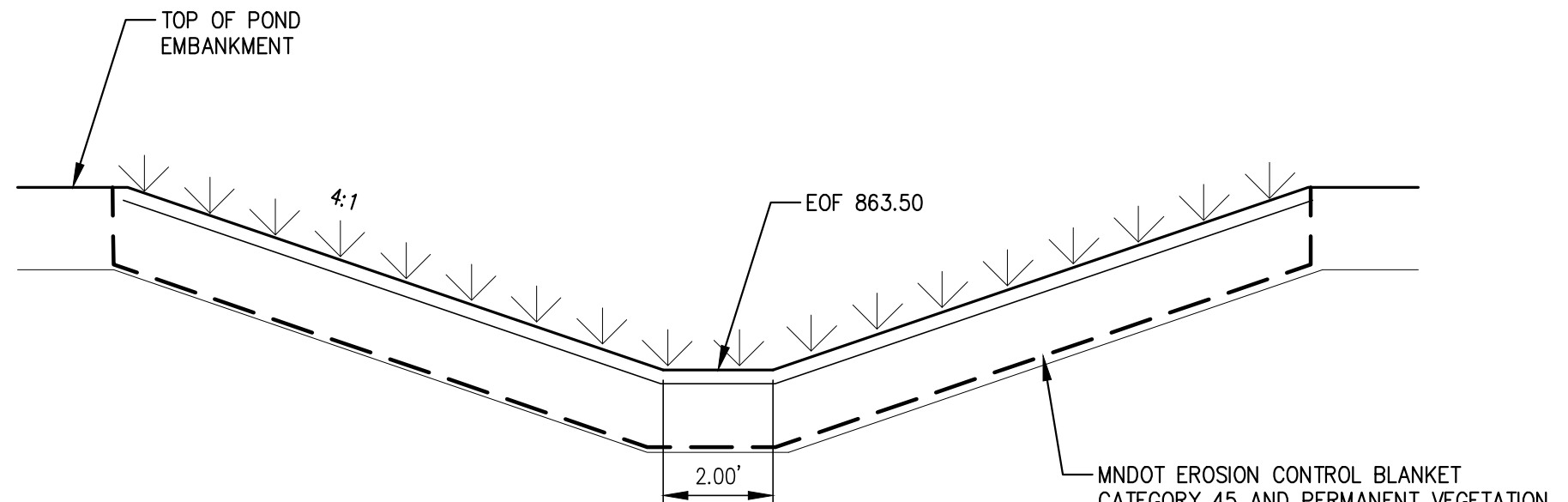


2 CONSTRUCTION ENTRANCE  
NOT TO SCALE

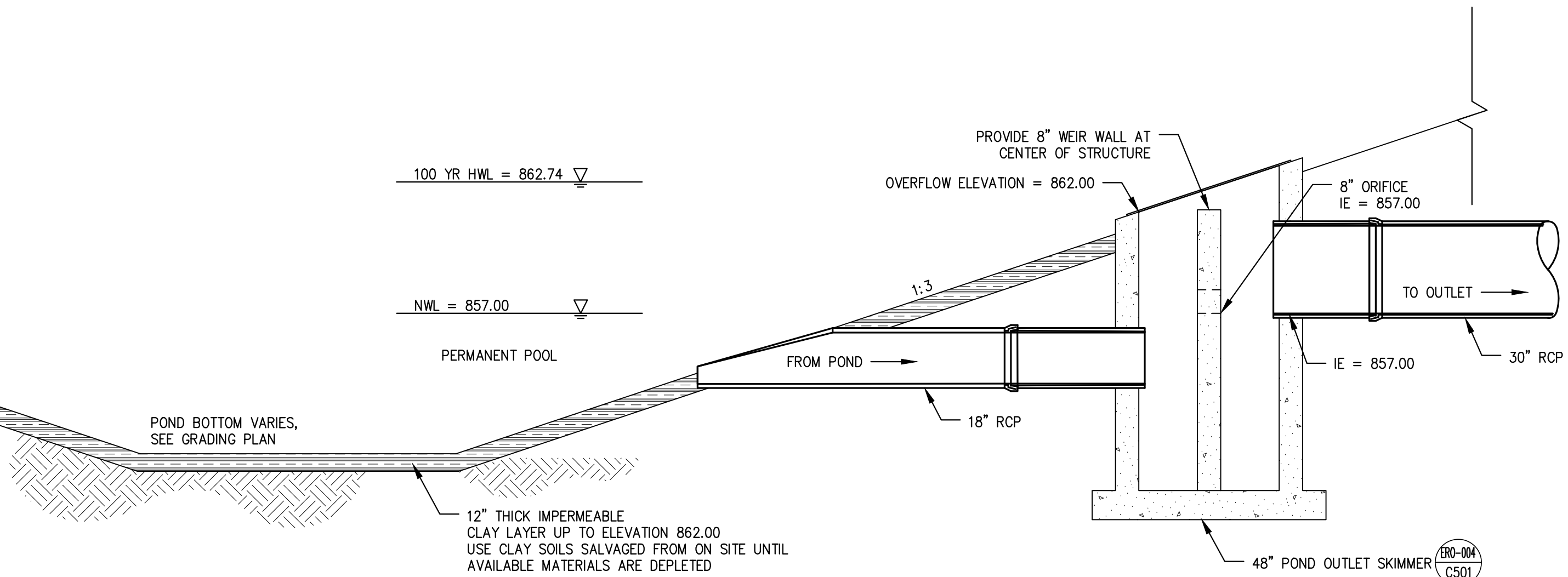
PERMIT REVIEW  
NOT FOR CONSTRUCTION  
10/01/2021



1 TYPICAL POND SECTION  
NOT TO SCALE



3 EMERGENCY OVERFLOW SECTION  
NOT TO SCALE



|    |            |                        |
|----|------------|------------------------|
| 5  | 10/01/2021 | FINAL PLAT RESUBMITTAL |
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CHECK BY:  
888  
DRAWN BY:  
886

PROJECT #:  
190509

CITY STANDARD PLATES  
PRESERVE AT SPRING HILL 2ND ADDITION  
DEVELOPMENT PLAN  
NORTH BRANCH, MN

SHEET  
C503





**CITY OF  
NORTH BRANCH**

**DEVELOPMENT REVIEW LETTER**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

6408 ELM STREET | NORTH BRANCH, MN 55056  
O: (651) 674-8113 | F: (651) 674-8262

Date: 9/13/2024

To: Windward Development, LLC  
38490 Jewel Ave  
North Branch, MN 55056

From: Colette Baumgardner, WSB, City Planner

Re: Preserve at Spring Hill 2nd

The City of North Branch received your Zoning and Land Use applications, requesting Preliminary Plat and Planned Unit Development approval for the Preserve at Spring Hill 2nd Addition. The Development is planned to be phased with 21 lots within the first phase (Preserve at Spring Hill 2nd Addition) and 14 lots in a second phase (Preserve at Spring Hill 3rd Addition). The property is generally located East of Harder Parkway and north of HWY-95 (St Croix Trail) and contains PID: 11.00326.05.

The plans used for this review include:

- Civil Plans dated 10/01/2021
- SWMP dates 10/06/2021
- Preliminary Plat dated 07/02/2021
- Tree Preservation plan dated 08/20/2021

City staff have completed the zoning review of plans; comments are attached. Additional engineering comments will be provided in a separate memo. Additional information regarding the buildable acreage of each lot is required to complete the review of the Planned Unit Development components of the application.

We look forward to working with you through the development process.

