



18681 Lake Drive East
Chanhassen, MN 55317
952-607-6512
www.rpbcwd.org

Riley Purgatory Bluff Creek Watershed District Permit Application Review

Permit No: 2022-007

Considered at Board of Managers Meeting: June 1, 2022

Received complete: May 1, 2022

Applicant: Gayle Morin

Consultant: Civil Site Group, Matt Pavek

Project: Lake Lucy Road Lot Split (Gayle Morin Subdivision): Proposed redevelopment of an existing single-family home parcel into two single-family residential lots with homes. The existing home will remain, with construction of a new home on the second lot. Proposed stormwater feature includes one biofiltration basin with elevated underdrain to promote infiltration.

Location: 1441 Lake Lucy Road, Chanhassen, MN 55317

Reviewer: Katie Turpin-Nagel, P.E., Barr Engineering and Scott Sobiech, P.E., Barr Engineering and

Proposed Board Action

Manager _____ moved and Manager _____ seconded adoption of the following resolutions based on the permit report that follows and the presentation of the matter at the June 1, 2022 meeting of the managers:

Resolved that the application for Permit 2022-007 is approved, subject to the conditions and stipulations set forth in the Recommendations section of the attached report;

Resolved that on determination by the RPBCWD administrator that the conditions of approval have been affirmatively resolved, the RPBCWD president or administrator is authorized and directed to sign and deliver Permit 2022-007 to the applicant on behalf of RPBCWD.

Upon vote, the resolutions were adopted, _____ [VOTE TALLY].

Applicable Rule Conformance Summary

Rule	Issue	Conforms to RBPCWD Rules?	Comments	
C	Erosion Control Plan	Yes		
D	Wetland and Creek Buffers	See comment.	See rule-specific permit condition D1 related to recordation of buffer maintenance declaration.	
J	Stormwater Management	Rate	Yes.	
		Volume	See comment.	See rule-specific permit condition J1 related to verifying the infiltration capacity of the soils and separation from groundwater.
		Water Quality	Yes.	
		Low Floor Elev.	See comment.	See rule-specific permit condition J2 related to adequate freeboard or separation to groundwater for existing habitable structures.
		Maintenance	See comment.	See rule-specific permit condition J3 related to recordation of stormwater facility maintenance declaration.
		Chloride Management	Yes.	
		Wetland Protection	Yes.	
L	Permit Fee	Yes.	\$3,000 received February 8, 2022. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of May 26, 2022 the amount due is \$4,584.	
M	Financial Assurance	See comment.	The financial assurance is calculated at \$57,283	

Background

The applicant is proposing a lot split subdividing an existing single residential lot into two lots. The existing home will remain, with construction of a new home on the second lot. A biofiltration basin with elevated underdrain to promote infiltration are proposed to provide stormwater quantity, volume and quality control.

The water resources within the project site or downgradient of the proposed activities are summarized in the following table. The table also provides a brief explanation of how each resource is implicated in the permit application review process.

Water resource impacted by proposed project

Water Resource	Projected resource impacts
Wetland 1	A Wetland Conservation Act-protected wetland onsite and downgradient from proposed land-disturbing activities.

The project site information is summarized below:

Project Site Information	Area (acres)
Total Site Area	4.84
Existing Site Impervious	0.29
Disturbed Site Impervious Area	0.0 (0%)
Proposed Site Impervious Area	0.43
Change in Site Impervious Area	0.14 (48% increase)
Total Disturbed Area	0.4

The following materials were reviewed in support of the permit request:

1. Application received February 17, 2022 (Incomplete notice was sent on March 8, 2022; materials submitted to complete application on May 1, 2022)
2. Grading plan and Construction Plan Sheets by Civil Site Group dated February 17, 2022 (revised March 22, 2022 and April 29, 2022)
3. Geotechnical exploration report by Haugo GeoTechnical Services dated February 21, 2022
4. Stormwater Management Report by Civil Site Group dated February 17, 2022 (revised March 22, 2022 and April 29, 2022)
5. Wetland Delineation Report by Jacobson Environmental, PLLC dated October 11, 2021
6. MNRAM Wetland Classification received October 11, 2021
7. Electronic HydroCAD models received on February 17, 2022 (revised March 22, 2022 and May 1, 2022)
8. Electronic MIDS water quality models received on May 1, 2022
9. Electronic P8 water quality models received on February 17, 2022 (revised March 22, 2022)
10. Engineers' opinion of probable cost dated February 17, 2022.
11. Response to RPBCWD review comments received March 22, 2022
12. Response to RPBCWD review comments received May 1, 2022

Rule C: Erosion and Sediment Control

Because the project will involve 0.4 acres of land-disturbing activity, the project must conform to the requirements in the RPBCWD Erosion and Sediment Control rule (Rule C, Subsection 2.1). The erosion control plan prepared by Civil Site Group includes installation of perimeter control (silt fence or sediment control logs), a stabilized rock construction entrance, inlet protection, daily inspection, placement of a minimum of 6 inches of topsoil (at 5% organic matter), decompaction of areas

compacted during construction, and retention of native topsoil onsite to the greatest extent possible. To conform to RPBCWD Rule C requirements, the following revisions are needed:

- C1. The Applicant must provide the name, address and phone number of the individual who will remain liable to the District for performance under this rule and maintenance of erosion and sediment-control measures from the time the permitted activities commence until vegetative cover is established.

Rule D: Wetland and Creek Buffers

Because the proposed work triggers a permit under RPBCWD Rule J and a wetland protected by the state Wetland Conservation Act is downgradient from (but not disturbed by) the proposed construction activities, Rule D, Subsections 2.1a and 3.1 require buffer on the edge of the wetland that is downgradient from the land-disturbing activities.

The Wetland Delineation Report and MnRAM analysis submitted indicate that the wetland onsite is a medium value wetland. Rule D, Subsection 3.1.a.iii requires wetland buffer with an average width of 40 feet from the delineated edge of the wetland, minimum 20 feet for medium value wetlands. The buffer widths are summarized in the table below.

