CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE
PLANNING COMMISSION AGENDA
MONDAY, JANUARY 22, 2024

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: December 11, 2023

PUBLIC HEARING:

6:01 p.m. Angela Oldenburger of Paxton Properties, LLC, requesting a Conditional Use Permit to operate White & Sable, LLC, an event center, at 15485 Baltimore Street NE

NEW BUSINESS:

1. Angela Oldenburger of Paxton Properties, LLC, requesting Commercial Site Plan approval to construct a 10,381 square foot event center at 15485 Baltimore Street NE. PID# 20-32-23-12-0027

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, DECEMBER 11, 2023

The Ham Lake Planning Commission met for its regular meeting on Monday, December 11, 2023 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Kyle Lejonvarn, Dave Ringler Jeff Entsminger, Erin Dixson and David Ross

MEMBERS ABSENT: Commissioner Jonathan Fisher,

OTHERS PRESENT: City Engineer Dave Krugler, Building and Zoning Official Mark Jones and Building and Zoning Clerk Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:
The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:
Motion by Ross, seconded by Dixson, to approve the minutes of the November 13, 2023 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:
Nicholas Holm of Twin Town Demolition requesting a Conditional Use Permit to operate a demolition for renovation construction service contractor business at 16648 Polk Street NE
Mr. Nicholas Holm was present. Mr. Holm stated Twin Town Demolition has been in operation for just over four years. Mr. Holm stated the business has been growing at a rapid pace so it is time to construct a building of his own. Mr. Holm stated several of his employees live north of the metro area but work in the metro area so relocating the business to Ham Lake makes sense. Mr. Holm stated the company is a selective demolition for renovation business primarily doing commercial construction work. Mr. Holm stated the majority of projects are for large, private and public entities such as schools, hospitals and municipal buildings. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the site plan presented shows a 4,608 square foot building on a 7.2-acre parcel. Engineer Krugler stated the plans indicate the area behind the building will have a gravel surface. Engineer Krugler stated equipment such as fork lifts, end loaders and other construction equipment, that is not typically driven on city streets, would be permitted on the gravel surface but delivery, or other passenger

vehicles, would not be allowed on the gravel surface. Engineer Krugler stated the landscaping plan appears to be acceptable but the Planning Commission will need to determination if it is adequate. Engineer Krugler stated the building has a maximum occupancy of sixteen; the site plan shows twelve parking spaces with proof of parking shown for four additional parking spaces northwest of the building. Commissioner Lejonvarn asked if the area would need to be paved if the four additional parking spaces were needed. Engineer Krugler stated Building Official Jones will require the area to be paved if additional parking spaces are needed in the future.

Commissioner Entsminger arrived at 6:05 p.m.

Chair Pogalz opened the public hearing at 6:06 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:06 p.m.

Commissioner Dixson completed the inspection; a copy which is on file. Commissioner Dixson stated the site is currently a vacant lot with a building pad. Commissioner Dixson stated the screening, which is proposed to be conifer trees shown on the landscaping plan, appears to be adequate once the trees have some time to grow. Commissioner Lejonvarn asked what type of fencing will be constructed. Commissioner Dixson stated the screening will be from conifer trees. There was discussion about staggering the trees to ensure they grow to be intermingled. Chair Pogalz asked Mr. Holm about outside storage needs. Mr. Holm stated, if allowed, the only outside storage will be company vehicles and construction equipment, when he acquires the equipment. Mr. Holm stated he currently has two F650 box trucks, two F550 trucks and an F250 truck and a flatbed trailer. Mr. Holm stated he intends to store the larger trucks inside of the building. Mr. Holm stated he does not have any materials to store at the site. Chair Pogalz asked Building and Zoning Official Jones to comment on screening requirements for outside storage. Building and Zoning Official Jones stated screening is required due to residentially zoned property being adjacent to the parcel and due to outdoor storage of vehicles. Building and Zoning Official Jones stated that screening requirements for commercial districts vary in City Code; the Planning Commission will need to determine if the proposed screening is adequate and suitable for this project. Commissioner Lejonvarn asked Mr. Holm if he planned to acquire an excavator in the future. Mr. Holm stated he does plan to purchase an excavator in the future. Commissioner Lejonvarn stated fencing that is at least 10-feet high should be constructed if that happens to meet the screening requirements of City Code but also for security. Chair Pogalz asked Mr. Holm to confirm there will be no outside storage at this time. Mr. Holm stated that was correct. There was discussion about the type of fencing materials that would be required when Mr. Holm constructs a fence. **Motion by Dixson, seconded by Ross, to recommend approval of Nicholas Holm's request for a Conditional Use Permit to operate a demolition for renovation construction service contractor business at 16648 Polk Street NE subject to surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point, shall be surfaced with asphalt or concrete to specifications established by the City's Engineer per Article 11-1851, all parking lots, drives and surfaces upon which the general public and employees shall have access shall be paved according to specifications to be established by the City's Engineer per Articles 9-**

220.1.a, all outside storage is to be on a Class V surface screened by code compliant screening of conifer trees as presented on the landscaping plan with a height of at least five feet to provide an intermingled screen of eight feet within five years to conceal storage from outside view, maintaining conifer trees meaning if a tree needs to be replaced, the replacement tree's height shall be the same height, or average tree height, of the majority of the trees providing screening at the time of replacement, constructing a code compliant fence to conceal storage from outside view when additional equipment is acquired and stored outdoors, operating hours of 7:01 am to 10:00 pm Monday through Friday, storage of refuse containers must comply with Article 9-220.1.f, meeting all the requirements noted in the City Engineer's memorandum dated December 6, 2023 and Building Official's staff report dated December 11, 2023 and meeting all City, County and State requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, December 18, 2023 agenda.*

NEW BUSINESS:

Nicholas Holm of Twin Town Demolition requesting Commercial Site Plan approval to construct a 4,608 square foot office/warehouse building at 16648 Polk Street NE. PID# 08-32-23-33-0013

Chair Pogalz stated this request is also from Mr. Holm. There was no additional discussion. **Motion by Dixson, seconded by Pogalz, to recommend approval of Nicholas Holm's request for commercial site plan approval to construct a 4,608 square foot office/warehouse building at 16648 Polk Street NE, subject to the following conditions: all surfaces used for customer or employee parking, and for storage of over the road vehicles, shall be asphalt or concrete, to specifications established and approved by the City Engineer, if additional parking spaces are needed, as shown on the site plan, the sidewalk and parking area are to be hard surfaced, exterior finish of the building meeting CD-2 building standards, meeting the requirements of the City Engineer and Building Official and meeting all City, County and State requirements. All present in favor, motion carried.** *This application will be placed on the City Council's Monday, December 18, 2023 agenda.*

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the sketch plan for a development located at 2506 Swedish Drive NE presented by Jeff Stalberger of MN Development, LLC. A planning commissioner will not be present at the December 18, 2023 City Council meeting.

ADJOURNMENT:

Motion by Dixson, seconded by Lejonvarn, to adjourn the Planning Commission meeting at 6:20 p.m. All present in favor, motion carried.

_____

Jennifer Bohr
Building and Zoning Clerk

CITY OF HAM LAKE
PLANNING COMMISSION REQUEST APPLICATION
INSPECTION REPORT

MTG DATE: January 22, 2024

INSPECTION ISSUED TO: Kyle Lejonvarn

APPLICANT/CONTACT: Angela Oldenburger, Paxton Properties, LLC

TELEPHONE NUMBER: 507-581-6453/ang.oldenburger@gmail.com

BUSINESS/PLAT NAME: White & Sable, LLC

ADDRESS/LOCATION OF INSPECTION: 15485 Baltimore St NE

APPLICATION FOR: Commercial Site Plan/Conditional Use Permit

RECOMMENDATION: _____

_____

_____

_____

_____

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_____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, MN 55304
Phone (763) 434-9555 Fax (763) 235-1697

PLANNING REQUEST

Date of Application 12/18/23 **Date of Receipt** 12-19-23
Receipt # 98454

Meeting Appearance Dates:
Planning Commission 1-22-24 **City Council** _____

Please check request(s):

- ☐ Metes & Bounds Conveyance
- ☐ Sketch Plan
- ☐ Preliminary Plat Approval*
- ☐ Final Plat Approval
- ☐ Rezoning*
- ☐ Multiple Dog License*
- ☑ Commercial Building Site
- ☐ Certificate of Occupancy
- ☐ Home Occupation Permit
- ☑ Conditional Use Permit (New)*
- ☐ Conditional Use Permit (Renewal)
- ☐ Other

NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.

Development/Business Name: White & Sable, LLC

Address/Location of property: 15485 Baltimore St NE, Ham Lake, MN 55304

Legal Description of property: _____

PIN # 20-32-23-12-0027 **Current Zoning** CD-1 **Proposed Zoning** —

Notes: Construction of a new event center.
Parcels 20-32-23-12-0026 + 20-32-23-13-0013 Combined.

Applicant's Name: Angela Oldenburger

Business Name: Paxton Properties, LLC

Address 12718 Legacy Creek Pkwy NE

City Blaine **State** MN **Zip Code** 55449

Phone _____ **Cell Phone** 507-581-6453 **Fax** _____

Email address ang.oldenburger@gmail.com

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE Angela Oldenburger **DATE** 12/18/23

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- FOR STAFF USE ONLY -

ACTION BY: Planning Commission

Property Taxes Paid

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a Public Hearing shall be held before the Ham Lake Planning Commission on Monday, January 22, 2024 at 6:01 p.m. at the Ham Lake City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Angela Oldenburger of Paxton Properties, LLC, requesting a Conditional Use Permit to operate White & Sable, LLC, an event center, at 15485 Baltimore Street NE, a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

> THAT PRT OF GOVT LOT 2, SEC 20 TWP 32 RGE 23, LYG S OF N 300 FT OF FOL DESC TRACT: THAT PRT OF SD GOVT LOT 2 LYG S OF LINE COM ON W LINE OF SD GOVT LOT 2, 680 FT S OF NW COR THEREOF, TH ELY PRLL/W N LINE OF SD GOVT LOT 2 TO E LINE THEREOF, AND LYG E OF LINE BEG AT PT ON S LINE OF SD SEC 20 , 100 FT ELY OF S 1/4 COR THEREOF; TH RUN NLY AT ANG 89 DEG 18 MIN WITH SD S SEC LINE (MEAS E TO N) 248.5 FT, TH DEFL RT AT ANG 7 DEG 11 MIN 3629.9 FT, TH DEFL TO LFT 0 DEG 45 MIN COR (DELTA ANG 13 DEG 33 MIN 30 SEC) 1807.7 FT AND THERE TERM, AND WHICH LYS WLY OF FOL DESC LINE: COM ON W LINE OF SD GOVT LOT 2, 680 FT S OF NW COR OF SD GOVT LOT 2, TH N 89 DEG 09 MIN 35 SEC E (ASSD BRG) ON LINE PRLL/W N LINE OF SD GOV'T LOT 2, 1033.74 FT TO POB OF LINE TO BE DESC, TH S 27 DEG 32 MIN 01 SEC E 166.05 FT, TH S 00 DEG 50 MIN 09 SEC E 252.24 FT, TH S 38 DEG 25 MIN 17 SEC E 181.81 FT, TH S 53 DEG 39 MIN 03 SEC E 86.55 FT, TH S 00 DEG 50 MIN 09 SEC E 64.32 FT TO S LINE OF SD GOVT LOT 2, SD LINE THERE TERM, TOG/W THAT PRT OF SW1/4 OF NE1/4 SD SEC 20 LYG ELY OF ELY R/W LINE OF T H NO 65 & NLY OF NLY R/W LINE

OF ISLAND DR; LYG WLY OF E 38.67 FT THEREOF, EX RD SUBJ TO EASE OF REC

At such hearing both written and oral comments will be heard.

DATED: January 12, 2024

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

White & Sable

Business Narrative for Commercial Site Plan & Conditional Use Permit

December 18, 2023

Submitted to:
City of Ham Lake
15544 Central Ave NE
Ham Lake, MN 55304
Attn: Jennifer Bohr

Prepared by:
Angela and Landon Oldenburger / Paxton Properties, LLC

Opportunity

The proposed venue, White & Sable, is addressing an opportunity in the wedding and event venue market in Ham Lake, Minnesota. The venue has been conceived to apply a proven and profitable business model to a growing market. We are thrilled to have the opportunity to bring our thoughtfully-designed venue to the Ham Lake community!

Offerings and Services

White & Sable will be a purpose-built, stand-alone venue offering flexibility in vendor selection, and an open catering policy with a target event capacity between 50 and 200 guests. We will have a preferred list of caterers and other vendors who we know and trust, but ultimately clients can bring in any vendor they choose as long as the vendor is licensed and insured. We will partner exclusively with a local licensed and insured beverage service company, LiquidMotion, in order to ensure quality service and control over the serving of alcohol. We will also require clients to hire an event security service anytime alcohol is served or there are more than 100 guests.

The venue is targeting a market leading position. We have designed a unique, high-level facility that will stand out in the Twin Cities. An event capacity of approximately 200 people has been selected due to the flexibility of not being perceived as "too large" for smaller events but also not too small to be eliminated from consideration when initial guest lists are being compiled. Additionally, the space is flexible enough to host both weddings, as well as other event types during weekdays and other periods which are not booked for weddings.

White & Sable's Offerings & Services:

- 13-hour rental days for weddings, with the option to add-on extra morning hours
- Custom rental periods for non-wedding events, based on the client's needs
- Use of the entire facility, including multiple indoor event spaces, and outdoor event space, and getting-ready suites
- Use of and setup/teardown of tables and chairs
- A Venue Manager on-site for the duration of the event
- "Blank Canvas" business model, giving clients the option to bring in vendors of their choice

White & Sable's Potential Add-on Services:

- Wedding/event coordination services
- Linen rental
- Décor rental

Other/Non-Wedding Events to be Hosted (not an exhaustive list):

- Rehearsals and rehearsal dinners
- Corporate meetings, events, and holiday parties
- Social gatherings including birthday and anniversary parties, baby and bridal showers, etc.
- Family reunions
- Conferences and retreats

- Galas and charity/fundraising events
- Dances (prom, homecoming, father/daughter, etc.)
- Photo shoots
- Book releases, craft fairs, holiday markets, card shows

Outside Vendors to Provide Services (hired by Clients):

- Caterers and Food Trucks
- Bartending Services
- Photographers
- Videographers
- Wedding & Event Planners
- Event Designers/Decorators
- Florists
- Audio/Visual Services
- Pet Attendants
- Limo/Valet Services
- DJ and/or Band
- Bakery/Dessert Caterers
- Event Security Providers

Operations

Team & Key Roles

This venture will require a minimal number of key personnel to ensure successful operation. The key roles and responsibilities will include:

- **Weekday Operations (2-3 full-time employees):** Leading the ongoing maintenance functions, weekday tours, preparation for upcoming events, fielding leads, and general business functions.
- **Weekend Operations (6-8 part-time employees):** Ensuring client satisfaction during events, weekend tours prior to events, addressing 'emergency' maintenance issues, fielding client questions while on-site and potentially serving as backup to prevent event failure in the event a particular vendor (such as a planner) fails to perform. Majority of weddings and events will require only 1 or 2 employees to be on-site for the day.

Hours of Operation

- **Non-Event Days:** The building will not open to the public. The office will be open for weekday operations employees only, and for scheduled client tours/by appointment only.
- **Event Days:** For weddings, clients may have access to the building for 13 hours beginning at 11:30am and concluding at 12:30am. All music, food and beverage service must stop by 11:30pm. Bar service must stop 30 minutes prior to the client's exit or the event ending time, whichever comes first. Extra hours can be added in the morning by request/for an additional fee. For non-wedding events, access hours will vary based on the client's needs, and will be determined at the time of booking.

Storage Needs

A designated storage space to house White & Sable's tables, chairs, and equipment is included in the building design. There is also an existing garage that will remain on property for any additional storage needs.

Anticipated Traffic

Anticipated traffic to the venue will vary based on event type and size. Fridays, Saturdays, and Sundays will bring in the most traffic when weddings are being hosted. On wedding days, most traffic will arrive within a half hour window of the ceremony start-time, but departures will be spread out later in the evening. Weekday traffic will be very minimal.

January 22, 2024

CITY OF HAM LAKE
STAFF REPORT

To: **Members of the Planning Commission**

From: **Mark Jones, Building Official**

Subject: **Conditional Use Permit and Site Plan approval for White & Sable, LLC, an event center, at 15485 Baltimore Street NE**

Introduction/Discussion:

Angela and Landon Oldenburger of Paxton Properties, LLC are proposing to construct a 10,381 square foot event center located at 15485 Baltimore Street NE. The venue will be a site for weddings as well as other event types during weekdays and other periods which are not booked for weddings such as, rehearsals and rehearsal dinners, corporate meetings, events, and holiday parties, social gatherings, including birthday and anniversary parties and baby and bridal showers. The White & Sable, LLC event center, will offer flexibility in vendor selection and an open catering policy with a target event capacity between 50 and 200 guests. The event center meets the definition of Minnesota Statute 326B.108, Places of Public Accommodation Subject to Code which states a fire protection system is not required, for new construction, in a place of public accommodation if the occupant load is less than 300.

Business operations will consist of tours, weddings, events, preparation for events, ongoing maintenance functions, and general business functions. Two to three full-time employees will typically be on-site during the week. One or two full-time and/or six to eight part-time employees will be on-site for weekend events.

Hours of Operation: For non-event days, the building will not be open to the public. The office will be open for weekday operations for employees only, and for scheduled client tours that will be by appointment only. For event days with wedding events, clients may have access to the building for 13 hours beginning at 11:30 am and concluding at 12:30 am. All music, food and beverage service must stop by 11:30 pm. Bar service must stop 30 minutes prior to the client's exit or the event's ending time, whichever comes first. Extra hours can be added in the morning by request. For non-wedding events, access hours will vary based on the client's needs.

All storage of tables, chairs, and equipment will be stored within the building. An existing garage will be used for any additional storage needs.

Anticipated traffic will vary based on event type and size. Weekday traffic will be very minimal. Fridays, Saturdays, and Sundays will bring in the most traffic when weddings

are being hosted. On wedding days, most traffic will arrive within a half hour window of the ceremony start-time, but departures will be spread out later into the evening.

Recommendation:

I recommend approval of the Conditional Use Permit (CUP) for White & Sable, LLC event center with these conditions:

1. At no time is the total occupant load of the building to exceed 299.
2. No outdoor event activities are to start before 7:01 am and must end by 10:00 pm.
3. No outside storage is permitted.
4. Outside lighting, parking lot surface and parking lot striping are to be maintained.
5. Fire truck access is to be clearly marked with No Parking signage.
6. Meeting all City, County and State requirements.

I recommend approval of the site plan for the White & Sable, LLC event center with these conditions:

1. At no time is the total occupant load of the building to exceed 299.
2. No outdoor event activities are to start before 7:01 am and must end by 10:00 pm.
3. Meeting the requirements of the Minnesota DNR.
4. Obtaining a demo permit to demolish the existing office and small shed.
5. Exterior finish of the building must meet CD-1 building standards.
6. Meeting the requirements of the Building Official and City Engineer.
7. Meeting all City, County and State requirements.

RFC Engineering, Inc.

13635 Johnson Street NE
Ham Lake, MN 55304

Office (763) 862-8000
Fax (763) 862-8042

Memorandum

Date: January 17, 2024

To: Planning Commissioners

From: David A. Krugler, City Engineer

Subject: White and Sable

Introduction:
The proposed 10,381 square-foot White and Sable wedding venue is located on the 6.60-acre 15485 Baltimore Street parcel. The parcel is zoned Commercial Development Tier 1 (CD-1). A 500-scale aerial photo, a 1,000-scale zoning map and a 400-scale half section map are attached.