Best,

Colette Baumgardner  
WSB, Graduate Community Planner





## CITY OF NORTH BRANCH

## DEVELOPMENT REVIEW COMMENTS COMMUNITY DEVELOPMENT DEPARTMENT

6408 ELM STREET | NORTH BRANCH, MN 55056  
O: (651) 674-8113 | F: (651) 674-8262

### Planning

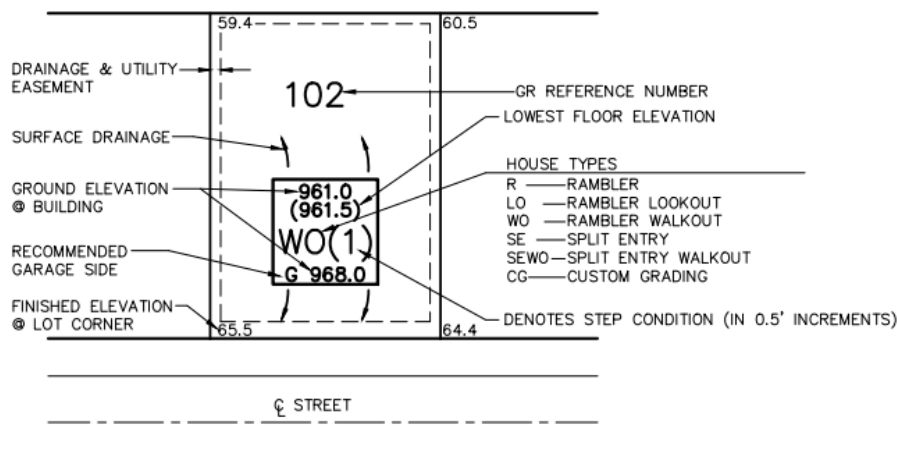
#### Preliminary Plat

- The Tree Preservation Plan does not appear to take into account the removal of trees for the entrance of Harder Parkway for the construction of 391st Street. Please update the Tree Preservation Plan to take these removals into account.
- The City Code requires one acre of contiguous, buildable land within the Rural Residential district. Provide details of buildable acreage per lot to define in the PUD standards to be approved with the Preliminary Plat.

Buildable Acre means 43,560 square feet of contiguous undisturbed land excluding surface waters, wetlands, flood plains, slopes greater than 18%, non-standard easements and where depth to mottled soil is at least 1 foot must be identified on each lot. Each lot must include 10,000 square feet of percolation tested soils that are suitable for type 1 SSTS (standard septic system).

- Provide a Grading Plan Lot Key similar to the one in the image below.

#### GRADING PLAN LOT KEY



- Provide landscaping plan in compliance with the standards in [Section 66-974](#) of the City Code.
  - At this time, staff recommends planting a tree buffer between Lots 1 - 8 of Block 1 of Preserve at Spring Hill 2nd and HWY-95. A sample tree buffer plan is attached to this memo. The upcoming comments from MnDOT will better inform this recommendation and whether it would be required to mitigate noise from the Highway that exceeds standards set by the MPCA.



- On each lot, a suitable location for a primary and alternative septic site need to be shown that meets the standards in [Chapter 14](#) of the City Code. This helps to ensure that all lots are buildable moving forward.
- Show apprx well locations
- Please provide an updated preliminary plat with the cul-de-sac design for Block 4 of the Preserve at Spring Hill 2nd that aligns with the civil plans dated 10/01/2021.

#### **Planned Unit Development**

- Please provide updated plans with the lot width measured at the front yard building setback line.
- Please provide the buildable acreage for each lot.
- The deviations requested include:
  - A reduction of the lot width to 90' for the lot below.
    - Preserve at Spring Hill 3rd – Block 1, Lot 6
  - A reduction of the lot depth to a minimum of 155'. The lots below all of a lot depth of between 155' and the 300' minimum required in the RR district.
    - Preserve at Spring Hill 2nd – Block 1, Lots 6, 7 and 9; and Block 2, Lots 1, 2, 3, 4, and 5;
    - Preserve at Spring Hill 3rd – Block 1, Lots 1, 2, 3, 4 and 5.
  - A reduction of the buildable acreage required in Rural Residential districts. Please provide the buildable area for each lot.