Wetland ID	RPBCWD Wetland Value	Required Minimum Width (ft)	Required Average Width (ft)	Required Area (sq ft)	Provided Area (sq ft)	Provided Minimum Width (ft)	Provided Average Width (ft)
Wetland A	Medium	20	40	7,033 ¹	8,552	30.5	50

¹ Buffer area required only along the portion of the wetland downgradient from land-disturbing activities.

The applicant plans to disturb land within the designated wetland buffer area. The engineer’s review of plan sheets shows that buffer markers will be placed per District criteria (subsection 3.4). A note is included on the plan sheet indicating the project will be constructed so as to minimize the potential transfer of aquatic invasive species (e.g., zebra mussels, Eurasian watermilfoil, etc.) to the maximum extent possible, conforming to Rule D, Subsection 3.6. To conform to RPBCWD Rule D the following revisions are needed:

- D1. Plan Sheet L1.0 must be updated to show all the disturbed areas in the buffer will be restored with native vegetation (Rule D, Subsection 3.3). The restoration hatching shown on sheet L1.0 is outdated and reflects restoration for the plan set submitted March 22, 2022.
- D2. Buffer area maintenance requirements must be documented in a declaration recorded after review and approval by RPBCWD in accordance with Rule D, Subsection 3.5.

Rule J: Stormwater Management

Because the redevelopment project will disturb 0.4 acres of land-surface area, the project must meet the criteria of RPBCWD’s Stormwater Management rule (Rule J, Subsection 2.1). The criteria listed in

Subsection 3.1 will apply only to the disturbed portion of the project site and additional impervious area because the project will not disturb any existing impervious surface and will increase the imperviousness of the entire site by only 48% percent (i.e., less than 50 percent; Rule J, Subsection 2.3).

The developer is proposing construction of one biofiltration basin with elevated underdrain to promote infiltration to provide rate control, volume abstraction and water quality management on the site.

Rate Control

In order to meet the rate control criteria listed in Subsection 3.1.a, the 2-, 10-, and 100-year post development peak runoff rates must be equal to or less than the existing discharge rates at all locations where stormwater leaves the site. The applicant used a HydroCAD hydrologic model to simulate runoff rates for pre- and post-development conditions for the 2-, 10-, and 100-year frequency storm events using a nested rainfall distribution, and a 100-year frequency, 10-day snowmelt event. The existing and proposed 2-, 10-, and 100-year frequency discharges from the disturbed site area are summarized in the table below. The proposed project is in conformance with RPBCWD Rule J, Subsection 3.1.a.

Modeled Discharge Location	2-Year Discharge (cfs)		10-Year Discharge (cfs)		100-Year Discharge (cfs)		10-Day Snowmelt (cfs)	
	Ex	Prop	Ex	Prop	Ex	Prop	Ex	Prop
East	0.32	0.3	0.5	0.5	0.8	0.8	0.0	0.0
Wetland A	8.7	6.9	16.0	14.5	30.2	26.9	0.6	0.6
Wetland B	7.4	6.2	15.0	13.0	30.3	28.0	0.9	0.8

Volume Abstraction

Subsection 3.1.b of Rule J requires the abstraction onsite of 1.1 inches of runoff from all new or disturbed impervious surface of the parcel. An abstraction volume of 562 cubic feet is required from the 0.14 acres (6,135 square feet) of new impervious area on the site for abstraction. The plan sheets indicate that no existing impervious will be disturbed. The Applicant proposes one biofiltration basin with elevated underdrain to promote infiltration to provide volume abstraction. Pretreatment is provided by a grass filter strips between the impervious surfaces and the biofiltration basin (Rule J, Subsection 3.1.b.1).

Four soil borings performed by Haugo Geotechnical Services on February 15, 2022 show that soils in the project area are primarily clayey sand and sandy lean clay. Groundwater was not observed in the soil boring located at the biofiltration basin with elevated draitile to promote infiltration (SB-02). The bottom of boring SB-02 is at elevation 957.5 feet. While the following table demonstrates that the proposed design provided adequate separation between the bottom of the stormwater facilities and the groundwater (Rule J, Subsection 3.1.b.2.a), information provided by Sharmeen Al-Jaff (City of Chanhassen Planner) from adjacent property owners concerning the Morin Subdivision- 1441 Lake Lucy

Road (Gayle Morin Addition) Rezoning and Subdivision with Variances on 5/4/22 suggests standing water was observed in a boring not completely backfilled.

Groundwater Separation Analysis

Proposed BMP	Nearest Subsurface Investigation	Boring is within footprint?	Groundwater Elevation (feet)	BMP Bottom Elevation (feet)	Separation (feet)
Biofiltration Basin	SB-02	Yes	No groundwater observed (bottom elevation of soil boring approximately 957.5)	973	>15.5'

The applicant’s engineer provided the following response to the inquiry about the observed water in the boring: *“Between the date borings were taken on February 15, 2022 and water was observed on April 29, 2022 approximately 6-inches of precipitation fell during the 73-day stretch, in addition to snow blowing and snowmelt draining into the open hole. We recognize the professional geotechnical engineer’s opinion that groundwater was not encountered onsite and that they “do not anticipate that groundwater will be encountered during construction.”* While the engineer concurs that it is possible that rainfall and snowmelt could lead to the water observed in the boring, the geotechnical report also indicates *“Given the cohesive nature of soils encountered, it is possible that insufficient time was available for groundwater to seep into the borings and rise to its hydrostatic level.”* The engineer recommends conditioning approval on confirmation that there is at least 3 feet separation between the bottom of the basin and groundwater prior to construction of the proposed biofiltration basin with elevated draitile to promote infiltration (Rule J, Subsection 3.1.b.2.a). If the seasonally high groundwater is less than 3 feet below the bottom of the proposed biofiltration basin with elevated draitile to promote infiltration, design modifications or additional subsurface investigations are needed to ensure adequate groundwater separation.

The engineer concurs with the applicant’s design infiltration rates of 0.06 inches per hour for clayey soil based on the guidelines provided in the MN Stormwater Manual. Based on the design infiltration rate, the engineer concurs that the basins will draw down within 48 hours (Rule J, subsection 3.1b.3). The applicant indicated a plan to perform in-situ infiltration testing during construction.