Discussion:
The Title Sheet, Code Info & ADA Details, Site Demolition Plan, Details and Specifications, Details, SWPPP, Architectural Site & Site Lighting Plan, Landscape Plan, Architectural Plans, Detailed Site Plan and Site Illumination Plan that were received January 12th address prior review comments.

The parcel is within 1,000 feet of Ham Lake which is defined as a Recreational Development Lake by the DNR. The plans comply with Shoreland Ordinance 92-35, a portion of which is attached, including the 25-percent maximum impervious surface coverage per Section 12-5.52A.

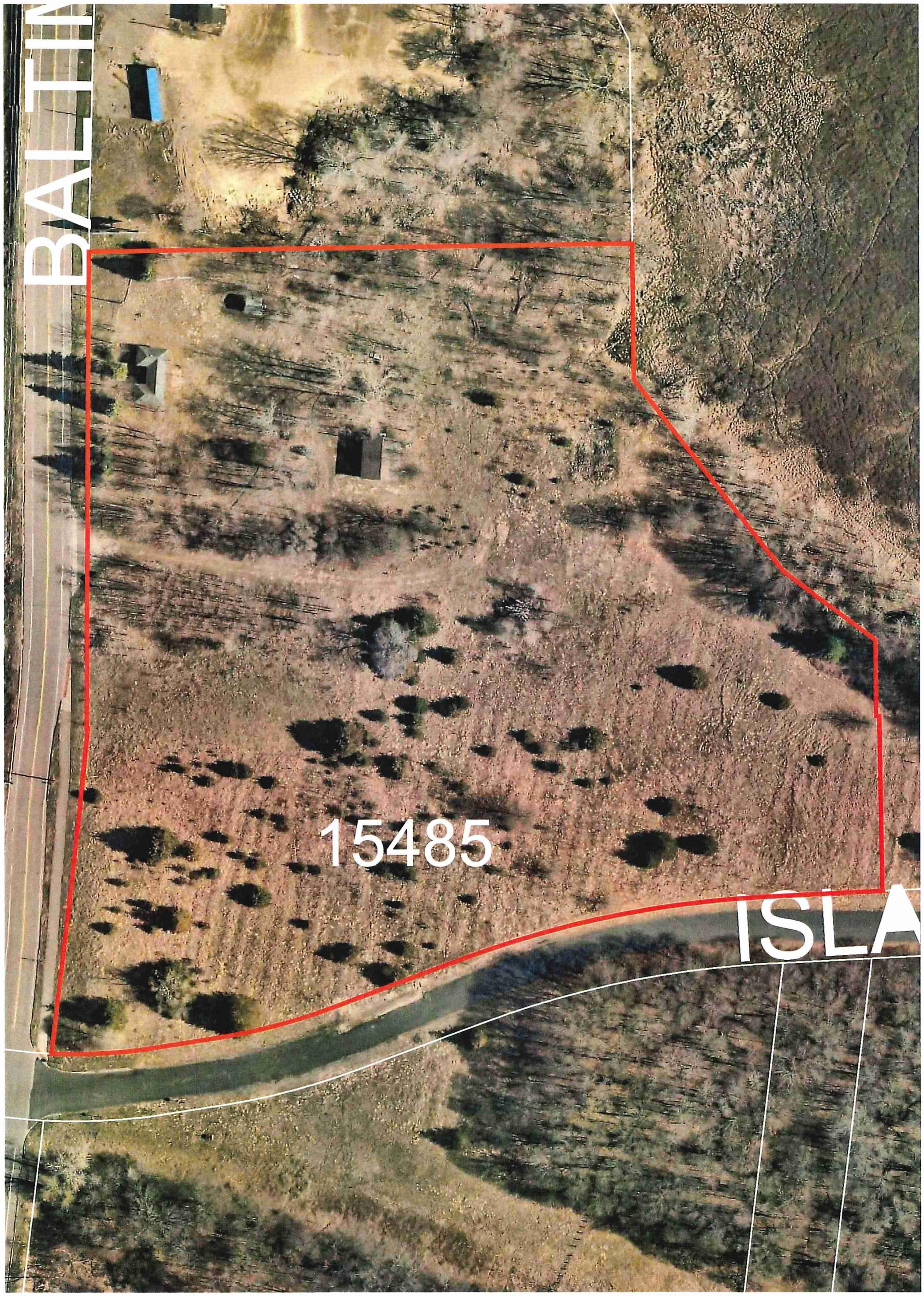
The attached Landscape Plan which was received on January 12th shows existing trees to the east and west of the proposed building. Per 11-1853(B) of the City code, decorative trees shall be planted along the right-of-way lines of adjacent public roadways. Per 11-1853(C) of the City Code, the use of conifers shall be encouraged and preferred. 11-1860 allows for case-by-case evaluation for landscape approval and "strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan". A determination needs to be made as to whether the proposed Landscaping is adequate where adjacent to Ham Lake Park and the City right-of-way or if additional screening is required. There are several locations within the site that contain rare plants. The Minnesota DNR has reviewed the plan and has approved the attached avoidance plan to avoid and protect the plants.

White and Sable was conditionally approved by the Coon Creek Watershed District (CCWD) Board of Managers at their January 8th meeting. The Notice of Application Status is attached. The execution of an Operation and Maintenance Agreement for storm water treatment is required to obtain the CCWD Permit. A CCWD permit is required before grading operations can commence. A Minnesota Pollution Control Agency National Pollutant Discharge

Elimination System Construction Stormwater Permit is also required before grading operations can commence because the disturbed area is over one-acre.

Great Rivers Energy and Minnesota Pipeline easements traverse thru the parcel. Both agencies have approved the plans, per the attached correspondence.

Recommendation:
It is recommended that the White and Sable commercial site plan be recommended for approval. The Planning Commission will also need to determine if the existing screening with the additional planting is adequate.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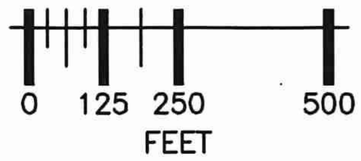
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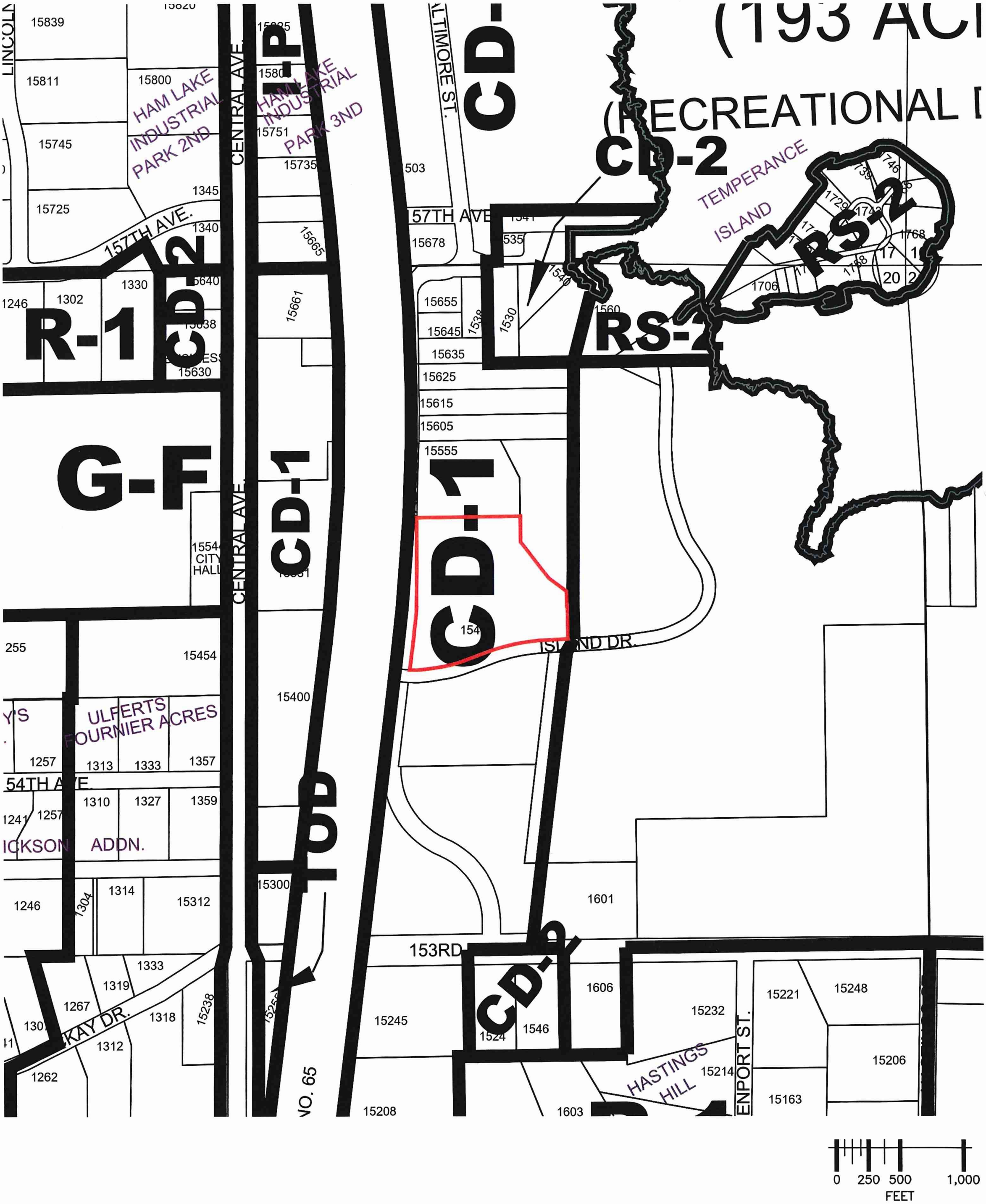
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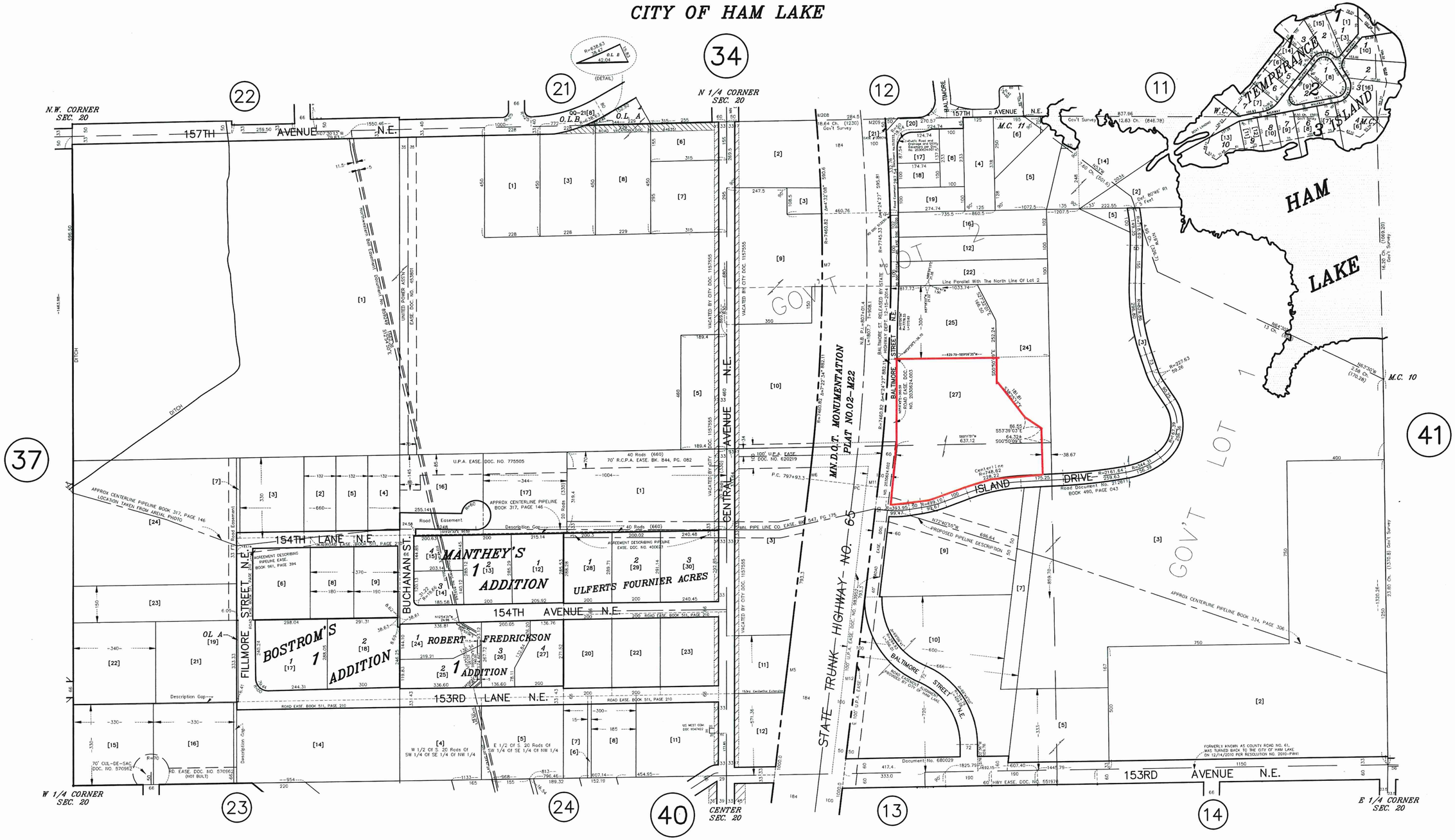
N 1/2 SECTION 20, T. 32, R. 23

CITY OF HAM LAKE



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W ANOKA COUNTY SURVEYOR E

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Last Revised: December 18, 2023

GRAPHIC SCALE

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SCALE IN FEET

ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

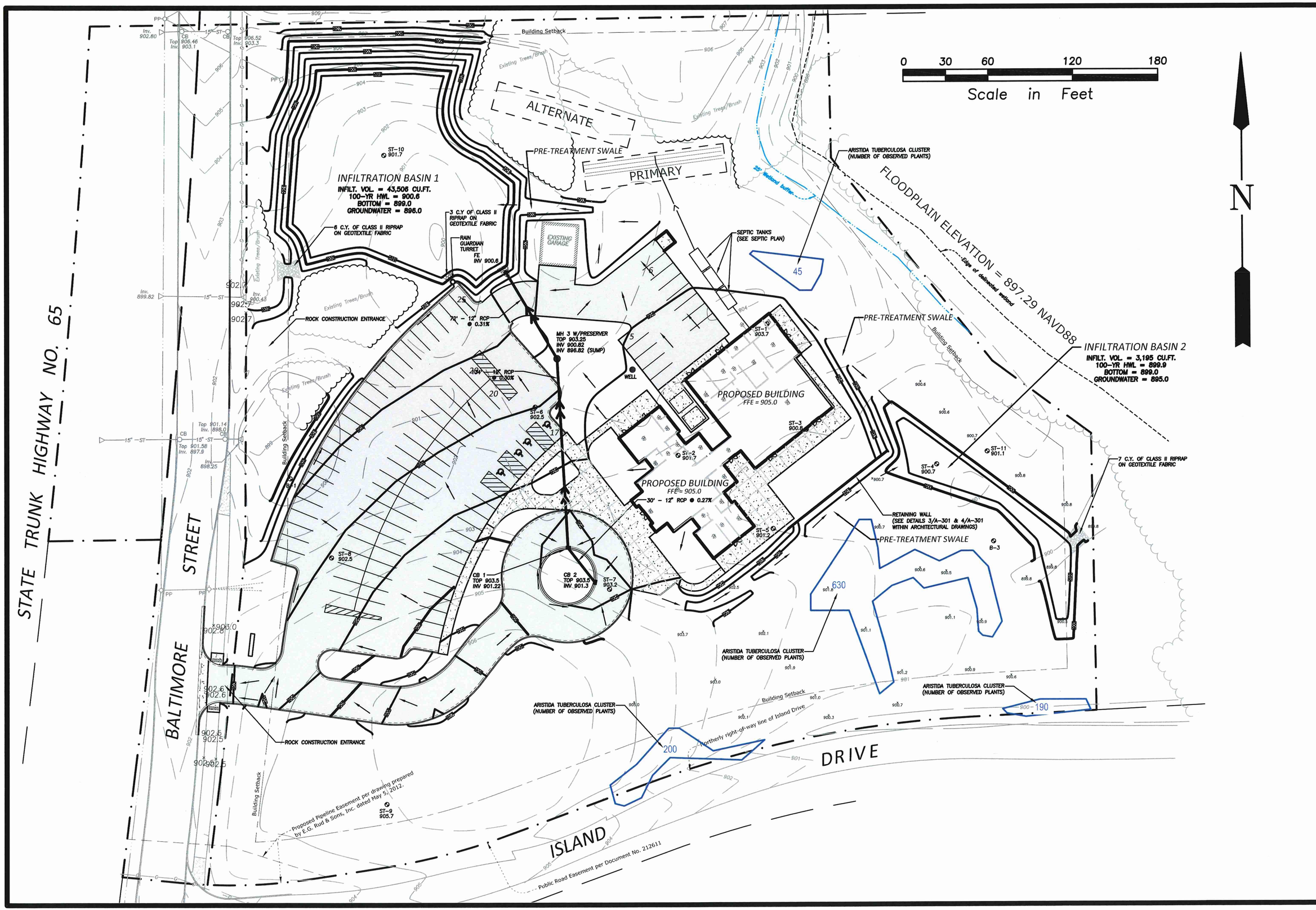
22	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Quarter	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 20-32-23-13-0010

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.



DATE: 1-12-24

DETAILED SITE PLAN

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

WHITE AND SABLE WEDDING VENUE

01/12/2024 - Commercial Site Plan - Rev03

CODE SUMMARY

THIS CODE REVIEW IS BASED ON THE **THE 2020 MINNESOTA BUILDING CODE (2018 INTERNATIONAL BUILDING CODE), AND THE MINNESOTA ACCESSIBILITY CODE**. THE CITY OF HAM LAKE HAS ADOPTED IN ITS ENTIRETY THE 2020 MINNESOTA BUILDING CODE WHICH SUBSEQUENTLY ADOPTS THE 2018 INTERNATIONAL BUILDING CODE.