#### **Public Works & Engineering**

- Full engineering comments on the plans dated October 1, 2021 are forthcoming.
- Update the plans to show the retention basins will be covered with a fiber erosion control blanket to aid with future vegetation in the basins. Installation shall meet the specifications in the City Standard Detail Plate ERO-006 attached.

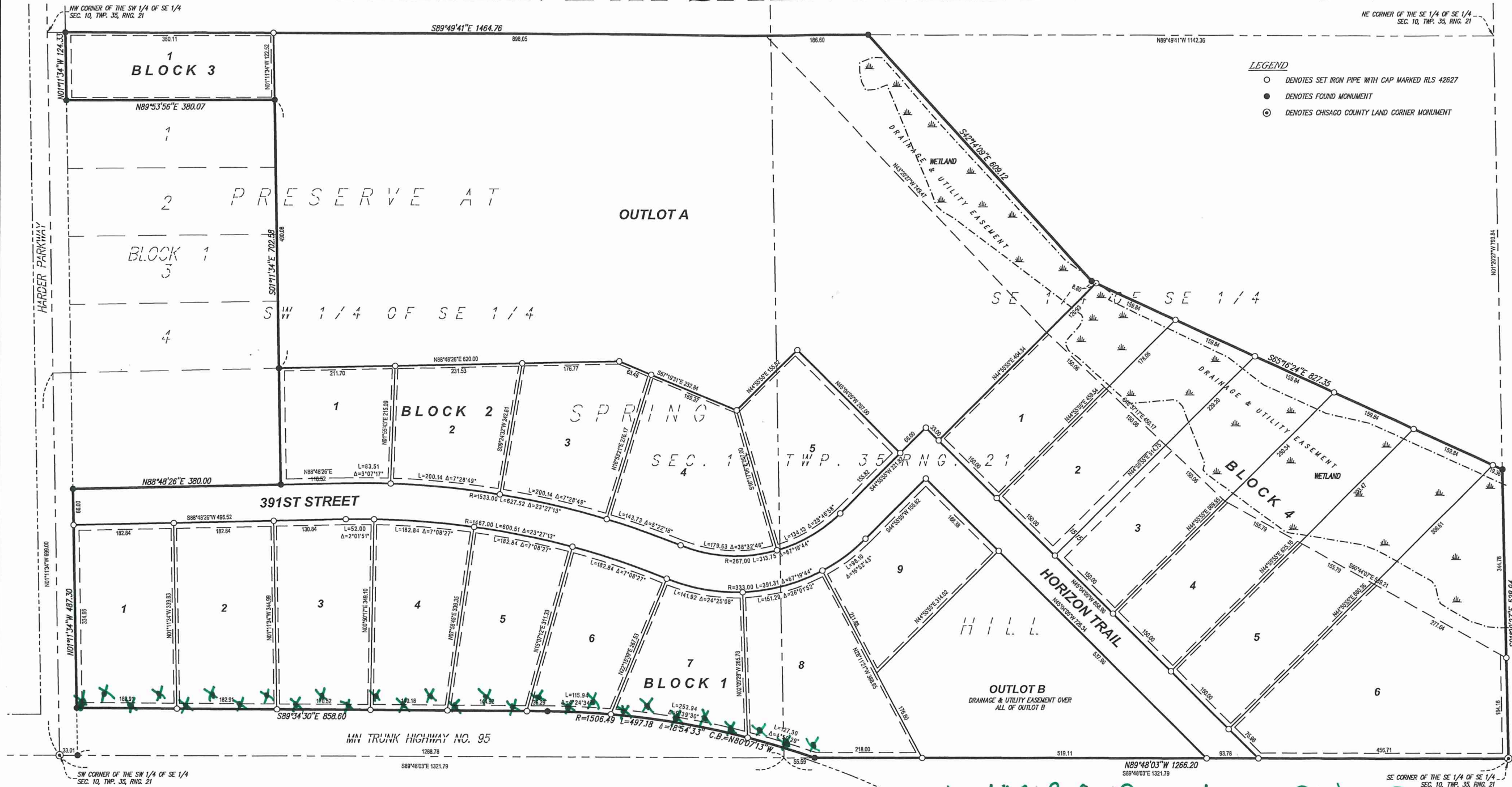
#### **Parks**

- The Parks Commission discussed the Preliminary Plat at their meeting on September 9, 2024. The Parks Commission determined that the City will accept cash for park dedication along with the construction of a 10' wide trail along Harder Parkway and Outlot dedication as open space. The final park dedication fees will be determined with the development agreement.



# PRESERVE AT SPRING HILL 2ND ADDITION

CITY OF NORTH BRANCH  
COUNTY OF CHISAGO  
SEC. 15, T. 35, R. 21



**BEARING NOTE**  
FOR PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35, RANGE 21, CHISAGO COUNTY, MINNESOTA, IS ASSUMED TO BEAR NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST.

**DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:**  
BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH, AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

**VICINITY MAP**  
Section 15, T.35, R.21  
Chisago County  
"No Scale"  
400TH ST  
HEMINGWAY AVE  
HARDER PKWY  
HWY 95

\* = 6" O.B. Coniferous tree = 28 trees  
25' apart Staggered

KNOW ALL MEN BY THESE PRESENTS: That Windward Development, LLC, a Minnesota limited liability company, owner and proprietor, of the following described property situated in the County of Chisago, State of Minnesota, to wit:

Outlot A, PRESERVE AT SPRING HILL

Subject to easements, restrictions, or reservations of record, if any.

Has caused the same to be surveyed and platted as PRESERVE AT SPRING HILL 2ND ADDITION and does hereby donate and dedicate to the public for public use forever the public ways, and also the easements as shown on this plat for drainage and utility purposes only.

In witness whereof Windward Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_ Printed Name and Title \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ of Windward Development, LLC, a Minnesota limited liability company.

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