Volume Abstraction Summary

Required Abstraction Depth (inches)	Required Abstraction Volume (cubic feet)	Provided Abstraction Depth (inches)	Provided Abstraction Volume (cubic feet)
1.1	562	1.13	579

With the conditions noted below regarding verification of subsurface conditions, the engineer concurs with the submitted information and finds that the proposed project will conform with Rule J, Subsection 3.3.a.

J1. Per Rule J, Subsection 3.1.b.2.c measured infiltration capacity of the soils at the bottom of the infiltration systems must be provided. The applicant must submit documentation verifying the infiltration capacity of the soils and that the volume control capacity is calculated using the measured infiltration rate. If infiltration capacity is less than needed to conform with the volume abstraction requirement in subsection 3.3a or there is inadequate separation to groundwater (i.e., less than 3 feet from the bottom of the basin to groundwater), design modifications to achieve compliance with RPBCWD requirements will need to be submitted (in the form of an application for a permit modification or new permit).

Water Quality Management

Subsection 3.1.c of Rule J requires the Applicant provide volume abstraction in accordance with 3.1b or least 60 percent annual removal efficiency for total phosphorus (TP), and at least 90 percent annual removal efficiency for total suspended solids (TSS) from site runoff, and no net increase in TSS or TP loading leaving the site from existing conditions. Because the BMPs proposed by the applicant provide more volume abstraction than is require by 3.1b, the engineer finds that the proposed project is in conformance with Rule J, Subsection 3.1.c.

Low floor Elevation

All new buildings must be constructed such that the lowest floor is at least two feet above the 100-year high water elevation or one foot above the emergency overflow of a stormwater-management facility according to Rule J, Subsection 3.6a. In addition, a stormwater-management facility must be constructed at an elevation that ensures that no adjacent habitable building will be brought into noncompliance with this requirement, according to Rule J, Subsection 3.6b. The low floor elevation of the proposed home and the adjacent stormwater management feature is summarized below and shows the proposed project is in conformance with Rule J, Subsection 3.6a.

Lot Riparian to Stormwater Facility	Low Floor Elevation of Building (feet)	Adjacent Stormwater Facility	100-year Event Flood Elevation of Adjacent Stormwater Facility (feet)	Freeboard to 100-year Event (feet)
Proposed House	979.0	Biofiltration basin with elevated draitile to promote infiltration	974.83	4.17
6675 Lakeway Drive	977.14 ¹	Biofiltration basin with elevated draitile to promote infiltration	974.83	2.31
6679 Lakeway Drive	970.43 ¹	Biofiltration basin with elevated draitile to promote infiltration	974.83	-4.4

¹ Taken from survey point elevations listed on the Alta/NSPS Land Title Survey provided with the drawing set.

The proposed infiltration basin will be constructed about 60 feet upgradient from habitable structure at 6679 Lakeway Drive. Because the low floor elevation of the structures to the west of the proposed biofiltration basin with elevated draitile to promote infiltration is estimated to be below the 100-year flood elevation in the basin, the applicant must provide an analysis using *Appendix J1 Plot 1: Minimum*

Depth to Water Table for No Further Evaluation. Alternatively, information must be provided to confirm the low floor elevation is at least 1 foot above the biofiltration basin with elevated draisile to promote infiltration overflow or two feet above the 100-year elevation in the biofiltration basin with elevated draisile to promote infiltration. The following revisions are needed to conform to RPBCWD Rule J, subsection 3.6.b requirements:

- J2. The applicant must submit supporting documentation demonstrating there is adequate freeboard or separation to groundwater to achieve the low floor criteria for the adjacent structures at 6679 Lakeway Drive. If the technical information demonstrates the existing habitable structure would be brought into nonconformance with the low floor requirement in subsection 3.6b, design modifications to achieve compliance with RPBCWD requirements will need to be submitted (in the form of an application for a permit modification or new permit).

Maintenance

Subsection 3.7 of Rule J requires the submission of a maintenance plan. All stormwater management structures and facilities must be designed for maintenance access and properly maintained in perpetuity to assure that they continue to function as designed. The Applicant provided a draft maintenance and inspection declarations for review that conforms to the maintenance and inspection required by Rule J, Subsection 3.7.

- J3. Permit applicant must provide a proof of recordation of the maintenance and inspection declaration as a condition of issuance of the permit. A draft of the declaration must be provided for District review and approval prior to recordation as a condition of issuance of the permit.

Chloride Management

Subsection 3.8 of Rule J requires the submission of chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan. The RPBCWD chloride-management plan requirement applies to the streets and common areas of the project site, but not the individual single-family homes. Because there are no street or common areas, Rule J, subsection 3.8 does not impose requirements on this project.

Wetland Protection

Because the proposed activities discharge to a protected wetland (Wetland A) on the site and alter the discharge the wetland receives from the site, the proposed activities must conform to RPBCWD wetland protection criteria (Rule J, subsection 3.10). Wetland A falls in the medium value category. The following tables summarize the allowable change in bounce and inundation duration from Table J1 of RPBCWD Rule J as well as the applicant's analysis for wetland protection and the potential impacts on the wetland. The proposed project conforms to the wetland bounce and inundation requirements.

Summary of allowable impacts on onsite wetland from Rule J, Table J1

Wetland Value/ Waterbody	Permitted Bounce for, 10-Year Event	Inundation Period for 1- and 2-Year Event	Inundation Period for 10-Year Event	Runout Control Elevation
Medium	Existing +/- 1.0 feet	Existing+2 days	Existing +14 days	0 to 1.0 ft above existing runout

Impacts of Project on Wetlands

Wetland	RPBCWD Wetland Value	Change in Bounce for, 10-Year Event (feet)	1-year change in Inundation Period (days)	2-year change in Inundation Period (days)	10-year change in Inundation Period (days)	Runout Control Elevation
Wetland A	Medium	0.1	0.3	0.3	0.3	No change

Rule J, Subsection 3.10b requires that treatment of runoff to medium value wetlands meet the water quality treatment criteria in Rule J, subsection 3.1c. Because the proposed an biofiltration basin with elevated draitile to promote infiltration provides the water quality treatment required in accordance with 3.1c.i, the engineer finds that the proposed project is in conformance with Rule J, Subsection 3.10b.