THE PROJECT CONSIDERED IS A NEW WEDDING VENUE AND SITE MODIFICATIONS ALONG MN HIGHWAY 65. THE PROPOSED STRUCTURE IS TYPE V-B AND IS PROPOSED TO BE UNSPRINKLERED

HAM LAKE ZONING DISTRICT - CD-1 COMMERCIAL DEVELOPMENT TIER 1

SQUARE FOOTAGE AREAS OF AFFECTED PROJECT SPACES
TOTAL SQUARE FOOTAGE OF BUILDINGS - **10,381 SQUARE FEET (10,500 ALLOWABLE)**

2023 MINNESOTA STATUTES
326B.108 PLACES OF PUBLIC ACCOMMODATION SUBJECT TO CODE
"SUBD 1.DEFINITION. FOR PURPOSES OF THIS SECTION, "PLACE OF PUBLIC ACCOMMODATION" MEANS A PUBLICLY OR PRIVATELY OWNED FACILITY THAT IS DESIGNED FOR OCCUPANCY BY 100 OR MORE PEOPLE AND IS A SPORTS OR ENTERTAINMENT ARENA, STADIUM, THEATER, COMMUNITY OR CONVENTION HALL, SPECIAL EVENT CENTER, INDOOR AMUSEMENT FACILITY OR WATER PARK, OR INDOOR SWIMMING POOL."
SUBD. 6 FIRE SPRINKLERS REQUIRED. AUTOMATIC SPRINKLER SYSTEMS FOR FIRE PROTECTION PURPOSES ARE REQUIRED IN A PLACE OF PUBLIC ACCOMMODATION IF, ON OR AFTER AUGUST 1, 2008
(1) THE FACILITY WAS CONSTRUCTED, ADDED TO, OR ALTERED, AND
(2) THE FACILITY HAS AN OCCUPANT LOAD OF 300 OR MORE

BECAUSE THIS VENUE WOULD NOT BE A RESTAURANT (WITH A MENU AND SERVING FOOD ON SPECIFIC DAYS EACH WEEK), THIS VENUE WOULD BE CONSIDERED A PUBLIC PLACE OF ACCOMMODATION. SINCE THIS IS THE CASE, THE STATUE SUPERSEDES THE SPRINKLER REQUIREMENTS OF AN A2 SPACE IN A TYPE V CONSTRUCTION BUILDING OF MINNESOTA BUILDING CODE. SPRINKLERS ARE NOT REQUIRED AS THE OCCUPANT LOAD WILL BE LESS THAN 300 PERSONS. ***THIS VENUE PROPOSES A MAXIMUM POSTED OCCUPANCY OF 299*** TO COMPLY WITH NON-SPRINKLERED REQUIREMENTS OF MINNESOTA STATUTE 326B.108 PLACES OF PUBLIC ACCOMMODATION SUBJECT TO CODE. OCCUPANCY CALCULATED PER MINNESOTA BUILDING CODE WILL BE USED FOR ALL OTHER REQUIRED CALCULATIONS (335 OCCUPANTS).

IBC CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
SECTION 302 CLASSIFICATION

302.1 GENERAL AND 304 ASSEMBLY GROUP A-2 - THIS VENUE WILL BE CONSIDERED A GROUP A-2, ASSEMBLY OCCUPANCY WHICH INCLUDES BANQUET HALLS. SPECIFIC SPACES WILL BE CONSIDERED INDIVIDUALLY TO DETERMINE OVERALL OCCUPANT LOADS

IBC CHAPTER 6 - TYPES OF CONSTRUCTION
OVERALL BUILDING CONSTRUCTION TYPE V-B - IBC SECTION 602.3 TYPES V-B: TYPE V-B CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE

STRUCTURAL FRAME	0 HOURS
BEARING WALLS - EXTERIOR	0 HOURS
BEARING WALLS - INTERIOR	0 HOURS
NON-BEARING WALLS AND PARTITIONS - INTERIOR	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE - A NON-SPRINKLERED A-2 TYPE V-B BUILDING CAN HAVE MAXIMUM BUILDING HEIGHT OF 40'. THIS BUILDING WILL HAVE A BUILDING HEIGHT OF 35'-4"

TABLE 504.4 - ALLOWABLE NUMBER OF STORIES - A NON-SPRINKLERED A-2 TYPE V-B BUILDING CAN HAVE 1 STORY ABOVE GRADE THE PROPOSED BUILDINGS WILL HAVE 1 STORY ABOVE GRADE

TABLE 506.2 - ALLOWABLE BUILDING AREA - THIS BUILDING WILL BE CONSIDERED A SINGLE OCCUPANCY TYPE A-2 BUILDING.

AN UNSPRINKLERED TYPE V-B BUILDING WITH AN A-2 OCCUPANCY IS ALLOWED, PER TABLE 503, TO HAVE A FLOOR PLATE OF 8,000 SQUARE FEET AND TO HAVE 1 STORY. THE AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3.3 ALLOW FOR A 75% INCREASE IN ALLOWABLE SF. THE MAX ALLOWABLE SF OF BOTH BUILDINGS AFTER INCLUDING THE AREA FACTOR INCREASE IS **10,500SF**.

IBC CHAPTER 10 - BUILDING EGRESS
SECTION 1004 OCCUPANT LOAD
PER TABLE 1004.1.1 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT, THE SPACES WITHIN THE CONSIDERED WEDDING VENUE CAN BE CONSIDERED KITCHEN (BREWING AND KITCHEN AREAS), STORAGE AND ASSEMBLY SPACES. OCCUPANT LOAD IS AS CALCULATED ON THE TABLE LOCATED ON SHEET A100 (SEE BELOW).

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
UNCONCENTRATED ASSEMBLY SPACE (TABLES AND CHAIRS) CALCULATED AT AN OCCUPANT LOAD FACTOR OF **15SF PER OCCUPANT (NET AREA)**. NET AREA EXCLUDES AREAS WHERE PEOPLE WOULD NOT NORMALLY CONGREGATE (HALLWAYS, RESTROOMS, STORAGE, MECHANICAL ROOMS). THESE AREAS ARE NOT INCLUDED IN THE OCCUPANT LOAD CALCULATIONS.

1005.3.2 OTHER EGRESS COMPONENTS.
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT.

FIRST FLOOR REQUIRED WIDTH (FIRST FLOOR EGRESS DRIVES EGRESS WIDTH REQUIREMENTS)
EGRESS WIDTH REQUIRED = 335 X .20 = 67" REQUIRED - 306" EXITS PROVIDED PROVIDED WIDTH EXCEEDS REQUIRED WIDTH

EXIT TRAVEL DISTANCE MAXIMUM, GROUP A: 200'-0" MAXIMUM TRAVEL DISTANCE = 107'-6"

IBC CHAPTER 29 - PLUMBING CODE - PER CHAPTER 29 OF THE 2020 MBC.

REQUIRED WATER CLOSETS - FOR A A-2 OCCUPANCY, 1 WATER CLOSET IS REQUIRED PER 75 MALE AND FEMALE OCCUPANTS. THE PROPOSED FLOOR PLAN HAS A CALCULATED OCCUPANT LOAD OF 335 OCCUPANTS (299 MAXIMUM OCCUPANCY POSTED). THE FOLLOWING WOULD BE REQUIRED:

335/2 = 167.5 MALE OCCUPANTS AND 167.5 FEMALE OCCUPANTS

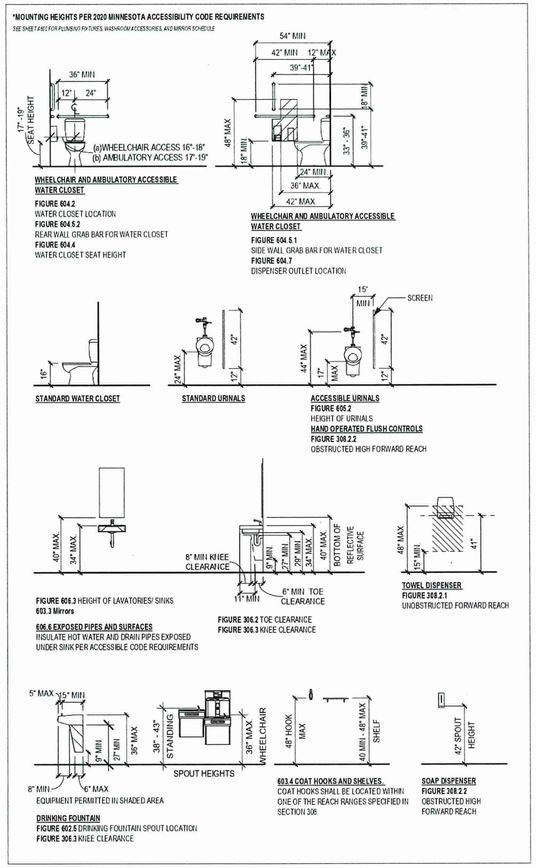
THEREFORE 3 FIXTURES ARE REQUIRED PER SEX. 4 PER SEX ARE PROVIDED WITH 3 ADDITIONAL SINGLE USE FIXTURES

REQUIRED LAVATORIES - FOR A A-2 OCCUPANCY 1 LAVATORY PER 75 OCCUPANTS THEREFORE 3 LAVATORIES ARE REQUIRED PER SEX. 3 LAVATORIES ARE PROVIDED PER SEX WITH 3 ADDITIONAL SINGLE USE LAVATORIES

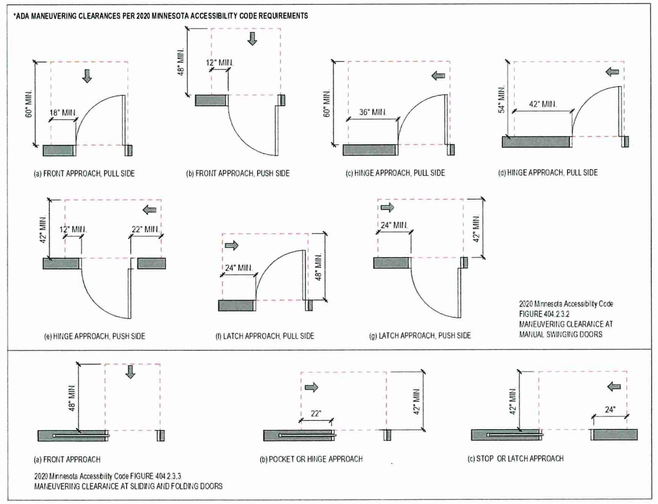
REQUIRED WATER FOUNTAINS - ASSEMBLY OCCUPANCIES FOR RESTAURANTS, BANQUETS, AND FOOD COURTS REQUIRE 1 FIXTURE PER 500 OCCUPANTS. 1 DRINKING FOUNTAIN IS PROVIDED

REQUIRED SERVICE SINK- ASSEMBLY OCCUPANCIES FOR RESTAURANTS, BANQUETS, AND FOOD COURTS REQUIRE 1 SERVICE SINK. 1 SERVICE SINK IS PROVIDED

***MOUNTING HEIGHTS PER 2020 MINNESOTA ACCESSIBILITY CODE REQUIREMENTS**
SEE SHEET A400 FOR PLUMBING FIXTURES, WASHROOM ACCESSORIES, AND MIRROR SCHEDULE



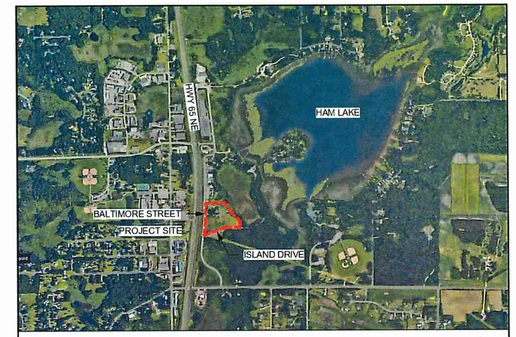
***ADA MANEUVERING CLEARANCES PER 2020 MINNESOTA ACCESSIBILITY CODE REQUIREMENTS**



PARKING STALLS REQUIRED

SEATS/OCCUPANCY		STALLS
335 X 1 STALL/4SEATS	=	84

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
89	4	93



LOCATION MAP
Not to Scale

PROJECT CONTACTS

Architect:
RoehrSchmitt Architecture, LLC
1229 Tyler Street NE, Suite 275
Minneapolis, MN 55413
(p) 612.216.4191
(e) info@roehrschmitt.com
(w) www.roehrschmitt.com

Contractor:
Diversified Construction
4931 West 35th Street
St. Louis Park, MN 55416
(p) (952)-929-7233
(w) www.diversifiedconstruction.com

SHEET	SHEET NAME
General	
A-001	Title Sheet, Code Info, & ADA Details
Civil	
C-101	Site Demolition Plan
C-102	Site Dimension Plan
C-103	Grading, Drainage & Erosion Control Plan
C-104	Details and Specifications
C-105	Details
C-106	Details
Architectural	
A-101	Architectural Site & Site Lighting Plan
A-102	Lanscape Plan
A-300	Exterior Elevations
A-301	Exterior Elevations
A-901	First Floor RCP & Lighting Plan

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WHITE AND SABLE WEDDING VENUE

15485 Baltimore Street
Ham Lake, MN 55304

No.	Description	Date
3	Addendum #1	12/21/2023
4	Commercial Site Plan - Rev01	01/03/2024
6	Commercial Site Plan - Rev02	01/05/2024
7	Commercial Site Plan - Rev03	01/12/2024

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 Architect under the laws of the State of Minnesota.

Michael G. Roehr, AIA

Minnesota License # 47471

DATE: 12/01/2023

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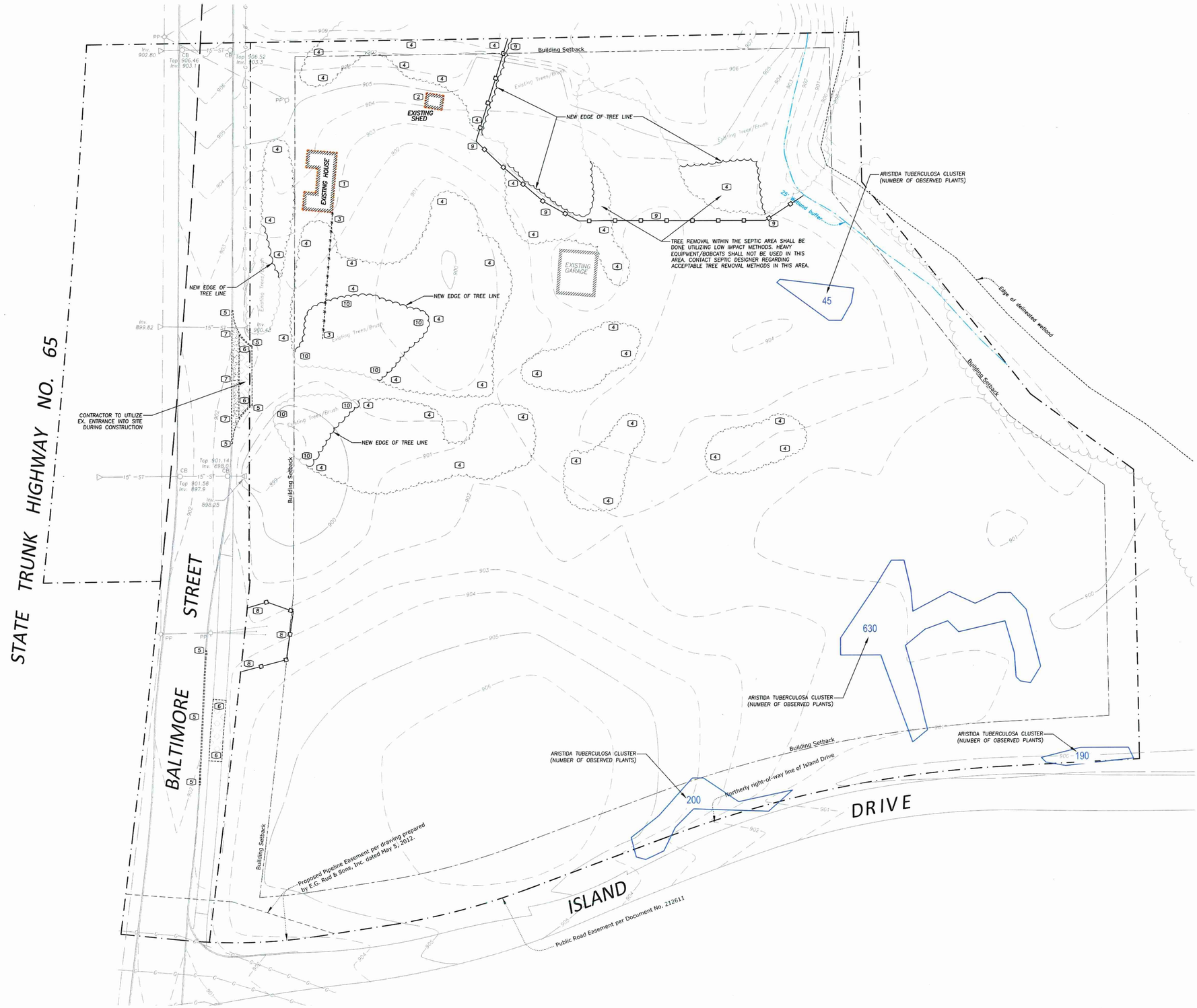
TITLE SHEET, CODE INFO, & ADA DETAILS

Project Number	
Date	12/01/2023
Drawn By	Author
Checked By	Checker

A-001

Scale: As indicated

1/11/2024 11:16:45 AM



GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

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1229 Tyler Street NE, Suite 275
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REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 102
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 231-3363.012
DRAWING FILE: 3363012.DWG

WHITE AND SABLE WEDDING VENUE

15485 Baltimore St.
Ham Lake, MN 55304

No.	Description	Date
1	Address Watershed Comments	12-5-23
2	Commercial Site Plan & Conditional Use Permit Submittal	12-21-23
4	Commercial Site Plan & Conditional Use Permit - Rev01	1-3-24
5	Commercial Site Plan & Conditional Use Permit - Rev02	1-5-24
6	Commercial Site Plan & Conditional Use Permit - Rev03	1-12-24

DEMOLITION NOTES

1 – Remove house
2 – Remove shed
3 – Remove fence
4 – Remove tree(s)
5 – Remove curb & gutter
6 – Remove bituminous pavement
7 – Remove concrete pavement
8 – Protect guy wires with silt fence
9 – Protect septic sites with silt fence
10 – Protect trees/brush to remain

LEGEND

EXISTING BITUMINOUS TO BE REMOVED
EXISTING CONCRETE TO BE REMOVED
BOUNDARY/ROW/BLOCK LINE
EASEMENT
BUILDING/PARKING SETBACK LINE
ST EXISTING STORM SEWER
G EXISTING BURIED GAS LINE
PP EXISTING POWER POLE
980 EXISTING CONTOUR
x 995.50 EXISTING ELEVATION

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.

Nicholas P. Adam, P.E.