I hereby certify that I have surveyed and platted or directly supervised the surveying and plating of the land described on this plat; that this plat is a correct representation of the boundary survey, all mathematical data and labels are correctly designated on the plat; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet lands as of this date are shown and labeled; and all public ways are shown and labeled; and that there are no wet lands, as defined in MS 505.01, Subd. 3, or public highways to be designated other than as shown.

Kyle J. Roddy  
MN Licensed Surveyor No. 42627

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing Surveyor's Certificate by Kyle J. Roddy, Minnesota License No. 42627, was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

Approved by the City Council of the City of North Branch, Minnesota, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed \_\_\_\_\_ Mayor \_\_\_\_\_ Signed \_\_\_\_\_ Clerk \_\_\_\_\_

Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chisago County Surveyor

No delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chisago County Auditor

I hereby certify that the taxes for the year \_\_\_\_\_ on the property described herein are paid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chisago County Treasurer

Document No. \_\_\_\_\_  
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in the Chisago County Records.

Chisago County Recorder







**Prepared By:** Carla Vita, Community Development Director

**Date:** December 14, 2021

**Subject:** A Resolution Approving Preserve at Spring Hill 2Nd Preliminary Plat

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**Background Information:**

Windward Development, LLC has submitted an application for a preliminary plat named Preserve at Spring Hill 2<sup>nd</sup> Addition. Windward Development, LLC is the sole owner of the subject property. Please see the attachment from the Planning Commission for full background information.

The October 5, 2021 approved Planning Commission meeting minutes state:

Vita reported that Windward Development, LLC submitted plans for a preliminary planned unit development plat for a 35 lot subdivision to be called Preserve at Spring Hill 2nd. The initial plat consisted of 4 lots along Harder. The areas set aside as an outlot in the first subdivision is the subject of this preliminary plat and is now planned to be further developed in phases with 21 lots being platted in the first phase (Preserve at Spring Hill 2nd Addition) and 14 lots being platted at a later date (Preserve at Spring Hill 3rd Addition). The property is generally located in the northeast quadrant of TH 95 and Harder Parkway. Vita reported the MnDOT is recommending that a turn lane be constructed at Harder and TH95.