Rule L: Permit Fee Deposit:

The RPBCWD permit fee schedule adopted in February 2020 requires permit applicants to deposit \$3,000 to be held in escrow and applied to cover the \$10 permit-processing fee and reimburse RPBCWD for permit review and inspection-related costs and when a permit application is approved, the deposit must be replenished to the applicable deposit amount by the applicant before the permit will be issued to cover actual costs incurred to monitor compliance with permit conditions and the RPBCWD Rules. A permit fee deposit of \$3,000 was received on February 8, 2022. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. Subsequently, if the costs of review, administration, inspections and closeout-related or other regulatory activities exceed the fee deposit amount, the applicant will be required to replenish the deposit to the original amount or such lesser amount as the RPBCWD administrator deems sufficient within 30 days of receiving notice that such deposit is due. The administrator will close out the relevant application or permit and revoke prior approvals, if any, if the permit-fee deposit is not timely replenished.

- L1. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. The amount needed to replenish the permit fee deposit is \$4,584 as of May 26, 2022.

Rule M: Financial Assurance:

	Unit	Unit Cost	# of Units	Total
Rules C: Silt fence:	LF	\$2.50	2,110	\$5,275
Inlet protection	EA	\$100	2	\$200
Rock Entrance	EA	\$250	1	\$250
Restoration	Ac	\$2,500	0.14	\$350
Rules D: Wetland and Creek Buffer	LS	\$5,000	1	\$5,000
Rules J: Stormwater Management	EA	125% OPC	1	\$41,000

	Unit	Unit Cost	# of Units	Total
Biofiltration basin with elevated drain tile to promote infiltration: 125% of engineer's opinion of cost (\$32,800)				
Contingency (10%)		10%		\$5,208
Total Financial Assurance				\$57,283

Applicable General Requirements:

1. The RPBCWD Administrator and Engineer shall be notified at least three days prior to commencement of work.
2. Construction must be consistent with the plans, specifications, and models that were submitted by the applicant that were the basis of permit approval. The date(s) of the approved plans, specifications, and modeling are listed above and on the permit. The granting of the permit does not in any way relieve the permittee, its engineer, or other professional consultants of responsibility for the permitted work.
3. The grant of the permit does not relieve the permittee of any responsibility to obtain approval of any other regulatory body with authority.
4. The issuance of this permit does not convey any rights to either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.
5. In all cases where the doing by the permittee of anything authorized by this permit involves the taking, using or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements or interests, the permittee, before proceeding therewith, must acquire all necessary property rights and interest.
6. RPBCWD's determination to issue this permit was made in reliance on the information provided by the applicant. Any substantive change in the work affecting the nature and extent of applicability of RPBCWD regulatory requirements or substantive changes in the methods or means of compliance with RPBCWD regulatory requirements must be the subject of an application for a permit modification to the RPBCWD.
7. If the conditions herein are met and the permit is issued by RPBCWD, the applicant, by accepting the permit, grants access to the site of the work at all reasonable times during and after construction to authorized representatives of the RPBCWD for inspection of the work.

Findings

1. The proposed project includes the information necessary, plan sheets and erosion control plan for review.
2. The proposed project will conform to Rules C, D and J if the Rule Specific Permit Conditions listed above are met.

Recommendation:

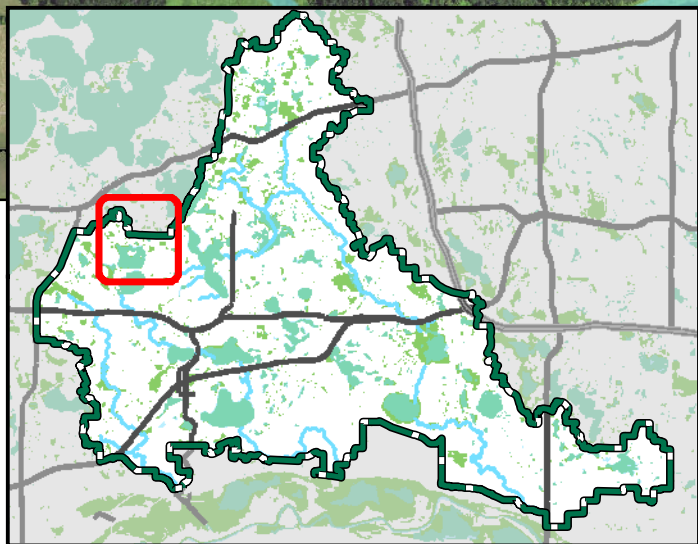
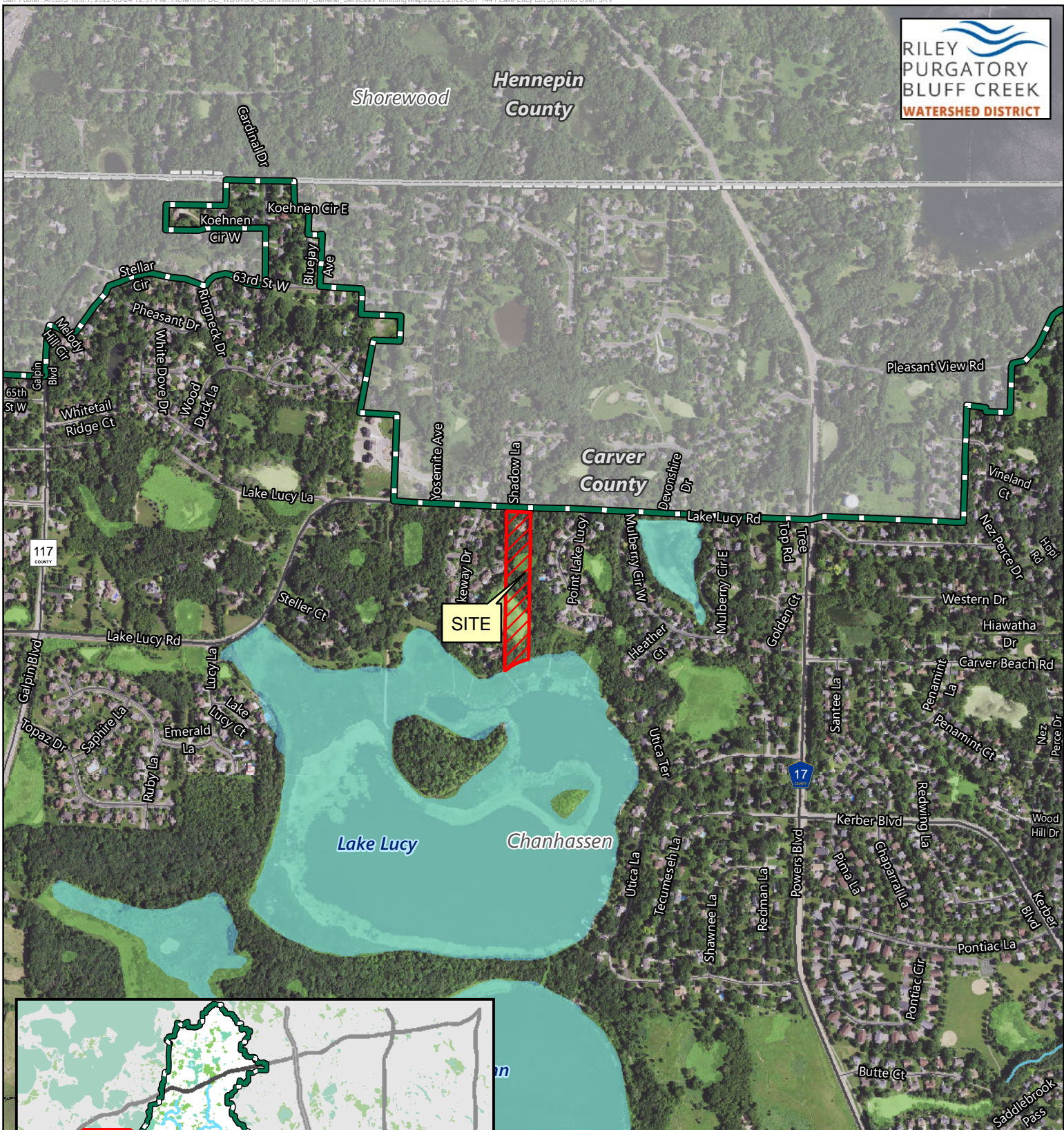
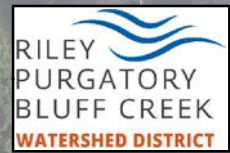
Approval of the permit issuance contingent upon:

1. Financial Assurance in the amount of \$57,283.
2. Receipt of the name, address and phone number of the individual who will remain liable to the District for performance under this rule and maintenance of erosion and sediment-control measures from the time the permitted activities commence until vegetative cover is established.
3. Receipt of updated plan Sheet L1.0 showing all the disturbed areas in the buffer will be restored with native vegetation (Rule D, Subsection 3.3).
4. The applicant must submit documentation verifying the infiltration capacity of the soils in the biofiltration basin and that the volume control capacity is calculated using the measured infiltration rate. If infiltration capacity is less than needed to conform with the volume abstraction requirement in subsection 3.3a or there is less than 3 feet of separation to groundwater from the bottom of the basin or redoximorphic soils, design modifications to achieve compliance with RPBCWD requirements will need to be submitted (in the form of an application for a permit modification or new permit)
5. The applicant must submit supporting documentation demonstrating there is adequate freeboard or separation to groundwater to achieve the low floor criteria for the adjacent structure at 6679 Lakeway Drive. If the technical information demonstrates the existing habitable structure would be brought into nonconformance with the low floor requirement in subsection 3.6b, design modifications to achieve compliance with RPBCWD requirements will need to be submitted (in the form of an application for a permit modification or new permit).
6. Receipt in recordation a maintenance declaration for the stormwater management facilities and buffers. Drafts of any and all documents to be recorded must be reviewed and approved by the District prior to recordation. Permit applicant must provide a proof of recordation as a condition of issuance of the permit.
7. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. The amount needed to replenish the permit fee deposit is \$4,584 as of May 26, 2022.

By accepting the permit, when issued, the applicant agrees to the following stipulations:

1. Continued compliance with General Requirements.
2. Per Rule J Subsection 4.5, upon completion of the site work, the permittee must submit as-built drawings demonstrating that at the time of final stabilization, all stormwater management facilities conform to design specifications and function as intended and approved by the District. As-built/record drawings must be signed by a professional engineer licensed in Minnesota and include, but not limited to:
 - a) the surveyed bottom elevations, water levels, and general topography of all facilities;
 - b) the size, type, and surveyed invert elevations of all stormwater facility inlets and outlets;

- c) the surveyed elevations of all emergency overflows including stormwater facility, street, and other;
 - d) other important features to show that the project was constructed as approved by the Managers and protects the public health, welfare, and safety.
 - e) photographic evidence of buffer marker locations indicated by permanent, free-standing markers in accordance with Rule D, Subsection 3.4 criteria.
3. Providing the following additional close-out materials:
- a) Documentation that constructed infiltration and filtration facilities perform as designed. This may include infiltration testing, flood testing, or other with prior approval from RPBCWD
 - b) Documentation that disturbed pervious areas remaining pervious have been decompacted per Rule C.2c criteria
4. The work on the Gayle Morin subdivision under the terms of permit 2022-007, if issued, must have an impervious surface area and configuration materially consistent with the approved plans. Design that differs materially from the approved plans (e.g., in terms of total impervious area) will need to be the subject of a request for a permit modification or new permit, which will be subject to review for compliance with all applicable regulatory requirements.