Nicholas P. Adam

Minnesota License # 43856

DATE: 01/12/2024

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N

0 15 30 60 90
Scale in Feet

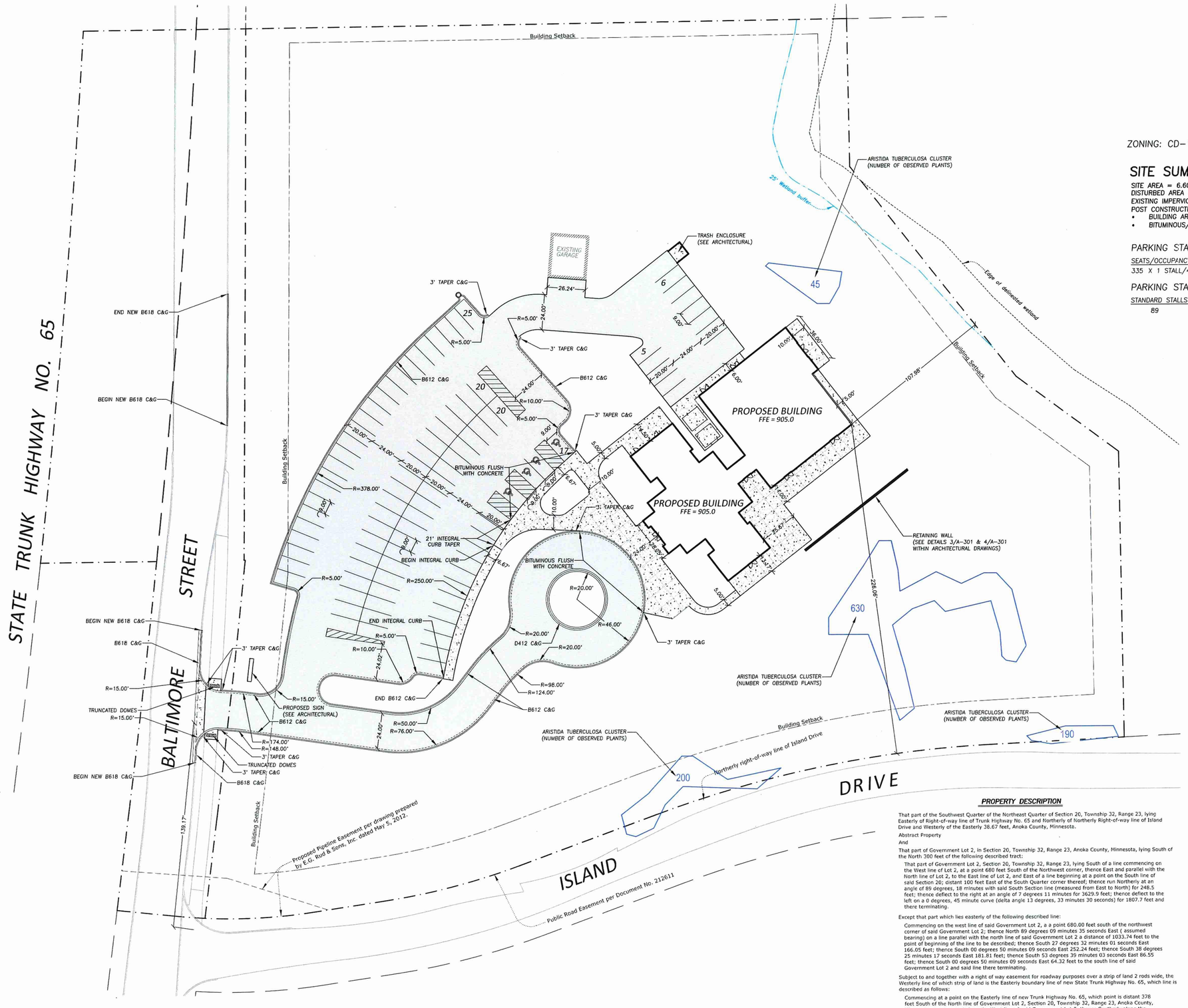
SITE DEMOLITION PLAN

Project Number	
Date	01/12/2024
Drawn by	BJQ
Checked by	NPA

C101

Scale As Indicated

05 January, 2024



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MN. TOLL FREE 1-800-252-1166

OWNER/DEVELOPER

Paxton Properties, LLC.
Angela Oldenburger

ZONING: CD-1 COMMERCIAL DEVELOPMENT TIER 1

SITE SUMMARY

SITE AREA = 6.60 ACRES
DISTURBED AREA = 3.42 ACRES
EXISTING IMPERVIOUS AREA = 0.04 ACRES (1%)
POST CONSTRUCTION IMPERVIOUS AREA = 1.67 ACRES (25%)

- BUILDING AREA = 10,895 S.F.
- BITUMINOUS/CONCRETE PAVING = 61,840 S.F.

PARKING STALLS REQUIRED

SEATS/OCCUPANCY	STALLS
335 X 1 STALL/4 SEATS =	84

PARKING STALLS PROVIDED

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
89	4	93

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED CURB & GUTTER "TIP OUT"
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS PAVEMENT

N

0 15 30 60 90
Scale in Feet

PROPERTY DESCRIPTION

That part of the Southwest Quarter of the Northeast Quarter of Section 20, Township 32, Range 23, lying Easterly of Right-of-way line of Trunk Highway No. 65 and Northerly of Northerly Right-of-way line of Island Drive and Westerly of the Easterly 38.67 feet, Anoka County, Minnesota.

Abstract Property

And

That part of Government Lot 2, in Section 20, Township 32, Range 23, Anoka County, Minnesota, lying South of the North 300 feet of the following described tract:

That part of Government Lot 2, Section 20, Township 32, Range 23, lying South of a line commencing on the West line of Lot 2, at a point 680 feet South of the Northwest corner, thence East and parallel with the North line of Lot 2, to the East line of Lot 2, and East of a line beginning at a point on the South line of said Section 20; distant 100 feet East of the South Quarter corner thereof; thence run Northerly at an angle of 89 degrees, 18 minutes with said South Section line (measured from East to North) for 248.5 feet; thence deflect to the right at an angle of 7 degrees 11 minutes for 3629.9 feet; thence deflect to the left on a 0 degrees, 45 minute curve (delta angle 13 degrees, 33 minutes 30 seconds) for 1807.7 feet and there terminating.

Except that part which lies easterly of the following described line:

Commencing on the west line of said Government Lot 2, a a point 680.00 feet south of the northwest corner of said Government Lot 2; thence North 89 degrees 09 minutes 35 seconds East (assumed bearing) on a line parallel with the north line of said Government Lot 2 a distance of 1033.74 feet to the point of beginning of the line to be described; thence South 27 degrees 32 minutes 01 seconds East 166.05 feet; thence South 00 degrees 50 minutes 09 seconds East 252.24 feet; thence South 38 degrees 25 minutes 17 seconds East 181.81 feet; thence South 53 degrees 39 minutes 03 seconds East 86.55 feet; thence South 00 degrees 50 minutes 09 seconds East 64.32 feet to the south line of said Government Lot 2 and said line there terminating.

Subject to and together with a right of way easement for roadway purposes over a strip of land 2 rods wide, the Westerly line of which strip of land is the Easterly boundary line of new State Trunk Highway No. 65, which line is described as follows:

Commencing at a point on the Easterly line of new Trunk Highway No. 65, which point is distant 378 feet South of the North line of Government Lot 2, Section 20, Township 32, Range 23, Anoka County, Minnesota, as measured along the West line of said Government Lot 2, thence Southerly along the Easterly boundary line of said Trunk Highway No. 65 a distance of 1,250 feet, more or less, to the Ham Lake Town Road and there terminating.

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PROJECT NO.: 231-3363.012
DRAWING FILE: 3363012.DWG

WHITE AND SABLE WEDDING VENUE

15485 Baltimore St.
Ham Lake, MN 55304

No.	Description	Date
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Nicholas P. Adam, P.E.

Nicholas P. Adam

Minnesota License # 43856

DATE: 01/12/2024

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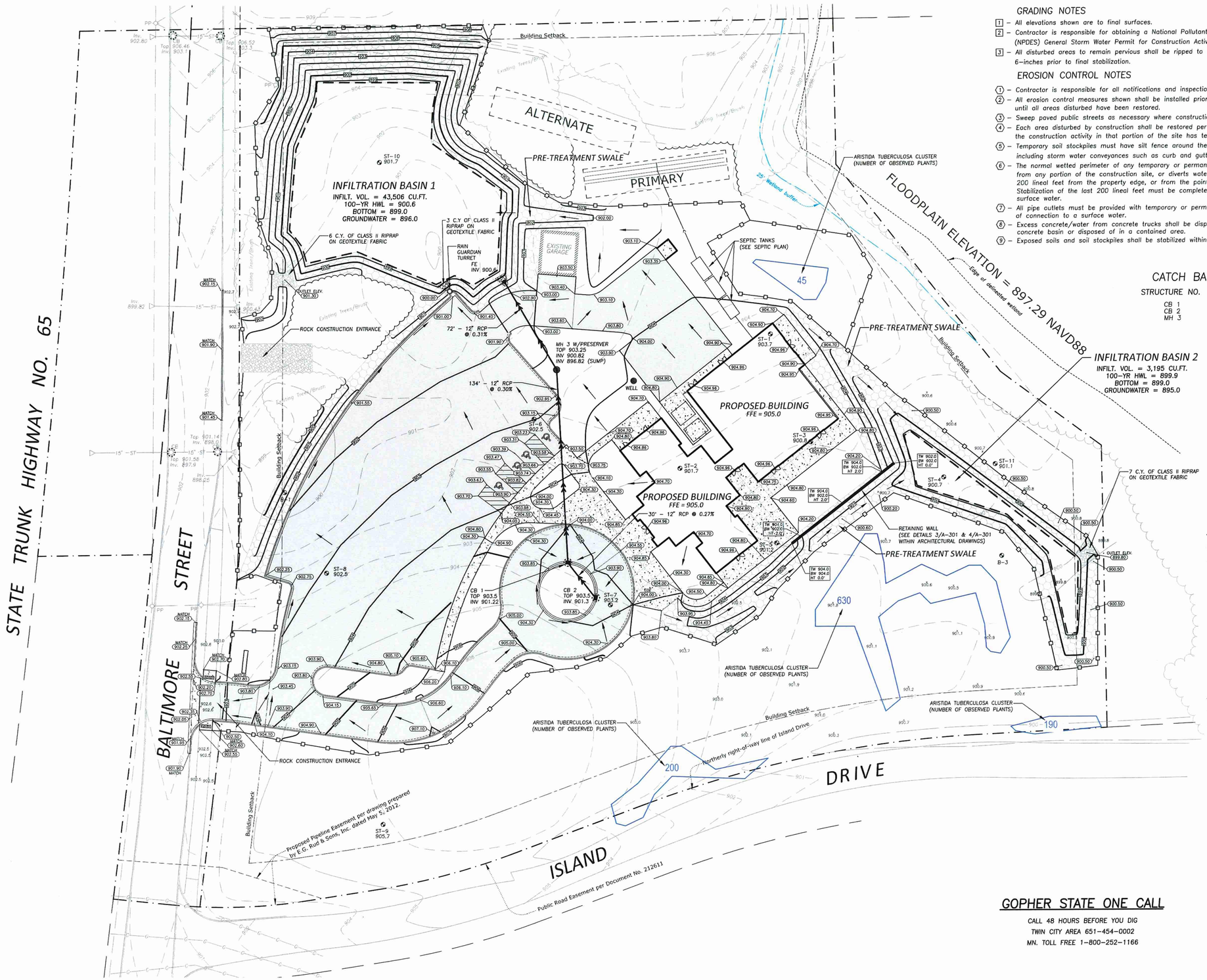
SITE DIMENSION PLAN

PROJECT NUMBER	
DATE	01/12/2024
DRAWN BY	BJQ
CHECKED BY	NPA

C102

SCALE AS INDICATED

05 JANUARY, 2024



GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
3 – All disturbed areas to remain pervious shall be ripped to a minimum depth of 6-inches prior to final stabilization.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
7 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
8 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
9 – Exposed soils and soil stockpiles shall be stabilized within 7 days of inactivity.

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-3508-C
CB 2	24" X 36"	R-3508-C
MH 3	48"	R-1642B

NOTE: INSTALL INLET PROTECTION DEVICES IN NEAREST DOWNSTREAM CATCH BASINS OR AS REQUIRED BY THE CITY

LEGEND

- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CURB & GUTTER "TIP OUT"
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS PAVEMENT
- 1020 PROPOSED CONTOUR
- 1023.54 PROPOSED ELEVATION
- SILT FENCE
- BIO-LOGS
- INLET PROTECTION DEVICE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- DRAINAGE ARROW
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

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TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

N

0 15 30 60 90
Scale in Feet

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Nicholas P. Adam, P.E.

Nicholas P. Adam

Minnesota License # 43856

DATE: 01/12/2024

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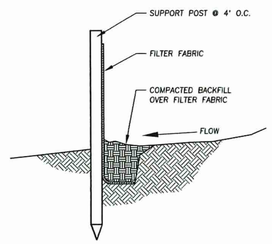
GRADING, DRAINAGE & EROSION CONTROL PLAN

PROJECT NUMBER	
DATE	01/12/2024
DRAWN BY	BJD
CHECKED BY	NPA

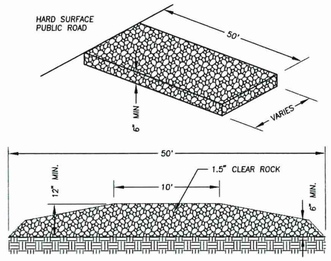
C103

SCALE AS INDICATED

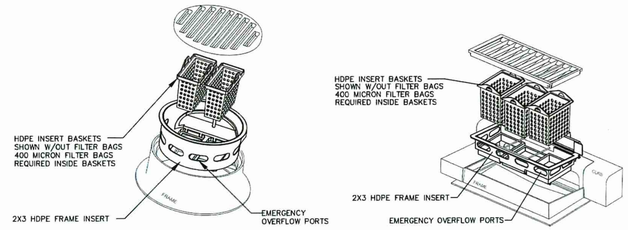
05 JANUARY, 2024



1 C4 SILT FENCE
NO SCALE

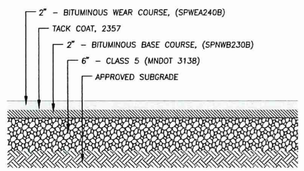


2 C4 ROCK CONSTRUCTION ENTRANCE
NO SCALE



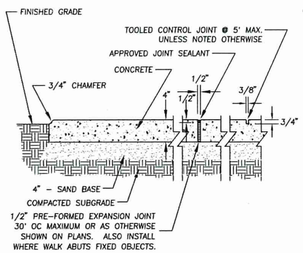
NOTE: USE THIS TYPE OF INLET PROTECTION AFTER THE CASTING IS INSTALLED.

3 C4 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE

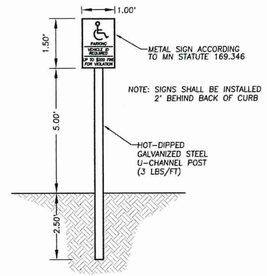


NOTE: PAVEMENT RECOMMENDATION PROVIDED BY BRAUN INTERTEC, PROJECT NO. B2306136.

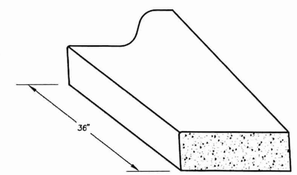
4 C4 HEAVY DUTY PAVEMENT SECTION
NO SCALE



5 C4 CONCRETE SIDEWALK
NO SCALE

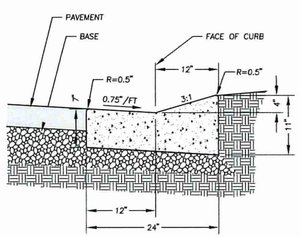


6 C4 ACCESSIBLE PARKING SIGN AND POST
NO SCALE

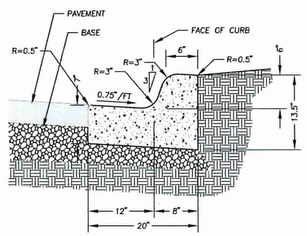


Note: Curb type B612 shown; similar for other curb types.

7 C4 CURB & GUTTER BEAVERTAIL
NO SCALE

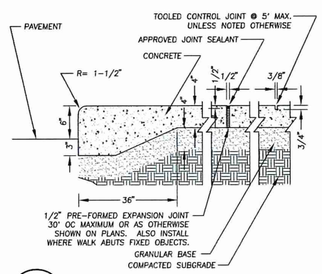


8 C4 D412 CONCRETE CURB & GUTTER
NO SCALE



Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

9 C4 B612 CONCRETE CURB & GUTTER
NO SCALE

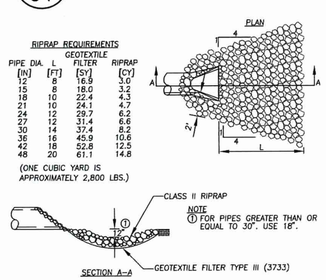


10 C4 SIDEWALK/INTEGRAL CURB
NO SCALE

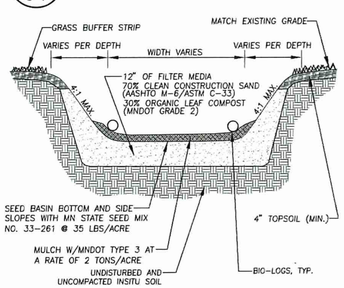
RIPRAP REQUIREMENTS

PIPE DIA. [IN]	L [FT]	GEOTEXTILE FILTER [SY]	RIPRAP [CY]
12	8	16.9	3.0
15	8	18.0	3.2
18	10	22.4	4.3
21	10	24.1	4.7
24	12	29.7	6.2
27	12	31.4	6.6
30	14	37.4	8.2
36	16	45.9	10.6
42	18	52.8	12.5
48	20	61.1	14.8

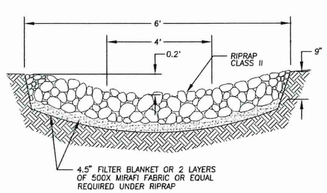
(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



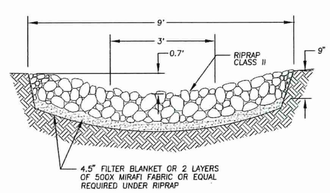
11 C4 RIPRAP DETAIL
NO SCALE



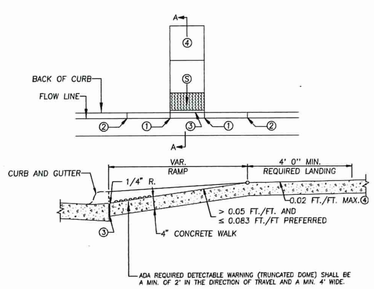
12 C4 INFILTRATION BASIN X-SECTION
NO SCALE



13 C4 BASIN 1 OUTLET/OVERFLOW
NO SCALE



14 C4 BASIN 2 OUTLET/OVERFLOW
NO SCALE



① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
④ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
⑤ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
⑤ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

15 C4 PEDESTRIAN RAMP
NO SCALE

SPECIFICATIONS

GENERAL

I. GENERAL

A. Before construction begins, the Contractor will contact all utility companies, both public and private and have them locate all utilities within the construction limits.
B. The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
C. The Contractor shall stay within the construction limits unless approved otherwise by the Owner and or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
D. The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
E. The Contractor shall be responsible for correcting any damage (at Contractor's expense).
F. Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
G. Soils report and pavement recommendation provided by Braun Intertec, project number B2306136.
H. Existing Topography and Boundary Survey provided by Rehder & Associates, Inc.

SITE CLEARING

I. GENERAL

A. Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.

II. EXECUTION

A. Trees and stumps shall be hauled from the site. Burial on-site or burning of trees and stumps will not be allowed.
B. Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
C. Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 8-feet in depth.
D. Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
E. Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

I. GENERAL

A. All grading, erosion control and turf establishment shall be according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
B. All erosion control measures shown on the plans must be installed prior to commencement of grading operations and maintained until all areas altered on the site have been restored.
C. All areas disturbed by construction shall be restored with seed and disked mulch, sod, wood fiber blanket, or be hard surfaced within two weeks of substantial completion of construction.
D. Provide approved borrow soil materials from off-site when sufficient approved soil materials are not available from excavations. Remove all excess and unsatisfactory material from the site.
E. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
F. Compaction shall not be less than the following percentages of maximum dry density according to ASTM D 698:
i. Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
ii. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
iii. Under lawn or unpaved areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
G. Grades as shown on the plan are to finished grade.
H. Backfill trenches involving utilities under building slabs to be designed by Others (per their requirements).

II. PRODUCTS

A. Satisfactory soils include ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2-inches in any dimension, debris waste, frozen materials, vegetation and other deleterious matter.
B. Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
C. All backfill and fill materials must be satisfactory soil materials.
D. Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
E. Subbase and base material must be a naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand meeting MNDOT Specifications for Class 5 gravel.
F. Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
G. Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
H. Commercial turf establishment: seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre, fertilizer shall be 10-10-10 (NPK) commercial grade, and mulch shall be MNDOT Type 1.

III. EXECUTION

A. Fill under buildings shall be compacted to meet Soil Engineer's recommendations.
B. Place 4-inches of topsoil over all areas to be re-established with turf.
C. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
D. Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
E. Wherever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mud) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by shoveling or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

BITUMINOUS PAVEMENT

I. GENERAL

A. Provide hot-mix asphalt pavement according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified
B. Conform to applicable standards of authorities having jurisdiction for asphalt paving work on public property.