Several residents appeared to express concern regarding the intersection of Harder at TH95 and the traffic along Harder that will be generated by the use. Additional concerns about headlights shining into windows, the impact of the new private wells on the existing parcels, the width of Harder and the loss of the field views were mentioned. A speed reduction on TH95 and speed bumps on Harder Parkway were requested.

**Following discussion by the members and upon motion made and seconded and approved by a 5:0 vote, the Planning Commission is recommending approval of the preliminary plat based on the following findings:**

1. The plat will create more housing options for the community.
2. The housing options will meet a need shown in the Maxfield study commissioned by the Chisago County HRA-EDA in 2018.



3. The developer has worked with Staff regarding trail along Harder Parkway, MnDOT's turn lane recommendation, trees to be installed along TH 95 and future plans for Horizon Trail to be extended further south.
4. The development will extend trail along the east side of Harder Parkway.
5. City Code 66-794 requires the evaluation that the development will not, "create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed, to serve the area". The development has been reviewed by MnDOT, North Branch Fire and Police Chiefs, and the Development Review Committee. None has expressed concerns that the proposed project will result in unreasonable burdens to their respective department and/or area of expertise and concern.
6. More than 50% of the existing trees will be preserved.
7. The wetland report was approved with conditions.
8. The residential homes fit the neighborhood.

**And subject to the following conditions which will be memorialized by resolution and recorded on the development agreement:**

1. Roads and trail will be constructed by the Developer in accordance with a development agreement to be executed by the city of North Branch and the Developer, and/or its successors or assigns.
2. Access control shall be limited to Harder Parkway.
3. Trees shall be planted along TH 95 shall be planted where indicated.
4. Park dedication fees related to the development, will be paid by the Developer in accordance with a development agreement to be executed by the city of North Branch and the Developer.
5. The Developer shall meet all requirements of the City Engineer and MnDOT. This includes the construction of a turn lane on TH95 at the developer's sole cost and expense, as per the following MnDOT requirements:

- The City will need take the lead on the project which will go through the State Aid development/review process (Phil Bergem will be your contact).
- Prepare a Level 2 layout for MnDOT Metro review and approval (Level 2 layouts are reviewed/approved at the district level).
- Metro State Aid cooperative agreement group will take the lead on the plan review by Metro functional groups for approval. We will have to find out if this requires Central Office review and approval or if it can be approved at the District
- The project will need to meet all environmental permit requirements (MnDOT and Non MnDOT) including drainage
- Any necessary right of way will need to be secured by the City in Fee and then turned up to MnDOT after construction.
- There will be a cooperative construction agreement (MnDOT/City) that will cover maintenance and any project costs. (Executed by City, MnDOT Metro, and MnDOT Central Office).
- The city will be the responsible party that MnDOT will work with in construction.



If the project is approved for cooperative grant money, the money will be used to offset the developer's cost of construction.

6. The Developer will place a conservation easement over the open spaces and either create a homeowners association that will manage the open spaces or dedicate them to the City of North Branch per City Code.
7. The Developer shall construct a temporary turn around as shown in the attachment.
8. The Developer shall construct trail along Harder parkway meeting the requirements of the City.

The recommendation for approval relates solely to the preliminary planned unit development plat for 35 single family homes, 391st Street, Horizon Trail, temporary culde-sac and trail. Any development is conditioned upon final plat approval, site approval and additional submittals as deemed necessary or advisable.

**Staff Comprehensive Plan Analysis:**

The Comprehensive Plan Land Use Plan are generally consistent in this area.