Feet



Permit Location Map

1441 LAKE LUCY LOT

Permit 2022-007

Riley Purgatory Bluff Creek
Watershed District

500 Commercial Avenue
 Golden Valley, MN 55422
 612-835-0000
 csl@civilsite.com

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

PROJECT
GAYLE MORIN SUBDIVISION
 1441 LAKE LUCY RD, CHANHASSEN, MN 55317
GAYLE MORIN
 1441 LAKE LUCY RD, CHANHASSEN, MN 55317

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

[Signature]
 Andrew R. Pank
 DATE: 06.15.2022 LICENSE NO. 45883

ISSUE/SUBMITTAL SUMMARY	
DATE: DESCRIPTION:	REVIEWED BY: AP
APPROVED BY: [Signature]	PROJECT NUMBER: 2422
DATE: DESCRIPTION:	REVISION SUMMARY:
DATE: DESCRIPTION:	

REMOVALS PLAN
C1.0
CONTRACT: 016 835 0004

REMOVAL NOTES:

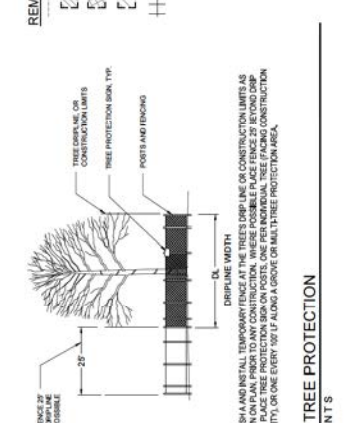
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (800-446-4002) OR CALL 811 TO LOCATE UTILITIES. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN REGULATIONS.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MODOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR REPAIR OF MATERIALS SHALL BE IMPOSED TO A LEGAL OFF SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ADJACENT REMOVAL CONNECTIONS AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. ADJACENT PROPERTY LINES SHALL INCLUDE STAKING, LOCATION AND CLEARUP OPEN AREAS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/INSPECTOR AND SUBJECT TO ANY REGULATIONS WITH THE CITY.
- EXISTING AND PROPOSED DRIVEWAYS AND UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM AND THEFT DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL CONSTRUCTION ACTIVITIES. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRELS, FLASHING LIGHTS, AND CONE TRAFFIC CONTROL. ALL TRAFFIC SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAKING, DEMARCATION AND CLEANUP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE SWPPP.

CITY OF CHANHASSEN REMOVAL NOTES:

- DURING THE COURSE OF GRADING AND/OR CONSTRUCTION IF ANY DRAIN TILE IS DISCOVERED THE DEVELOPER SHALL NOTIFY THE CITY ENGINEER AND SHALL BELIEVE OR HONOR THE DEPTH OF THE DRAIN TILE DISCOVERY.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW-01 - SW-05



Keep area below.
 Call before you dig.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

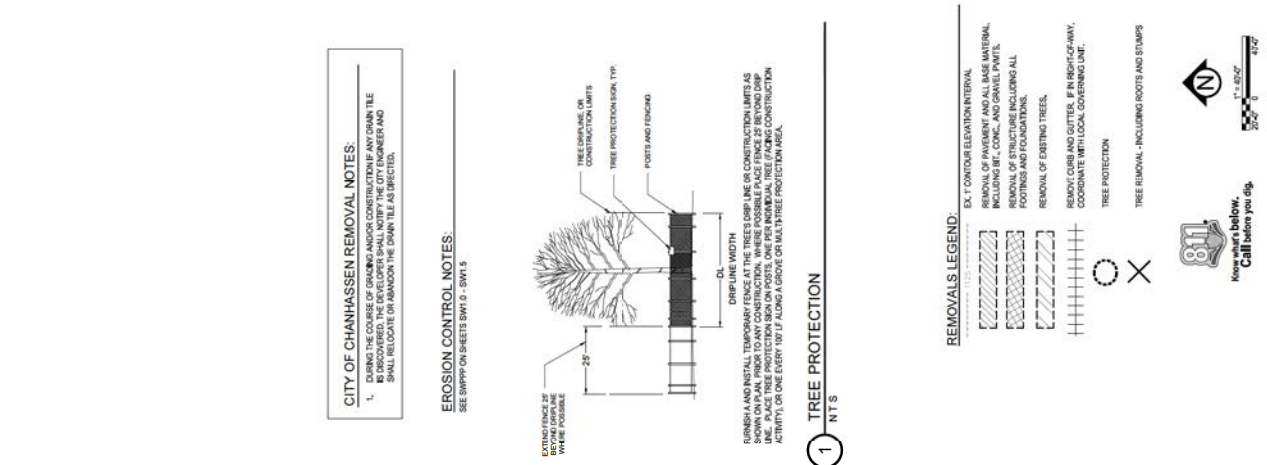
GAYLE MORIN SUBDIVISION
1441 LAKE LUCY RD, CHANHASSEN, MN 55317
GAYLE MORIN
1441 LAKE LUCY RD, CHANHASSEN, MN 55317