II. PRODUCTS

A. Use coarse and fine aggregate materials and gradations that have performed satisfactorily in previous installations.
B. Provide a base and wear course as indicated on the plan unless otherwise specified.
C. Provide a tack coat as indicated on the plan unless otherwise specified.

III. EXECUTION

A. Verify that the subgrade is dry and in suitable condition to support paving and imposed loads.
B. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to placement.
C. Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand to areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness, when compacted.
D. Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement.
E. Provide an average density of 96 percent of reference laboratory density according to ASTM D 1559, but not less than 94 percent nor greater than 100 percent
F. Tolerances: Base course thickness shall be plus or minus 0.5-inches and surface course shall be plus or minus 0.25-inches.

PORTLAND CEMENT CONCRETE PAVEMENT

I. GENERAL

A. Provide Portland cement concrete pavement for roads, curbs, walks and exterior slabs according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.

II. PRODUCTS

A. Portland cement concrete for curb and gutter and sidewalk shall be 4000 psi, 28-day compressive strength, 5.0% air entrainment, and 3-inch slump.
B. Curing compound shall be solvent-borne, liquid membrane-forming ASTM C309, Type 1 or approved equal.

III. EXECUTION

A. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to pavement placement.
B. Comply with requirements and with ACI 304R for measuring, mixing, transporting, and placing concrete.
C. Preformed expansion joints using 0.5-inch thickness shall be placed at each end of curb radius, at intersections, and approximately every 200-feet.
D. Contraction joints shall be placed at minimum 10-foot intervals in the curb and gutter and at 5-foot for walks.
E. Provide a medium to fine broom finish perpendicular to traffic flow.
F. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures using moisture curing, moisture-retaining-cover curing, curing compound or a combination of these.

STORM SEWER

I. GENERAL

A. Storm sewer shall comply with all local regulations pertaining to storm sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Storm sewer pipe indicated on the plan as RCP shall be reinforced concrete pipe, ASTM C 76, R-4, Wall B, for gasket joints with the following classes: 12"-18" Class 5, 21"- Class 4, 24"-33" Class 3, 36" and larger, Class 2.
B. Storm sewer indicated on the plan as HDPE shall be dual wall corrugated polyethylene pipe with soil tight fittings per the Corrugated Polyethylene Pipe Association (CPPA) standard specification 100-97.
C. Storm sewer catch basins and manholes shall be precast structures with at least two and at the most five adjusting rings.
D. Storm sewer castings indicated on the plan shall be from the Neenah Foundry or approved equal.
E. All flared end sections shall have standard duty trashguards.
F. Filter Fabric shall be Mirafi 500X or approved equal.
G. Riprap shall be random and Class II hand placed to a depth of one foot.

III. EXECUTION

A. The plans indicate the general location and arrangement of underground storm sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
B. Flared ends and the last two sections of storm sewer pipe shall be tied with bolts.
C. Contractor should verify locations of utility connections at the building the architectural and mechanical plans.
D. HDPE sewer pipe shall be bedded in accordance with ASTM F 2306, "Standard Specification for 12 to 60 in. Annular Corrugated Profile-Wall Polyethylene (PE) Pipe and Fittings for Gravity-Flow Storm Sewer and Subsurface Drainage Applications".

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(E) info@roehrschmitt.com

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 231-3363.012
DRAWING FILE: 3363012.DWG

WHITE AND SABLE WEDDING VENUE

15485 BALTIMORE ST.
HAM LAKE, MN 55304

No.	Description	Date
1	Address Watershed Comments	12-5-23
2	Commercial Site Plan & Conditional Use Permit Submittal	12-21-23
4	Commercial Site Plan & Conditional Use Permit - Rev01	1-3-24
5	Commercial Site Plan & Conditional Use Permit - Rev02	1-5-24
6	Commercial Site Plan & Conditional Use Permit - Rev03	1-12-24

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.

Nicholas P. Adam, P.E.

Nicholas P. Adam

Minnesota License # 43856

DATE: 01/12/2024

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DETAILS & SPECIFICATIONS

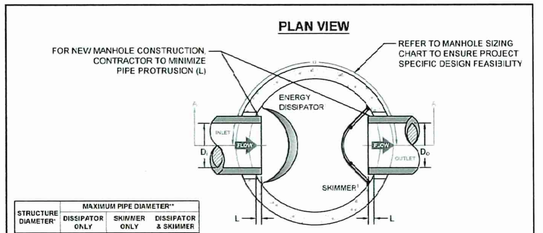
PROJECT NUMBER	
DATE	01/12/2024
DRAWN BY	BJQ
CHECKED BY	NPA

C104

SCALE AS INDICATED

05 JANUARY, 2024

PLAN VIEW



NOTE 1: THE PRESERVER® ENERGY DISSIPATOR WAS DESIGNED AND TESTED TO FUNCTION WITH OR WITHOUT A SKIMMER. DISSIPATORS & SKIMMERS CAN BE UTILIZED IN TANDEM OR INDEPENDENTLY

STRUCTURE DIAMETER*	MAXIMUM PIPE DIAMETER**		
	DISSIPATOR ONLY	SKIMMER ONLY	DISSIPATOR & SKIMMER
48"	27"	24"	15"
60"	36"	30"	24"
72"	48"	42"	30"
84"		48"	36"
96"			48"

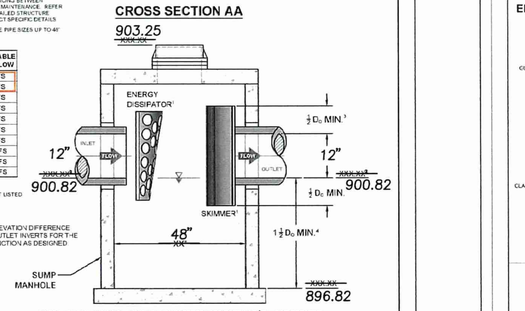
*RECOMMENDED TO PROVIDE ADEQUATE SPACING BETWEEN COMPONENTS FOR INSTALLATION, ACCESS & MAINTENANCE. REFER TO MANHOLE SIZING CHARTS FOR MORE DETAILED STRUCTURE SIZING OR CONTACT MOMENTUM FOR PROJECT SPECIFIC DETAILS

**THE PRESERVER® COMPONENTS ACCOMMODATE PIPE SIZES UP TO 48" DIAMETER

PART NUMBER*	PIPE DIAMETER**	ALLOWABLE PEAK FLOW
D15 / S15	12"	20 CFS
	15"	25 CFS
D21 / S21	18"	30 CFS
	21"	35 CFS
D27 / S27	24"	50 CFS
	27"	60 CFS
D36 / S36	33"	85 CFS
	36"	100 CFS
D48 / S48	42"	145 CFS
	48"	175 CFS

* "D" = DISSIPATOR, PLACED ATINLET(S)
"S" = SKIMMER, PLACED AT OUTLET
**CONTACT MOMENTUM FOR PIPE SIZES NOT LISTED

CROSS SECTION AA



NOTE 2: MINIMIZE ELEVATION DIFFERENCE BETWEEN INLET AND OUTLET INVERTS FOR THE PRESERVER™ TO FUNCTION AS DESIGNED

NOTE 3: STOCK SKIMMERS HAVE A MINIMUM FREEBOARD DEPTH OF ½ D_o. FOR GREATER FREEBOARD DEPTHS, DESIGNERS CAN UPSIZE THE SKIMMER, OR USE A CUSTOMIZED SKIMMER. FOR CUSTOM DESIGNS, AND/OR PROJECT SPECIFIC DETAILS, CONTACT MOMENTUM

NOTE 4: ADDITIONAL DEPTH IS RECOMMENDED FOR POLLUTANT STORAGE (H_{PS} = POLLUTANT STORAGE DEPTH) SIZING CALCULATOR SHOULD BE USED TO ENSURE ADEQUATE POLLUTANT STORAGE VOLUME

Not to Scale

PRESERVER™ | Momentum ENVIRONMENTAL | 877-773-0073 • www.MomentumEnv.com

THE PRESERVER™
STANDARD INSTALL DETAIL

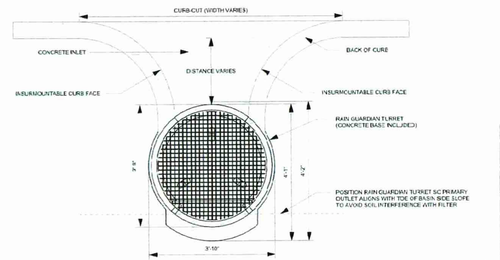
ENERGY DISSIPATOR AND/OR SKIMMER

PROUDLY | QUALITY MATERIALS USA
• Stainless Steel Hardware
• Stainless Steel Fasteners

CONCEPTUAL PLAN DISCLAIMER
THIS GENERIC DETAIL DOES NOT INCORPORATE THE SIZING, FIT, AND APPLICABILITY OF THE PRESERVER FOR THIS SPECIFIC PROJECT. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ENSURE THAT THE STORMWATER SYSTEM DESIGN IS FULL, COMPLETE, ACCURATE, AND ADEQUATE. MOMENTUM ENVIRONMENTAL, LLC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGN ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS

C5 PRESERVER DETAIL FOR MH 3
NO SCALE

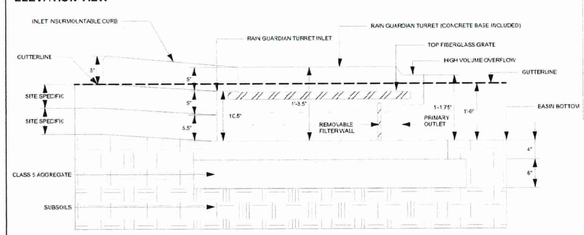
PLAN VIEW



PLAN VIEW NOTES
1. INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN TURRET MAY VARY WITH SITE CONDITIONS.
2. CONCRETE BASE EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN TURRET TO SERVE AS A SPLASH DISSIPATOR.

3D VIEWS

ELEVATION VIEW



ELEVATION VIEW NOTES
1. THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION.

SPECIFICATIONS
1. STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURE (1,030 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (5% TO 8.5% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.

2. THREE-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.

3. FIBERGLASS TOP GRATE (32 LBS. 1-1/2" THICK) - 1,760 LB CONCENTRATED LOAD OR 439 LB/SQ-FT UNIFORM LOAD.

INSTALLATION NOTES
1. INSTALL THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AND BASIN SIDE SLOPES ADJACENT TO THE RAIN GUARDIAN TURRET. POSITION RAIN GUARDIAN TURRET SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. EXCAVATE 1' 0" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 1' PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN TURRET BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION. THE INLET TO THE RAIN GUARDIAN TURRET WILL BE 10-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN TURRET.

2. SET RAIN GUARDIAN TURRET ON THE PREPARED CLASS 5 BASE.

3. INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN TURRET AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN TURRET ON THE BIORETENTION SIDE.

4. INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN TURRET AND CONCRETE INLET BEFORE POURING INLET.

5. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.

6. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC ON THE INTERIOR SIDE OF THE RAIN GUARDIAN TURRET.

RAIN GUARDIAN
U.S. PATENTS NOS. 8,501,016 AND 8,858,504
PRETREATMENT FOR BIORETENTION
Rain Gardens • Swales • Filtration Basins • Infiltration Basins
www.RainGuardian.biz

RAIN GUARDIAN TURRET
PRETREATMENT CHAMBER
BIORETENTION PONDING DEPTH: 1'
TYPICAL DETAIL

REVISION HISTORY

REV	BY	DATE	DESCRIPTION
A	NDH	11/ 6/2022	TURRET - 1'

SCALE: VARIABLE
U.S. PATENT NOS. 8,501,016 AND 8,858,504

DEVELOPED BY: ANOKA CONSERVATION DISTRICT

MANUFACTURED BY: Stoneworks ARCHITECTURAL PRECAST / CAST STONE
NATIONAL PRECAST CONCRETE ASSOCIATION CERTIFIED PLANT

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PROJECT NO.: 231-3363.012
DRAWING FILE: 3363012.DWG

WHITE AND SABLE WEDDING VENUE

15485 Baltimore St.
Ham Lake, MN 55304

No.	Description	Date
1	Address Watershed Comments	12-5-23
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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.

Nicholas P. Adam, P.E.

Nicholas P. Adam

Minnesota License # 43856

DATE: 01/12/2024

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DETAILS

Project Number	
Date	01/12/2024
Drawn by	BJQ
Checked by	NPA

C105

Scale: As Indicated

05 January, 2024

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW BUILDING, PARKING LOT AND OTHER ASSOCIATED SITE IMPROVEMENTS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
   - 2.1. INSTALL VEHICLE TRACKING BMP.
   - 2.2. INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
   - 2.3. CLEAR AND GRUB SITE.
   - 2.4. STRIP AND STOCKPILE TOPSOIL.
   - 2.5. REMOVE PAVEMENTS AND UTILITIES.
   - 2.6. ROUGH GRADE SITE.
   - 2.7. IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
   - 2.8. INSTALL UTILITIES.
   - 2.9. INSTALL BUILDING FOUNDATIONS (AS REQUIRED).
   - 2.10. INSTALL CURB AND GUTTER (AS REQUIRED).
   - 2.11. INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
   - 2.12. FINAL GRADE SITE.
   - 2.13. SEED AND MULCH.
   - 2.14. INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
   - 2.15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
   - 2.16. ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
   - 2.17. PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
   - 2.18. SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.

3. SITE DATA:

3.1.	SITE ADDRESS:	15485 BALTIMORE STREET, HAM LAKE, MN 55304
3.2.	SITE AREA:	6.60 ACRES
3.3.	AREA OF DISTURBANCE:	3.42 ACRES
3.4.	PRE-CONSTRUCTION IMPERVIOUS AREA:	0.04 ACRES
3.5.	POST-CONSTRUCTION IMPERVIOUS AREA:	1.67 ACRES
3.6.	PLANNED CONSTRUCTION START DATE:	3-18-2024
3.7.	ESTIMATED CONSTRUCTION COMPLETION DATE:	12-6-2024

   GENERAL SOIL TYPE: POORLY GRADED SOILS (SP), TYPE A HYDROLOGIC SOILS

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.

6. THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED. HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.

7. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

8. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.

9. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

10. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

11. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

12. SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.

13. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

14. NO ENGINE DEGREASING IS ALLOWED ON SITE.

15. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

16. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS 2.B-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

17. DOCUMENT RETENTION: PERMITTEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.

18. SWPPP AMENDMENTS AND SUBMITTALS:
   - 18.1. CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
     - 18.1.1. UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
     - 18.1.2. THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
       - 18.1.2.1. TYPES AND/OR LOCATION OF BMP'S
       - 18.1.2.2. MATERIAL STORAGE AND SPILL RESPONSE
       - 18.1.2.3. FUELING PLANS
       - 18.1.2.4. LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
       - 18.1.2.5. PROJECT PHASING
     - 18.1.3. IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
     - 18.1.4. THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
     - 18.1.5. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
   - 18.2. THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
   - 18.3. IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
   - 18.4. IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.
   - 18.5. THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.

19. INSPECTION & MAINTENANCE
   - 19.1. A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
   - 19.2. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
   - 19.3. THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
     - 19.3.1. INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH,
     - 19.3.2. INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES,
     - 19.3.3. INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
   - 19.4. NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER
   - 19.5. INSPECTIONS MUST INCLUDE:
     - 19.5.1. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
     - 19.5.2. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
     - 19.5.3. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.
     - 19.5.4. INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
   - 19.6. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GUAGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
   - 19.7. ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.8. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.9. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
   - 19.10. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.

20. CONCRETE WASHOUT AREA:
   - 20.1. CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
   - 20.2. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   - 20.3. CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.

21. POLLUTION PREVENTION AND OTHER BMP'S:
   - 21.1. PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
   - 21.2. HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
   - 21.3. PORTABLE TOILETS MUST BE SECURED.
   - 21.4. ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
   - 21.5. ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.

22. EROSION PREVENTION PRACTICES:
   - 22.1. STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
   - 22.2. THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
   - 22.3. TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
   - 22.4. MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
   - 22.5. ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
   - 22.6. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.

23. SEDIMENT CONTROL PRACTICES:
   - 23.1. DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
   - 23.2. ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
   - 23.3. INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
   - 23.4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUSH MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
   - 23.5. SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
   - 23.6. THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.

24. TEMPORARY SEDIMENTATION BASIN:
   - 24.1. A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN WEEDING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.

25. DEWATERING:
   - 25.1. A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.

26. FINAL STABILIZATION:
   - 26.1. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
     - 26.1.1. SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
     - 26.1.2. PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERENNIAL VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
     - 26.1.3. ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
     - 26.1.4. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
     - 26.1.5. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.
     - 26.1.6. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
     - 26.1.7. FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.

27. TERMINATION OF COVERAGE:
   - 27.1. PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
     - 27.1.1. FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
     - 27.1.2. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

OWNER:
BY: PAXTON PROPERTIES, LLC.
NAME: AMY OLDENBURGER
TITLE: OWN
PHONE: 507-581-6453
EMAIL: ANG.OLDENBURGER@GMAIL.COM

SWPPP DESIGNER:
BY: REHDER & ASSOCIATES, INC.
NAME: NICHOLAS ADAM, P.E.
TITLE: PROJECT ENGINEER
PHONE: 651-337-6729
EMAIL: NADAM@REHDER.COM

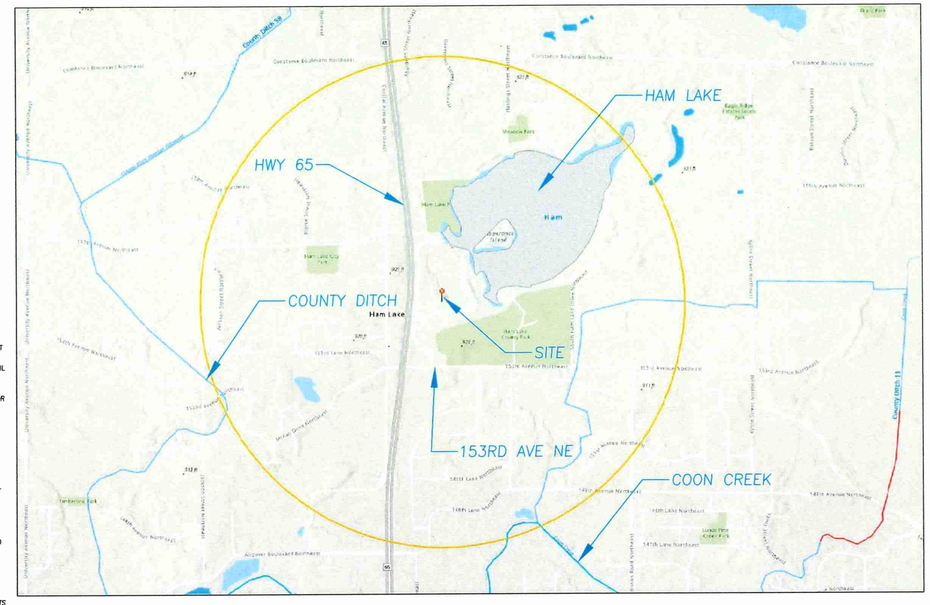
UNIVERSITY OF MINNESOTA
Nick Adam
Design of Construction SWPPP (May 31 2025)

CONTRACTOR:
BY: DIVERSIFIED CONSTRUCTION
NAME: NATE DOWNING
TITLE: PROJECT MANAGER
PHONE: 952-929-7233
EMAIL: NATED@DIVERSIFIEDCONSTRUCTION.COM

CONSTRUCTION SWPPP MANAGER:
BY: _____
NAME: _____
TITLE: _____
PHONE: _____
EMAIL: _____

LONG TERM O&M MANAGER:
BY: _____
NAME: _____
TITLE: _____
PHONE: _____
EMAIL: _____

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
HAM LAKE	LAKE	NO	NO

PERMANENT STORMWATER MANAGEMENT SYSTEM

X	INFILTRATION/FILTRATION
	WET SEDIMENTATION BASIN
	REGIONAL PONDING
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK)	50	TONS
SILT FENCE	2,750	L.F.
INLET PROTECTION (PRE-CASTING)	2	EACH
INLET PROTECTION (POST-CASTING)	6	EACH
BIOROLLS/BIOLOGS	1020	L.F.
EROSION CONTROL BLANKET (CATEGORY 20)	3,500	S.Y.