**Deadline for City Council Action:**

January 6, 2022

**Development Review Committee Recommendation:**

The Committee, comprised of City Staff, recommending approval of preliminary plat.

**Planning Commission Recommendation:**

The Planning Commission is recommending approval of the resolution.

**Requested City Council Action:**

Approval of the attached resolution.

**Voting Requirements:**

>Simple Majority

**Attachments:**

**Exhibit A Preserve at Spring Hill 2nd Addition - Preliminary Plat (PDF)**

**Exhibit B - Legal Description (DOCX)**

**Preserve At Spring Hill 2nd - Planning Commission Memo - 10.5.21 (PDF)**



**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. 090-21-CC**

**A RESOLUTION APPROVING PRESERVE AT SPRING HILL 2ND PRELIMINARY PLAT**

**WHEREAS**, Windward Development, LLC is the owner of property legally described on Exhibit B, and have submitted an application for preliminary plat approval for Preserve at Spring Hill 2nd, a new addition to the City of North Branch; and,

**WHEREAS**, the Planning Commission held a public hearing on October 5, 2021, and on the basis of testimony and their analysis, recommended approval of the preliminary plat as attached hereto as Exhibit A, and which is under consideration by the City Council; and,

**WHEREAS**, the City Council adopts the following findings:

1. The plat will create more housing options for the community.
2. The housing options will meet a need shown in the Maxfield study commissioned by the Chisago County HRA-EDA in 2018.
3. The developer has worked with Staff regarding trail along Harder Parkway, MnDOT's turn lane recommendation, trees to be installed along TH 95 and future plans for Horizon Trail to be extended further south.
4. The development will extend trail along the east side of Harder Parkway.
5. City Code 66-794 requires the evaluation that the development will not, "create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed, to serve the area". The development has been reviewed by MnDOT, North Branch Fire and Police Chiefs, and the Development Review Committee. None has expressed concerns that the proposed project will result in unreasonable burdens to their respective department and/or area of expertise and concern.
6. More than 50% of the existing trees will be preserved.
7. The wetland report was approved with conditions.
8. The residential homes fit the neighborhood.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH BRANCH,**

**That the preliminary plat for Preserve at Spring Hill 2nd as submitted by Windward Development, LLC in accordance with their application for Preserve at Spring Hill 2nd, creating 35 single family lots, as visually depicted on Exhibit A is hereby approved subject to the following conditions:**



1. Roads and trail will be constructed by the Developer in accordance with a development agreement to be executed by the city of North Branch and the Developer, and/or its successors or assigns.
2. Access control shall be limited to Harder Parkway.
3. Trees shall be planted along TH 95 shall be planted where indicated.
4. Park dedication fees related to the development, will be paid by the Developer in accordance with a development agreement to be executed by the city of North Branch and the Developer.
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8. The Developer shall construct trail along Harder parkway meeting the requirements of the City.

Ex. A – Preliminary Plat

Ex. B – Legal Description of subject property



## Colette Baumgardner

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**From:** Gloria Mechels <glormeca65@gmail.com>  
**Sent:** Tuesday, September 10, 2024 3:33 PM  
**To:** Colette Baumgardner  
**Subject:** Preserve at Spring Hill

### EXTERNAL EMAIL

Colette,

We are Dale and Gloria Mechels and live at 7737 St Croix trail.

We are concerned about the development because of the traffic on HWY95.

We have asked for a bypass to be done at Harder Parkway before the previous houses were built and feel before this development starts, the contractor should be made to provide for a bypass lane not us as taxpayers.

Speed limit hits 55 right after the round about and cars, trucks and semi's are going 70 by the time they hit Harder Park Road.

We have been concerned also because of the kids playing softball on the fields there, cars going in and out.

Lastly, I hope they are going to build "quality" homes and not like the crappy (look alike) ones built on Flink Ave and having them so close that a tree cannot be planted between them.

I have a previous engagement or I would be at the meeting to express our concerns.