DESIGNED BY: KRISTIN TEPPER
DATE: 08.15.2022 LICENSE NO. 20862

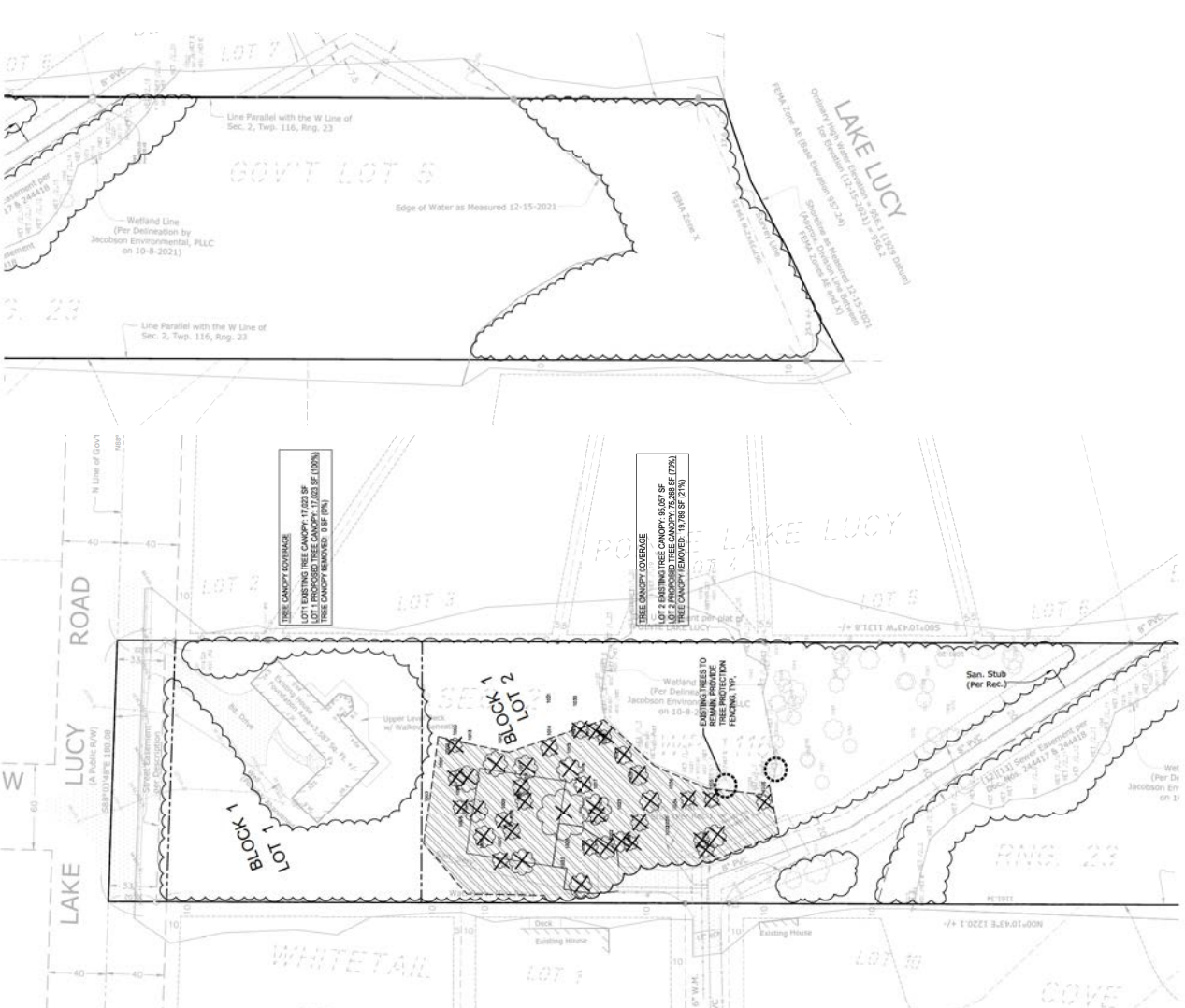
REVISION SUMMARY

NO.	DATE	DESCRIPTION
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2	08/15/2022	REVISED PER PLAN
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TREE PRESERVATION PLAN
C1.1



Tree ID	Species	Removal Status
1000	10 Broadleaved	C
1001	12 Ash	X
1002	18 Ash	X
1003	17 Ash	X
1004	15 Cherry	X
1005	11 Ash	X
1006	18 Broadwood	X
1007	12 Hickory	X
1008	12 Broadwood	X
1009	12 Broadwood	X
1010	12 Broadwood	X
1011	12 Broadwood	X
1012	17 Oak	X
1013	15 Hickory	X
1014	12 Broadwood	X
1015	17 Oak	X
1016	12 Broadwood	X
1017	22 Oak	X
1018	15 Hickory	X
1019	12 Broadwood	X
1020	11 Broadwood	X
1021	16 Ash	X
1022	14 Hickory	X
1023	18 Hickory	X
1024	12 Broadwood	X
1025	12 Broadwood	X
1026	15 Broadwood	X
1027	14 Broadwood	X
1028	12 Broadwood	X
1029	12 Broadwood	X
1030	10 Broadwood	X
1031	12 Broadwood	X
1032	12 Broadwood	X
1033	11 Broadwood	X
1034	11 Ash	X
1035	10 Broadwood	X
1036	10 Ash	X
1037	10 Ash	X
1038	10 Ash	X
1039	10 Ash	X
1040	10 Ash	X
1041	11 Broadwood	X
1042	10 Elm	X
1043	12 Oak	X
1044	12 Oak	X
1045	12 Oak	X
1046	10 Ash	X
1047	12 Oak	X
1048	11 Oak	X
1049	10 Oak	X
1050	10 Oak	X
1051	10 Oak	X
1052	14 Oak	X
1053	14 Elm	X
1054	10 Cherry	X
1055	10 Broadwood	X
1056	10 Broadwood	X
1057	10 Broadwood	X
1058	10 Ash	X
1059	10 Broadwood	X
1060	10 Broadwood	X
1061	11 Broadwood	X
1062	10 Broadwood	X
1063	20 Ash	X
1064	14 Hickory	X
1065	12 Elm	X
1066	12 Elm	X
1067	10 Ash	X
1068	11 Broadwood	X
1069	12 Cherry	X
1070	10 Hickory	X
1071	10 Hickory	X
1072	10 Cherry	X
1073	12 Maple	X
1074	17 Broadwood	X



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 1441 LAKE LUCY RD, CHANHASSEN, MN 55317
GAYLE MORIN
 1441 LAKE LUCY RD, CHANHASSEN, MN 55317

HERSEY COUNTY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED FOR THE CITY OF CHANHASSEN, MINNESOTA, AND THAT I AM A duly Licensed Professional Engineer UNDER THE LAWS OF THE STATE OF MINNESOTA.