SITE STABILIZATION COMPLETION:
STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:
A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS

MPCA COVERAGE LETTER (PROVIDED AT A LATER DATE)

ROEHRSCHMITT ARCHITECTURE, LLC
1229 TYLER STREET NE, SUITE 275
MINNEAPOLIS, MN 55413

(P) 612.216.4191
(E) INFO@ROEHRSCHMITT.COM

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
24440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 231-3363.012
DRAWING FILE: 3363012.DWG

WHITE AND SABLE WEDDING VENUE

15485 BALTIMORE ST.
HAM LAKE, MN 55304

No.	Description	Date
1	Address Watershed Comments	12-5-23
2	Commercial Site Plan & Conditional Use Permit Submittal	12-21-23
4	Commercial Site Plan & Conditional Use Permit - Rev01	1-3-24
5	Commercial Site Plan & Conditional Use Permit - Rev02	1-5-24
6	Commercial Site Plan & Conditional Use Permit - Rev03	1-12-24

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.

Nicholas P. Adam, P.E.

Nicholas P. Adam

Minnesota License # 43856

DATE: 01/12/2024

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SWPPP

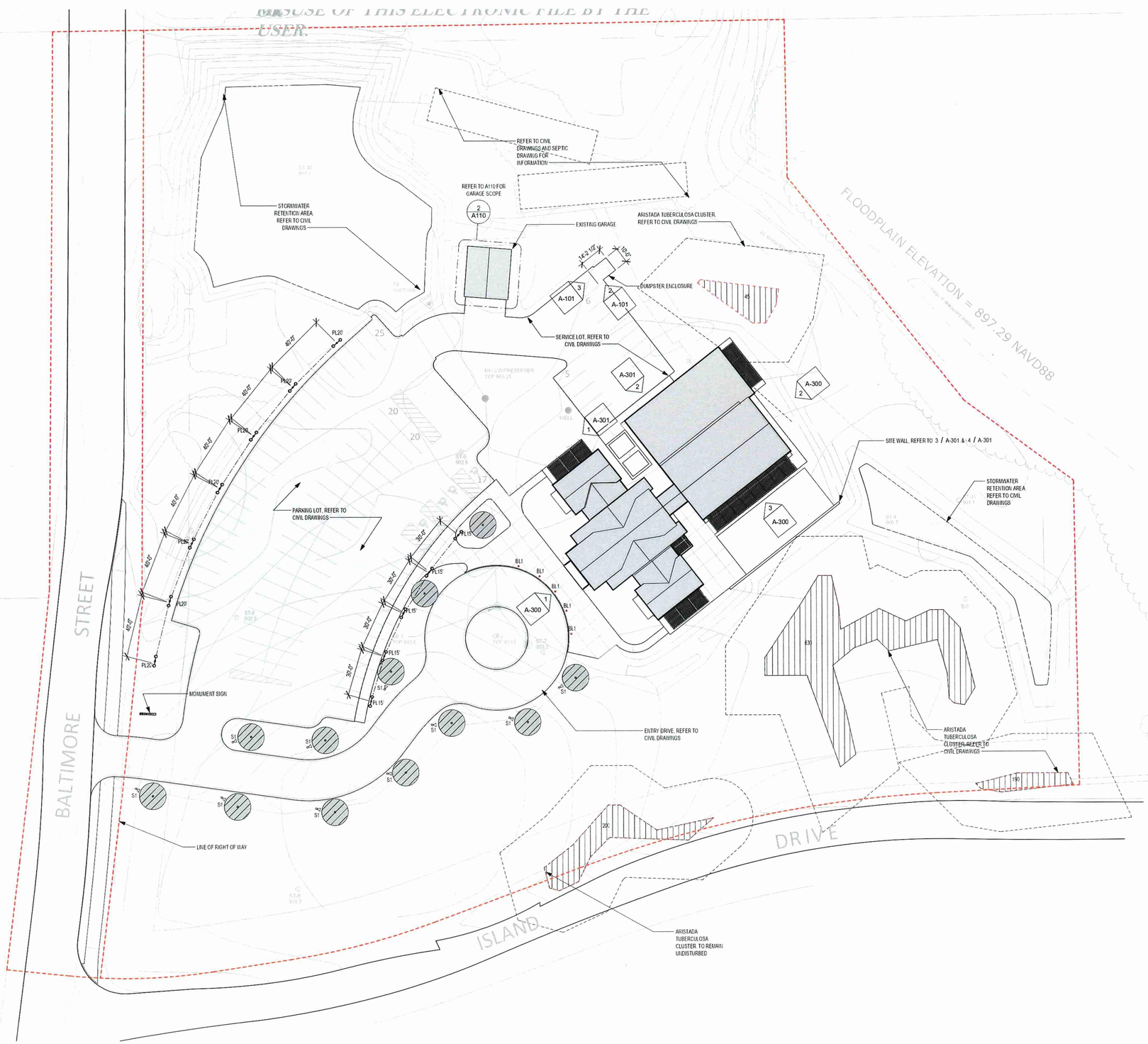
PROJECT NUMBER	
DATE	01/12/2024
DRAWN BY	BJG
CHECKED BY	NPA

C106

SCALE AS INDICATED

05 JANUARY, 2024

MISUSE OF THIS ELECTRONIC FILE BY THE USER.



1 A-101 Site Lighting Plan
1" = 30'-0"

SITE LIGHTING NOTES

1. PROVIDE CONCRETE FOOTING AND BASE FOR POLE LIGHTING
2. PROVIDE APPROPRIATE ELECTRICAL SERVICE TO SITE LIGHTING
3. PROVIDE ELECTRICAL SERVICE TO MONUMENT SIGN
3. FINAL LOCATIONS FOR SITE LIGHTING TO BE COORDINATED WITH ARCHITECT
4. FINAL DESIGN AND LOCATION OF MONUMENT SIGN TO BE COORDINATED WITH ARCHITECT
5. ALL PLANTING IS NOT SHOWN ON THIS PLAN. REFER TO PLANTINGS PLAN FOR FULL PLANTING SCOPE
6. REFER TO ELEVATIONS FOR LIGHTING AT BUILDING

SITE LIGHTING SCHEDULE

B1 - MFR: LIGMAN LIGHTING
STARTECH 1 BOLLARD
MODEL#UST-10337, 30K

PL15 - POLETOP LED LIGHT @ 15' TALL, 30' OC
BASIS OF DESIGN: NLS LIGHTING "ORGAUX"
#ORX-3-SPT, 30K, ~15,000 LUMENS

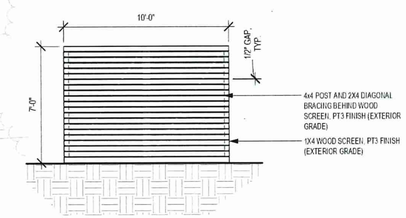
PL20 - POLETOP LED LIGHT @ 20' TALL, 40' OC
BASIS OF DESIGN: NLS LIGHTING "ORGAUX"
#ORX-3-SPT, 30 K, ~25,000 LUMENS

S1 - GROUND MOUNTED LED NARROW FLOODLIGHT - BLACK
MFR: OPEN SPEC

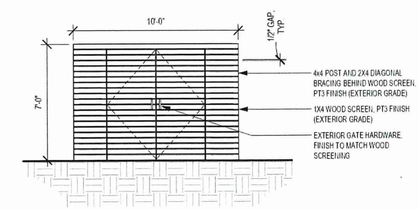
PARKING STALLS REQUIRED

SEATS/OCCUPANCY		STALLS
335 X 1 STALL/4SEATS	=	84

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
89	4	93



2 A-101 DUMSTER ENCLOSURE ELEVATION
1/4" = 1'-0"



3 A-101 DUMPSTER ENCLOSURE ELEVATION 2
1/4" = 1'-0"

RoehrSchmitt Architecture, LLC
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WHITE AND SABLE WEDDING VENUE

15485 Baltimore Street
Ham Lake, MN 55304

No.	Description	Date
1	Permit Set	12/18/2023
3	Addendum #1	12/21/2023
4	Commercial Site Plan - Rev01	01/03/2024
6	Commercial Site Plan - Rev02	01/05/2024
7	Commercial Site Plan - Rev03	01/12/2024

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 Architect under the laws of the State of Minnesota.

Michael G. Roehr, AIA

Minnesota License # 47471

DATE: 12/01/2023

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Architectural Site & Site Lighting Plan

Project Number	
Date	12/01/2023
Drawn By	Author
Checked By	Checker

A-101

Scale: As indicated

1/11/2024 10:51:12 AM

1 A-102 Site - Landscape Plan
1" = 30'-0"

PLANTINGS LEGEND:

- LAWN - ARTIFICIAL ASTROTURF
- NO MOW GRASS (PROVIDE IRRIGATION SYSTEM)
- ARISTADA TUBERCULOSA CLUSTER WITH 25'-0" SETBACK SHOWN FOR REFERENCE
- BIG BLUE STEM -OR- BLUE JOINT GRASS -OR- BOTTLE BRUSH SEDGE -OR- SWITCH GRASS IN RETENTION AREA
- JRK TALL NATIVE WILDFLOWER MIX #1 (CONTAINS GRASSES AND NATIVE FLOWERS)
- EXISTING TREES (REFER TO PLAN FOR SPECIES)
- NEW DECIDUOUS ORNAMENTAL TREES - 2.5" CAL
  -SERVICEBERRY: H:25', 2.20'
  -COLUMNAR NORWAY MAPLE: H:50' W: 15-20'
  -SNOWY MOUNTAIN ASH: H:20-25' W: 20'
  - AT ENTRY DRIVE AND PARKING LOT
- PLANTED BUFFER AT BOTH SIDES OF BRIDAL LAWN TO VISUALLY SCREEN PARKING (SERVICEBERRY)
- SIGN IDENTIFYING THE EXTENTS OF ENDANGERED PLANT (ARISTADA TUBERCULOSA)

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LANSCAPE PLAN

Project Number	
Date	12/01/2023
Drawn by	Author
Checked by	Checker

A-102

Scale As indicated

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EXTERIOR ASSEMBLIES LEGEND:

WALL ASSEMBLIES
EW1 - FIBER CEMENT PANELS WITH VERTICAL BATTENS (RAINSCREEN WITH CONTINUOUS INSULATION)
EW2 - FIBER CEMENT HORIZONTAL LAP SIDING (6") (RAINSCREEN WITH CONTINUOUS INSULATION)
EW3 - BRICK1 (RAINSCREEN WITH CONTINUOUS INSULATION AND ANCHOR SYSTEM)

ROOF ASSEMBLIES
ROOF1 - ARCHITECTURAL GRADE ASPHALT SHINGLE ROOF
ROOF1A - ARCHITECTURAL GRADE ASPHALT SHINGLE OVER EXISTING SHEATHING & STRUCTURE (AT EXISTING GARAGE)
ROOF2 - BASIS OF DESIGN: BRIDGER STEEL STANDING SEAM MECHANICAL LOCK (CONCEALED CLIP) 14.75" COVERAGE 22 GAUGE, COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS (OR ACCEPTED EQUAL)
ROOF3 - EPDM MEMBRANE ROOF (ENTRY CANOPY)

EXTERIOR ASSEMBLIES LEGEND:

CLADDING
FC1 - FIBER CEMENT PANELS - HARDIE PANEL VERTICAL BATTEN B.O.D
FC2- FIBER CEMENT PANELS - HARDIE PANEL LAP SIDING B.O.D
BRICK1 - ENDICOTT MANCHESE IRONSPOT VELOUR B.O.D
PANEL1 - CONCRETE FACED INSULATED PERIMETER WALL PANEL

INSULATION
INSUL1 - RIGID MINERAL WOOL INSULATION
INSUL2 - DENSE PACK CELLULOSE
INSUL3 - EXTRUDED POLYSTYRENE (25 PSI)
INSUL4 - CLOSED CELL SPRAY FOAM INSULATION

ROOFS - SEE DETAILS FOR FULL ROOF ASSEMBLIES
ROOF1 (R1) - ARCHITECTURAL GRADE SHINGLES (INSULATED)
ROOF2 (R2) - STANDING SEAM METAL (INSULATED)

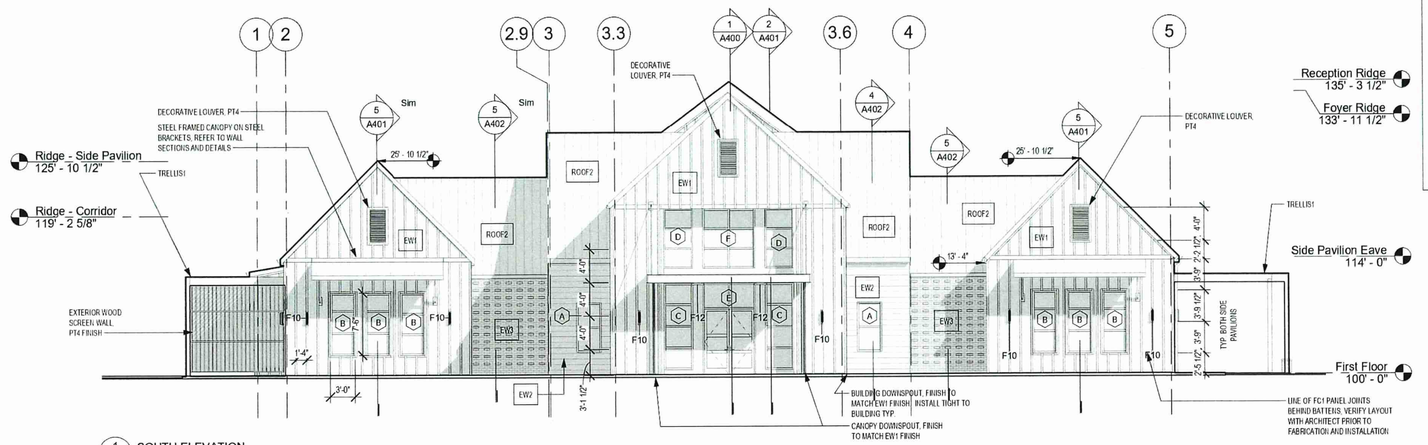
SHEATHING (VERIFY WITH STRUCTURAL DRAWINGS)
SHTG1 - 1/2" GLASS MAT SHEATHING (WALL ASSEMBLIES)
SHTG2 -5/8" APA RATED PLYWOOD OR OSB (ROOF ASSEMBLIES)

MEMBRANES
MEMBRANE1 -WEATHER BARRIER (WATER RESISTIVE VAPOR PERMEABLE AIR BARRIER)
MEMBRANE2 - UNDERSLAB VAPOR BARRIER
MEMBRANE3 - ICE AND WATER SHIELD
DAMP1 -COLD APPLIED, EMULSIFIED ASPHALT DAMPPROOFING (FOUNDATION)

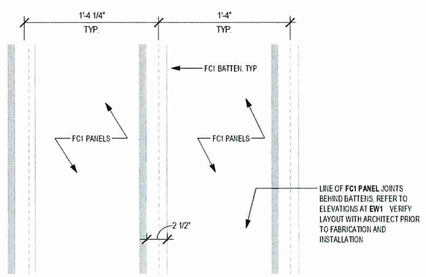
FLASHING / METAL
FLEX1 - FLEXIBLE THRU-WALL FLASHING
SHEETMETAL1 - 22 GAUGE METAL (ROOF FLASHING)
SHEETMETAL2 - 24 GAUGE METAL (DOWNSPOUT)
SHEETMETAL3 - 22 GAUGE STAINLESS STEEL BASE FLASHING (WALL FLASHING)
DS - 3" X 3" SHEETMETAL2 DOWNSPOUT (COLOR TO BE SELECTED BY ARCHITECT)
TRELLIS1 - PREFABRICATED ALUMINUM TRELLIS, FINISH TO MATCH FC1 FINISH (ARCHITECTURAL GRILLES AND SUNSHADES BASIS OF DESIGN MANUFACTURER OR ACCEPTED EQUAL)

EXTERIOR GENERAL NOTES

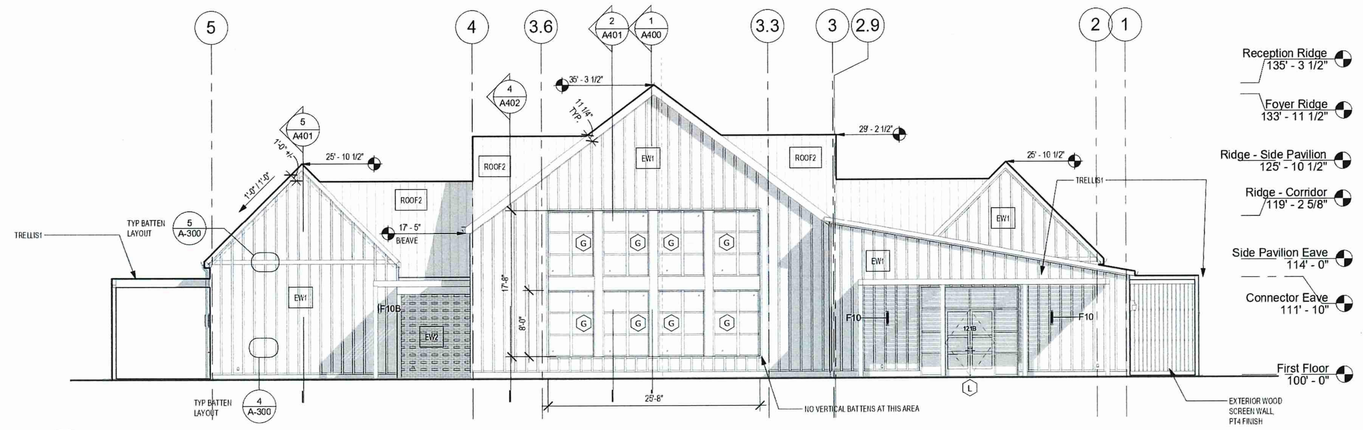
1. PROVIDE GUTTER AND DOWNSPOUT SYSTEM AT ROOF ASSEMBLIES DOWNSPOUT LOCATIONS ARE DESIGNATED WITH THE NOTE "**DS**"
2. REFER TO EXTERIOR MATERIALS LEGEND FOR ALL MATERIAL DESIGNATIONS. REFER TO A500 AND A501 FOR TYPICAL ROOF AND WALL ASSEMBLIES
3. PROVIDE FLASHING AND CORRUGATED VENT MATERIAL AT BASE OF ALL WALL ASSEMBLIES
4. PROVIDE MANUFACTURER REQUIRED TRANSITION BETWEEN **ROOF1** AND **ROOF2**
5. ALL EXTERIOR WALL AND ROOF ASSEMBLIES TO MEET THE REQUIREMENTS OF MINNESOTA ENERGY CODE
6. MINIMUM THERMAL ENVELOPE INSULATION REQUIREMENTS FOR CLIMATE ZONE 6 IN WOOD FRAMED BUILDING FOR WALLS ABOVE GRADE IS R-13 +R-7.5ci or R-20 + R-3.8ci (CI = CONTINUOUS INSULATION
7. MINIMUM THERMAL ENVELOPE INSULATION REQUIREMENTS FOR CLIMATE ZONE 6 IN WOOD FRAMED BUILDING FOR ROOFS R-30ci (CI = CONTINUOUS INSULATION)
8. PROVIDE 22 GAUGE DRIP EDGE AT ALL ROOF EDGES AND CANOPIES (SHEET METAL1). REFER TO PROFILES ON A500 FOR DIMENSIONS
9. PROVIDE END CAPS AT ALL GUTTERS
10. CONTRACTOR TO VERIFY ALL FINISHES AND COLORS WITH ARCHITECT PRIOR TO INSTALLATION AND FABRICATION
11. REFER TO CIVIL DRAWINGS FOR ALL FINISH GRADE ELEVATIONS



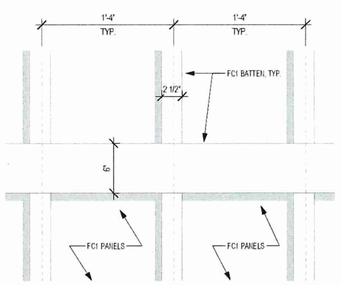
1 A-300 SOUTH ELEVATION
1/8" = 1'-0"



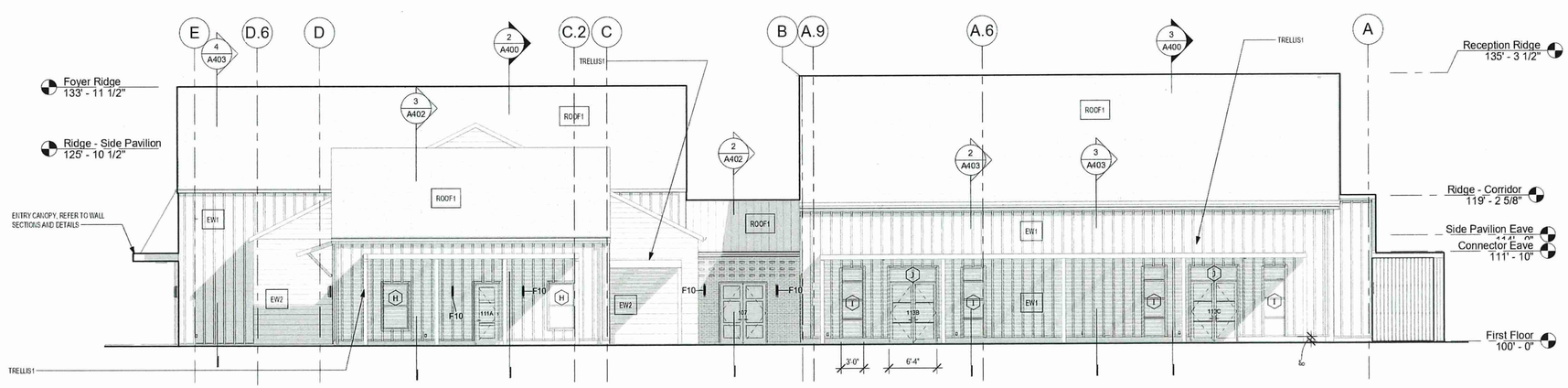
4 A-300 ENLARGED BATTEN ELEVATION
1 1/2" = 1'-0"



2 A-300 NORTH ELEVATION
1/8" = 1'-0"



5 A-300 ENLARGED BATTEN ELEVATION1
1 1/2" = 1'-0"



3 A-300 EAST ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

Project number	
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A-300

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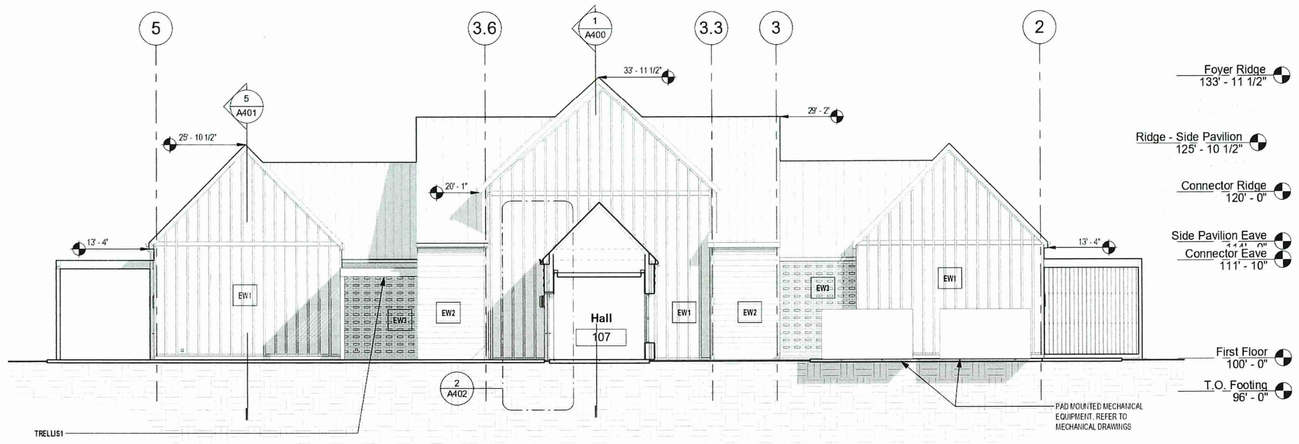
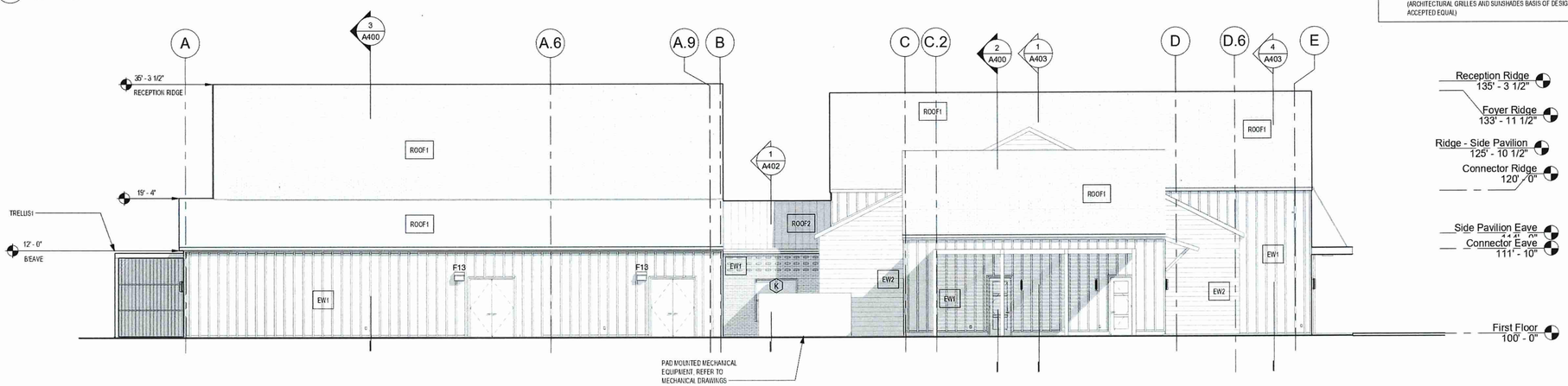
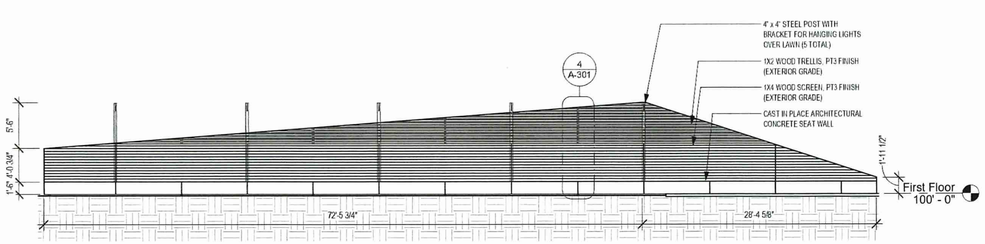


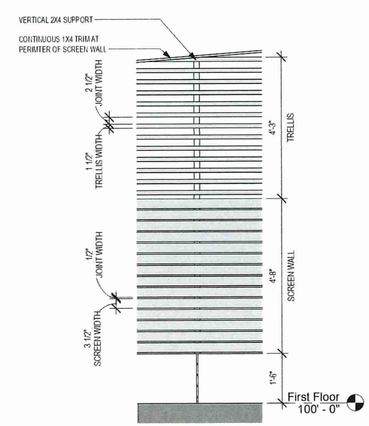
1 A-301 NORTH ELEVATION - FOYER
1/8" = 1'-0"



2 A-301 WEST ELEVATION
1/8" = 1'-0"



3 A-301 WOOD SCREEN ELEVATION
1/8" = 1'-0"



4 A-301 SCREEN WALL ELEVATION
1/2" = 1'-0"

EXTERIOR GENERAL NOTES

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7. MINIMUM THERMAL ENVELOPE INSULATION REQUIREMENTS FOR CLIMATE ZONE 6 IN WOOD FRAMED BUILDING FOR ROOFS R-30 ci (CI = CONTINUOUS INSULATION)
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9. PROVIDE END CAPS AT ALL GUTTERS
10. CONTRACTOR TO VERIFY ALL FINISHES AND COLORS WITH ARCHITECT PRIOR TO INSTALLATION AND FABRICATION
11. REFER TO CIVIL DRAWINGS FOR ALL FINISH GRADE ELEVATIONS

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ROOF2 (R2) - STANDING SEAM METAL (INSULATED)

SHEATHING (VERIFY WITH STRUCTURAL DRAWINGS)
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DS - 3" X 3" SHEETMETAL2 DOWNSPOUT (COLOR TO BE SELECTED BY ARCHITECT)
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EXTERIOR ELEVATIONS

Project Number	
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A-301

Scale: As indicated

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RCP LEGEND:

CEILING TYPE → ACT 1
HEIGHT A.F.F. → 8' - 11"
CEILING TAG

ACT1
NEW 2 X8 ACOUSTIC CEILING TILE AND GRID:
MFR: ARMSTRONG
PRODUCT: OPTIMA 9/16" TEGULAR TILE IN:
SIZE: 24 X 48

ACT2
NEW 2 X2 ACOUSTIC CEILING TILE AND GRID:
MFR: ARMSTRONG
PRODUCT: OPTIMA 9/16" SQUARE LAY IN TILE, FINE TEXTURE
SIZE: 24 X 24

ACT3
NEW 2 X2 ACOUSTIC CEILING TILE AND GRID:
MFR: ARMSTRONG
PRODUCT: KITCHEN ZONE, SQUARE LAY IN: 15/16, 673 IN WHITE (WH)
SIZE: 24 X 24

GWB1 - GYPSUM BOARD CEILING
PAINT PT1 (FLAT FINISH) UNLESS OTHERWISE NOTED

LMC1- LINEAR METAL CEILING - PERFORATED
MFR: CERTAINTEED
PRODUCT: XXC - LINEAR PLANK, 6" WIDE PLANK
PATTERN: #160 (23.0% OPEN AREA)
WHITE FINISH
2" BLACK ACOUSTIC INSULATION ABOVE CEILING

LMC2- LINEAR METAL CEILING
MFR: USG
PRODUCT: PARAMINE SUSPENDED/BAFFLE LINEAR CEILING SYSTEM
BAFFLE SIZE: 4" X 1.5"
MATTE BLACK FINISH

WP1- SHIPLAP WOOD WALL PANELING (INTERIOR)
SEE RCP FOR PAINT COLOR

WP1E- SHIPLAP WOOD WALL PANELING (EXTERIOR)
COLOR: PT3 FINISH

PT1 — CEILING FINISH - REFER TO FINISH PLANS FOR ADDITIONAL NOTES AND INFORMATION

SEE MECHANICAL & ELECTRICAL DRAWINGS FOR LOCATIONS, DETAILS, SPECIFICATIONS, AND REQUIREMENTS

RCP GENERAL NOTES

1. MECHANICAL AND ELECTRICAL CONTRACTOR TO PROVIDE CONSTRUCTION DOCUMENTATION AND SUBMITTALS FOR ALL PROPOSED WORK
2. ELECTRICAL CONTRACTOR TO PROVIDE EMERGENCY LIGHTING AND EXIT SIGNAGE LAYOUT TO MEET CURRENT CODES
3. ELECTRICAL CONTRACTOR TO DESIGN LIGHTING CONTROL SYSTEMS IN COLLABORATION WITH OWNER AND ARCHITECT. SWITCHING IS SHOWN FOR REFERENCE AND DESIGN INTENT ONLY
4. CONTRACTOR TO PROVIDE MOCKUP OF LIGHTING VALANCE (5/A910) AND COVE LIGHT DETAIL (6/A910) (5 L.F.) FOR REVIEW BY ARCHITECT AND OWNER

NEW LIGHT FIXTURE LEGEND:

F1 3" RECESSED CAN LIGHT, FLANGED
MFR: TECH LIGHTING
PRODUCT: EKITRA 3" LED
FINISH: BLACK AT SUITE 2 AND BAR, WHITE AT ALL OTHER LOCATIONS
COLOR TEMP: 3000K
NOTES: FLANGED ROUND BEVEL, 0-10 DIMMING

F1A 4" RECESSED CAN LIGHT
MFR: ALPHABET LIGHTING, INC
NU4-RA-SW-40LM-35K-90-35-NA-NL-WH-WH-NC-UNV-DIM10

F1B 4" RECESSED CAN LIGHT
MFR: ALPHABET LIGHTING, INC
NU4-RA-SW-40LM-35K-90-55-NA-NL-WH-WH-NC-UNV-DIM10

F1C 4" RECESSED CAN LIGHT
MFR: ALPHABET LIGHTING, INC
NU4-RA-SW-15LM-35K-90-55-NA-NC-WH-WH-NC-UNV-DIM10

F1D 4" RECESSED CAN LIGHT, WET RATED DOWNLIGHT (EXTERIOR)

F1E 3" RECESSED CAN LIGHT, FLANGELESS
MFR: TECH LIGHTING
PRODUCT: EKITRA 3" LED
FINISH: WHITE
COLOR TEMP: 3000K
NOTES: FLANGELESS ROUND BEVEL, 0-10 DIMMING

F2 1X4 SURFACE MOUNT LED LIGHT - CONTRACTOR GRADE
LOCATION: BACK OF HOUSE

F3 LARGE CHANDELIER
MFR: SPI, YD-160668
SPI LIGHTING CUSTOM INTERIOR PENDANT- MODIFIED AIP-1527-17 ZY1N: 2 INCH RING TO BE 16 FT. DIAMETER X 2 IN. WIDE X 3 IN. TALL - PROVISIONS FOR APPROX (24) MED BASE SOCKETS FOR A19 LAMPS FACING UP (BY OTHERS) PT1X PAINTED (OR BRUSHED ALUMINUM FINISH) 120V - NO DIFFUSER SHADES - REQUIRES BLOCKING AND HARDWARE (BY OTHERS) SEGMENTED (6 LIKELY) - STRAIGHT ADJUSTABLE AIRCRAFT CABLES - POWER CORD TO CANOPY - OAH(FZ):] UNLESS OTHERWISE SPECIFIED

F4 INTERIOR WALL SCONCE
MFG: VISUAL COMFORT
PRODUCT: KEATON, LARGE TWO LIGHT WALL/BATH:
FINISH: MIDNIGHT BLACK/FROSTED SHADES
LOCATION: RESTROOMS, SUITE

F5 INTERIOR WALL SCONCE
MFR: A-N-D LIGHTING
PRODUCT: VECTOR SCONCE
FINISH: POLISHED STAINLESS STEEL
COLOR TEMP: 2700K 0-10 DIMMING
LOCATION: BAR, FOYER, RECEPTION

F6 DECORATIVE PENDANT LIGHT
MFR: MFR: SPI
AIP-12360-18INL16W-120/277-3000K-DF80-PSS-PT11
LOCATION: BAR

F7 - LED TAPE LIGHT
MFR: GEN LED ACOLYTE
PRODUCT: 8.5 RGBWW 5-IN-1 RIBBON LYTE
RB-O-RGBWW20-8.5RGB2465
CHANNEL: GEN LED ACOLYTE ACI CHANNEL MOUNTING
MISC: FROSTED LENS, TRACK, DRIVERS & DMX CONTROLLER AND REQUIRED ACCESSORIES
0-10 DIMMING

F8 16" ROUND SURFACE MOUNT
MFR: BRUCK
PRODUCT: BRIA SURFACE MOUNT ROUND
BRIA-S-RD-30K-16-850-DI-WH-WH

F9 32" ROUND SURFACE MOUNT
MFR: BRUCK
PRODUCT: BRIA SURFACE MOUNT ROUND
BRIA-S-RD-30K-32-850-DI-WH-WH

F10 EXTERIOR WALL SCONCE
MFR: ALW
PRODUCT: CITY - OUTDOOR
1825-WL-SIZE-WATTAGE-COLOR
TEMP-U-RD-S-SA-FINISH

F10B EXTERIOR WALL SCONCE
MFR:
PRODUCT: AXIS COASTAL OUTDOOR WALL SCONCE
LARGE
LAMPING: LED
FINISH: NATURAL IRON

F11 LINEAR RECESSED DOWNLIGHT
STARTEK "PERIMETER BEAM" OR SIMILAR
CUT TO EXACT LENGTH

F12 ROUND EXTERIOR SURFACE
MFR: BROWNLEE, PENNY-OD OUTDOOR SURFACE
7200-BL-L32-30K-UP1

F13 EXTERIOR WALL PAC
MFR: BROWNLEE, BRICK-OD OUTDOOR
7075-L12-TB-H21-30K

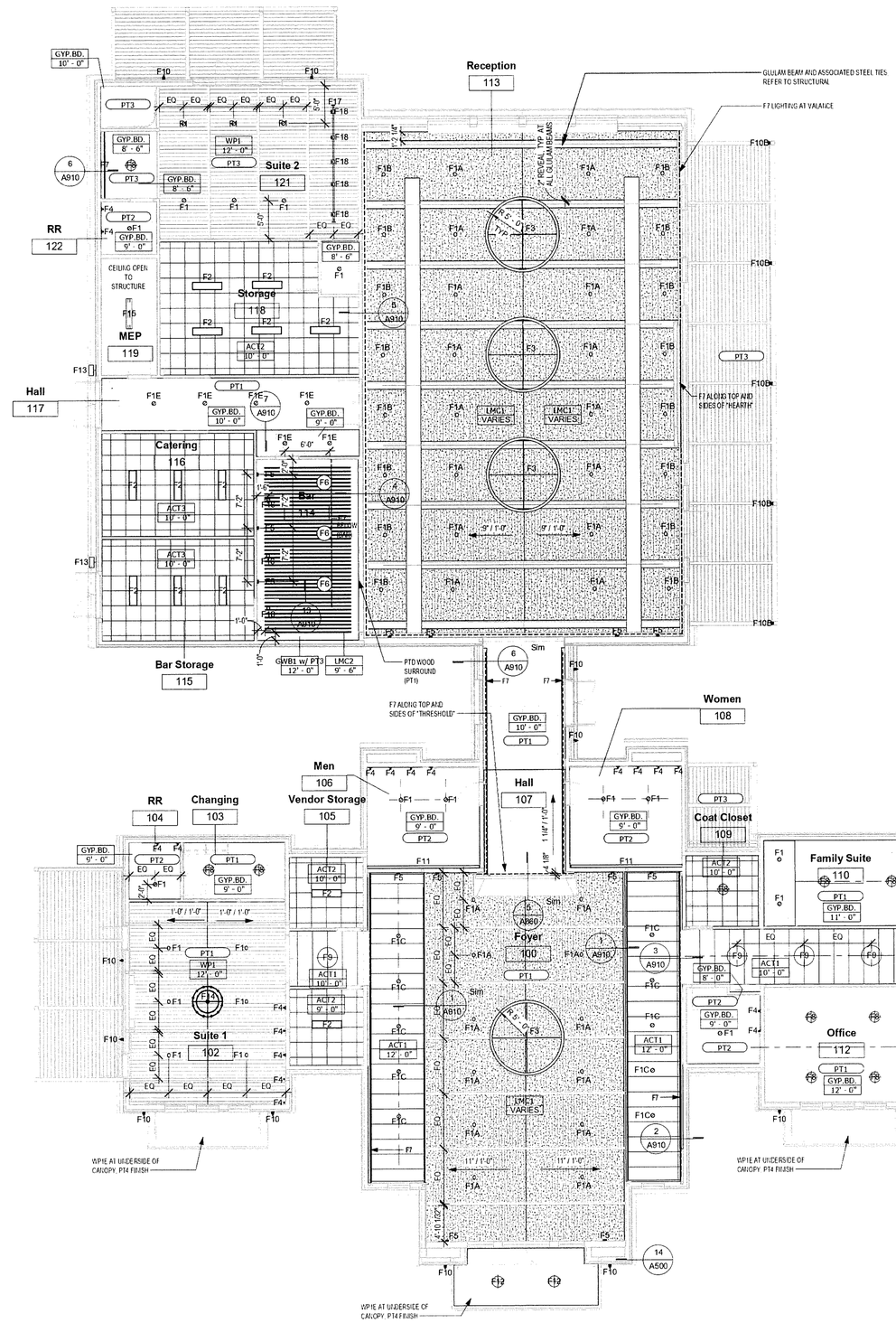
F14 FEATURE PENDANT
MFR: VISUAL COMFORT
PRODUCT: BIRANZIA LARGE TWO-TIER CHANDELIER
#EC10015BBS
FINISH: BURNISHED BRASS

F15 4' LED UTILITY PENDANT - CONTRACTOR GRADE

F16 4' DOWNLIGHT PENDANT - NARROW BEAM LOW GLARE
CONTRACTOR GRADE
BLACK

F17 16' LIGHT TRACK
BASIS OF DESIGN: ELITE LIGHTING ET6
BLACK

F18 LED GIMBEL TRACK HEAD
BASIS OF DESIGN: ELITE LIGHTING
BLACK



1 / A-901 First Floor RCP & Lighting Plan
1/8" = 1'-0"

RoehrSchmitt Architecture, LLC
1229 Tyler Street NE, Suite 275
Minneapolis, MN 55413

(P) 612.216.4191
(E) info@roehrschmitt.com

WHITE AND SABLE WEDDING VENUE

15485 Baltimore Street
Ham Lake, MN 55304

No.	Description	Date
1	Permit Set	12/18/2023
3	Addendum #1	12/21/2023
4	Commercial Site Plan - Rev01	01/03/2024
6	Commercial Site Plan - Rev02	01/05/2024
7	Commercial Site Plan - Rev03	01/12/2024

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 Architect under the laws of the State of Minnesota.

Michael G. Roehr, AIA

Minnesota License # 47471

DATE: 12/01/2023

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First Floor RCP & Lighting Plan

Project Number
Date 12/01/2023
Drawn By
Checked By

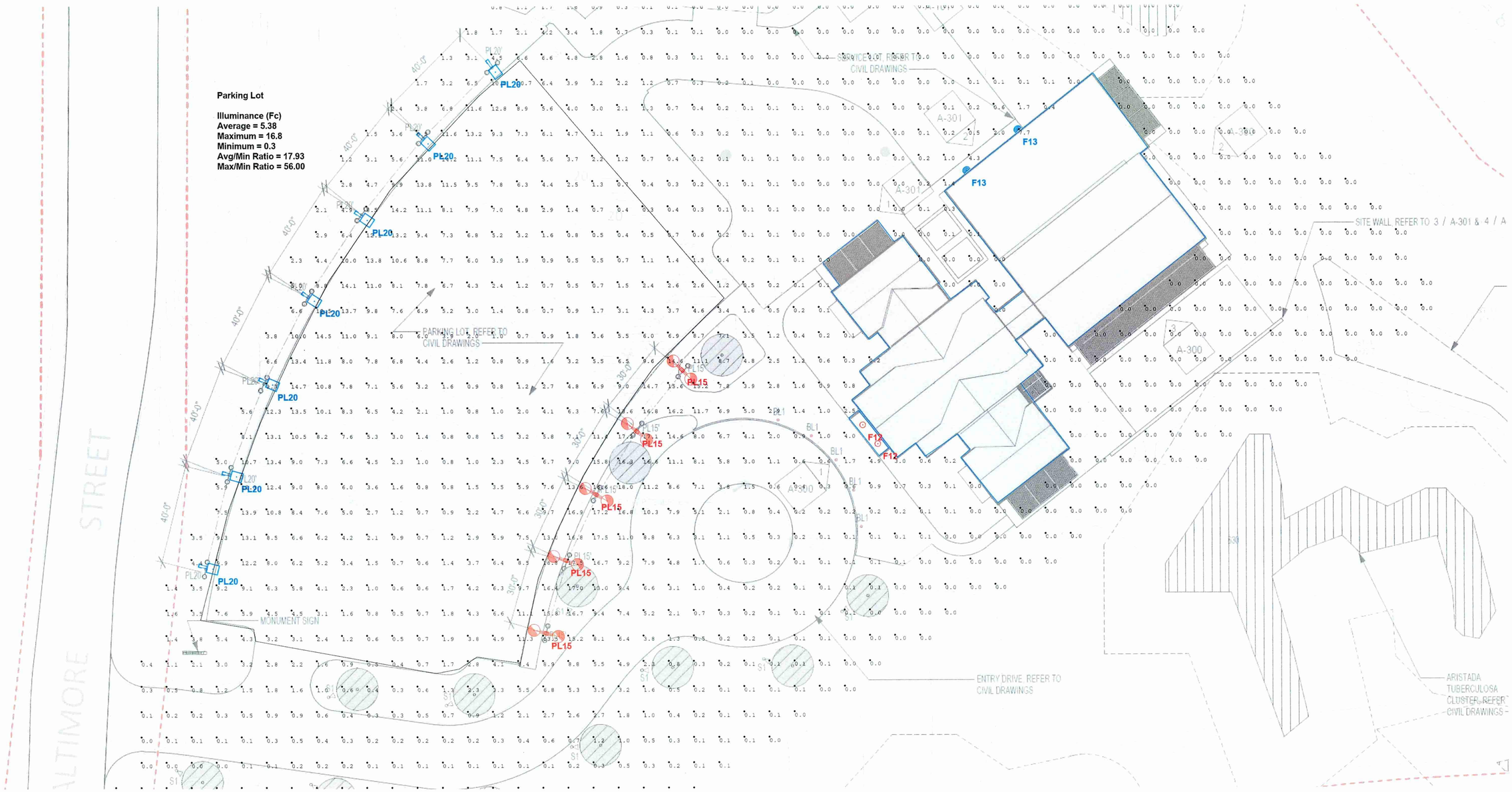
A-901

Scale 1/8" = 1'-0"

1/11/2024 10:51:51 AM

Luminaire Schedule						
Symbol	Qty	Label	Mounting Height	Lum. Watts	LLF	Description
	7	PL20	20	268	0.900	ORX-3-T4-128L-7-30K7-SPT
	5	PL15	15	152	0.900	ORX-3-T4-96L-530-30K7-SPT
	2	F12	11	31.61	0.900	7200-BL-L32-30K-UP1
	2	F13	9	19.9	0.900	7075-L12-TB-H21-30K

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall SIte	Fc	2.44	18.0	0.0	N.A.	N.A.
Parking Lot	Fc	5.38	16.8	0.3	17.93	56.00



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Illuminated Design Service

PULSE never ordinary

Designed By: K. Tomczak
Checked By: Jon Strasburg
Date:1/10/2024

Scale: 1" = 20'

White and Sable Wedding Venue

Ham Lake, MN

discharge to public waters.

B. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible and facilities or methods used to retain sediment on the site.

C. When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and man-made materials and facilities.

12-5.52 Specific Standards:

A. Impervious surface coverage of lots must not exceed 25 percent of the lot area.

B. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation districts.

C. New constructed stormwater outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.

12-5.6 Special Provisions for Commercial, Industrial, Public/Semipublic, Agricultural, Forestry and Extractive Uses and Mining of Metallic Minerals and Peat.

12-5.61 Standards for Commercial, Industrial, Public, and Semipublic Uses.

A. Surface water-oriented commercial uses and industrial, public, or semipublic uses with similar needs to have access to and use of public waters may be located on parcels or lots with frontage on public waters. Those uses with water-oriented needs must meet the following standards:

(1) in addition to meeting impervious coverage limits, setbacks, and other zoning standards in this ordinance, the uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;

(2) uses that require short-term watercraft mooring for patrons must centralize these facilities and design

Excerpt from Article 11 of the Ham Lake City Code

....

11-1800 LANDSCAPING IN COMMERCIALLY ZONED AREAS

In all areas of the City zoned CD-1, CD-2, CD-3 or CD-4, the following conditions shall apply to landscaping and ground cover.

11-1810 Landscape Plan Required No building permit shall be issued for construction on a vacant lot, nor for any addition to an existing building involving the addition of 500 square feet or more of additional building space, unless the applicant shall have first submitted and obtained approval of the City Council, after review by the Planning Commission, of a landscaping plan meeting the requirements of this code.

11-1820 Installation Required No certificate of occupancy shall be issued for any construction which required a landscaping plan unless the applicant has installed all of the elements of the landscaping plan, or unless the applicant has posted security acceptable to the City to guarantee timely installation of all landscaping.

11-1830 Time for Submission The landscaping plan shall be submitted, whenever possible, at the time of site plan approval. If the landscaping plan is not submitted at the time of site plan approval, it must be separately reviewed by the Planning Commission and approved by the City Council prior to the issuance of any building permits.

11-1840 Contents and Specifications

The landscaping plan shall be a quality document prepared at a scale of one-inch equals thirty feet, showing all relevant dimensions. Fifteen copies of the plan shall be submitted by the applicant. The following data shall be displayed on the plan, legibly labeled:

A. Perimeter of all buildings, signs or other structures;
B. Parking lots and walkways, identifying pavement material;
C. Areas of decorative rock, identifying type of rock;
D. Areas of lawn;
E. Other areas where other than natural wooded vegetation is to be used as ground cover, identifying the ground cover to be used;
F. Locations, trunk size, height and species of all trees to be planted;
G. Locations where existing natural wooded vegetation will remain undisturbed;
H. All other landscaping features to be used.

11-1850 MINIMUM LANDSCAPING REQUIREMENTS

11-1851 Paved Surfaces All surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point shall be surfaced with asphalt or concrete, to specifications established by the City's engineer.

11-1852 Ground Cover On any side of a lot which abuts a public road, the area from the road right-of-way to the nearest building side shall be entirely covered with ground cover consisting of pavement, decorative rock bordered with edging, lawn grass intended for regular mowing, mulch, bark, wood chips or other commonly used landscaping ground cover. Shingles, aggregate and clay mixtures such as Class V material, recycled concrete or asphalt, and other non-conventional ground covers shall not be permitted. Loose ground cover shall be installed to a depth of at least three inches. Any area which is covered by landscaping ground cover (not lawn or pavement) shall also include one decorative shrub for each ten square feet of ground cover.

Side yards and rear yards which do not contain existing natural wooded vegetation shall either be covered with ground cover in the manner stated above for front yards, or shall be planted so as to encourage the emergence of natural wooded vegetation, through the planting of tree species expected to reach a height of at least twenty five feet. Areas so prepared shall not be required to have mown lawn areas, but may be allowed to return to a natural state.

11-1853 Tree Plantings Trees which are planted outside of areas intended to return to a natural wooded state shall be of a variety indigenous to the local climate. Deciduous trees shall, when planted, have a trunk size of at least one and one half inches at a height of four feet from ground level. Conifers shall have a height of at least five feet. Tree locations are subject to review and approval of the City in the landscaping plan review process, and while no specific number of trees are required, the following general principles shall be observed;

A. Where property lines are adjacent to residential areas, a planting screen of conifers shall be required, of sufficient size and proximity to provide an intermingled screen within five years;

B. Decorative trees shall be planted along the right of way lines of adjacent public roadways;

B. The use of conifers shall be encouraged and preferred.

C. Whenever possible, an attempt will be made to preserve stands of existing vegetation, particularly treed or wooded areas.

11-1860 Case by Case Evaluation

Recognizing that the City contains a wide variety of commercial land, the landscape approval process shall be on a case by case basis. Where wetlands are present, or where large distances separate a commercial lot from adjacent lands, for example, strict adherence to screening requirements may be unnecessary. Likewise, strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan.

From: Horton, Becky (DNR) <becky.horton@state.mn.us>
Sent: Thursday, October 12, 2023 1:11 PM
To: Landon Oldenburger <landon@cooperfilmsco.com>
Cc: Joyal, Lisa (DNR) <lisa.joyal@state.mn.us>; Drake, James F (DNR) <James.F.Drake@state.mn.us>; Weise, Amanda (She/They) (DNR) <Amanda.Weise@state.mn.us>; Henning-Randa, Bridget (DNR) <Bridget.Henning-Randa@state.mn.us>; Collins, Melissa (DNR) <Melissa.Collins@state.mn.us>
Subject: RE: Venue/Species Avoidance Plan - Ham Lake - DNR comments

Hi Landon,

Thank you for submitting the attached avoidance plan for the White and Sable venue, located in Ham Lake, MN. The plan contains avoidance measures for seaside three-awn (*Aristida tuberculosa*), a state listed threatened species. EWR has reviewed the plan and determined that the avoidance measures identified in the plan are sufficient. Provided the measures are implemented, impacts to state-protected plants are not anticipated and a Permit to Take is not needed.

Amanda Weise has not had a chance to review the restoration plan. We understand that this is the initial draft, and additional input from Anoka Conservation District and Amanda Weise, could lead to additions or modifications. Please continue to work with Amanda on review of the restoration plan, including efforts to reseed the site with seeds collected from the plants.

Thank you for your efforts to protect these rare plants.

Any questions, please let me know.

Becky

Rebecca Horton
Planner Principal| Division of Ecological and Water Resources

Minnesota Department of Natural Resources
500 Lafayette Road N
St. Paul, MN 55155-4025
Phone: 651-259-5122
Email: becky.horton@state.mn.us
mndnr.gov

DEPARTMENT OF NATURAL RESOURCES

mndnr.gov

COON CREEK
WATERSHED DISTRICT

NOTICE OF PERMIT APPLICATION STATUS

Project: Oldenburger Wedding Venue

Date: January 9, 2024

Applicant: Paxton Properties, LLC
Attn: Angela Oldenburger
12718 Legacy Creek Parkway NE
Blaine, MN 55449

Permit Application#: P-23-074

Purpose: Construction of a new 11,000 square foot wedding venue, parking lot and other associated site improvements.

Location: 15525 Highway 65 NE, Ham Lake

At their meeting on 01/08/2024 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 4 conditions and 3 stipulations. **This is NOT a permit.**

Prior to permit issuance, the following conditions must be fulfilled. Please respond to each of these items in writing when resubmitting application materials to the District.

Conditions:

1. Submittal of a performance escrow in the amount of $3,700.00.
2. Provide proof that an application has been submitted to the MPCA for an NPDES permit.
3. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.
4. Update the erosion and sediment control plan to include the following:
   a. A note that exposed soils and soil stockpiles will be stabilized within 7 days of inactivity.
   b. Show rock construction entrance on construction plan sheet C103.

After issuance, the permit will include the following stipulations that need to be fulfilled before permit closeout:

Stipulations:

1. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3 of the Permit Application Review Report dated 1/4/2024, including volume, critical elevations and proof of installation for hydrodynamic separators.
2. Completion of post construction infiltration test s on the Bioinfiltration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to

witness the results.

3. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

Please be advised that **this is NOT a permit**, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rules. If you have any questions, please call 763-755-0975.

Sincerely,

Erin Margl

Erin Margl
Watershed Development Coordinator

cc: File P-23-074
Eileen Weigel, Stantec
Tom Collins, City of Ham Lake
Jennifer Bohr, City of Ham Lake

GREAT RIVER ENERGY™

12300 Elm Creek Boulevard
Maple Grove, Minnesota 55369-4718
763-445-5000
greatriverenergy.com

January 4, 2024

PS Line

Landon Oldenburger
12718 Legacy Creek Parkway, NE
Blaine, MN 55449
sent via email to landon@cooperfilmsco.com

SUBJECT: Encroachment Application
15485 Baltimore Street, Ham Lake, MN
Easement No. PS-AC-025B

Dear Landon:

Great River Energy has reviewed your site plans with a date of January 3, 2024. Your application for encroachment has been approved as submitted. Please notify Great River Energy once construction is complete.

We appreciate an opportunity to review your project locations. As a reminder, Great River Energy's facilities are overhead, so they will not show up in your Gopher One-Call locates. Use great caution when working near our transmission lines, this transmission line carries 69,000 volts of electricity and has the capability of arcing if objects come too close. You are required to maintain all clearances by OSHA regulations and National Electric Safety Code (NESC) any time while working near any power line. Please be advised that Great River Energy does not assume any liability that arises out of construction in its right-of-way.

Please visit our website at http://www.greatriverenergy.com/deliveringelectricity/safety for more on safety when working near transmission lines. Please contact me at 612-845-1204 or email mmacmillan@grenergy.com, if you have any questions or concerns.

Sincerely,

GREAT RIVER ENERGY

Michelle MacMillan

Michelle MacMillan
Land Rights Technician

MM:dp\R:\ALL- ENCROACHMENTS & CLEARANCE VIOLATIONS\PS Line\PS-AC-025B Oldenburger Encroachment Ltr.docx

Direct dial (763) 445-5984 Email mmacmillan@grenergy.com Fax (763) 445-6784

David Krugler

Subject: FW: Ham Lake Venue Property/Pipeline Avoidance

From: Bartley, Elizabeth S <ELIZABETH.BARTLEY@FHR.COM>
Sent: Thursday, December 21, 2023 3:26 PM
To: Landon Oldenburger <landon@cooperfilmsco.com>
Subject: Re: Ham Lake Venue Property/Pipeline Avoidance

Hi Landon,

Per our discussions, I do not see any conflict with our pipelines and your building plans.

Thank you,

Elizabeth Bartley

Senior Right of Way Agent | Flint Hills Resources LC

O: 651-481-7341 (Preferred)

C: 612-244-9950

USPS Address 3120 117th St E. Inver Grove Heights MN 55077

FedEx | UPS | Large Pkg Delivery Address 13775 Clark Rd Rosemount MN 55068

From: Landon Oldenburger <landon@cooperfilmsco.com>
Sent: Thursday, December 21, 2023 12:15:02 PM
To: Bartley, Elizabeth S <ELIZABETH.BARTLEY@FHR.COM>
Subject: Ham Lake Venue Property/Pipeline Avoidance

Sent by an external sender

Hi Elizabeth,
Thank you again for your prompt assistance and response to our build. We would just like to provide the city notice that you have seen and reviewed our plans (attached), and that you don't have any concerns about build impacting the pipeline south of Island Drive. You may simply respond to this email.

Thanks again and Happy Holidays!

Landon