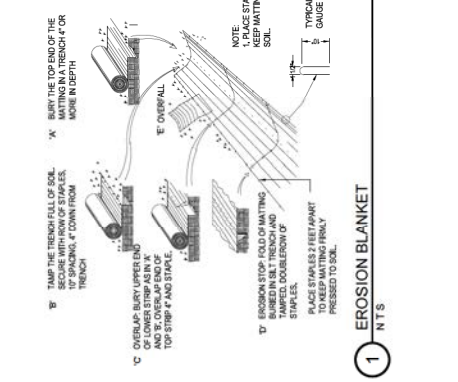
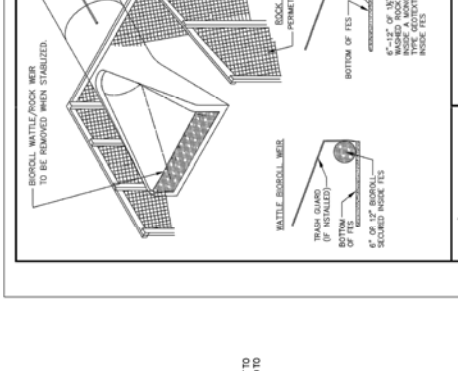
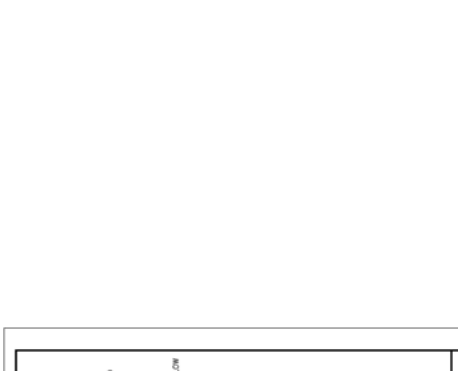
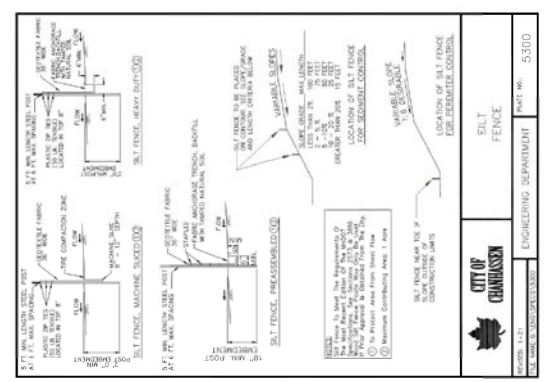
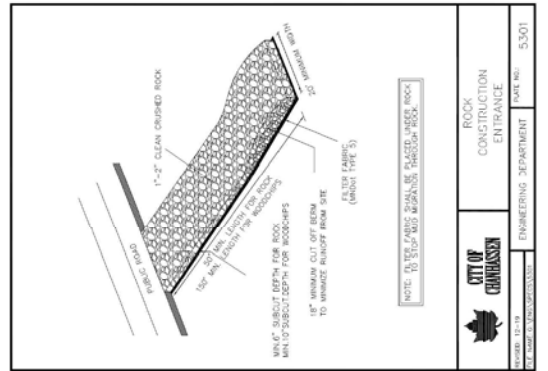
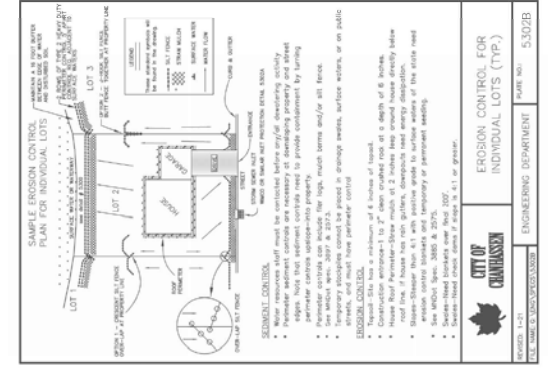
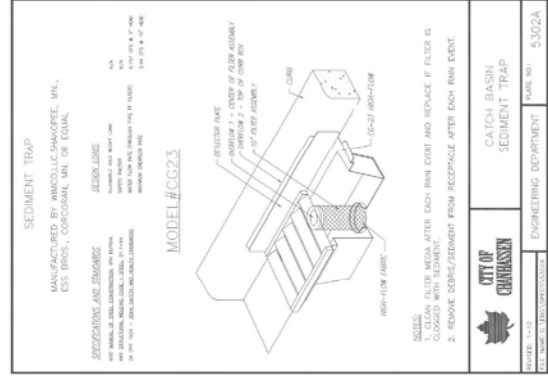
DATE: 06.13.2007 LICENSE NO. 45881

DESIGNED BY: [Signature] PROJECT NO. 0502A

DATE DESCRIPTION: [Table with 2 columns: DATE, DESCRIPTION]

REVISION SUMMARY: [Table with 2 columns: REVISION NUMBER, REVISION DESCRIPTION]

SWPPP - DETAILS
SW1.2

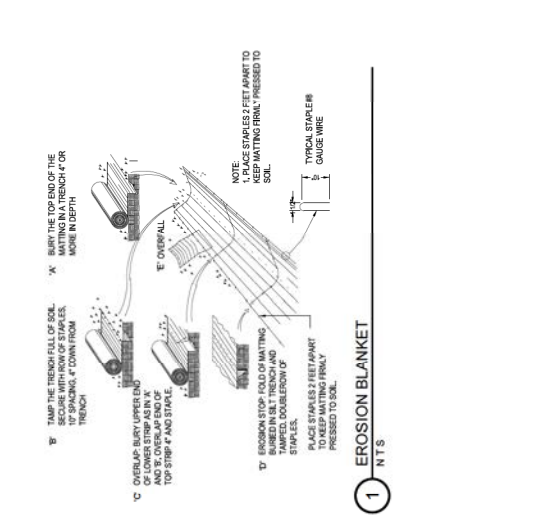
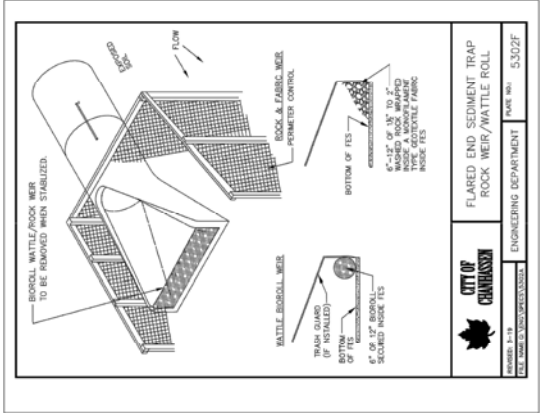


ENGINEERING DEPARTMENT
 FILE NO.: 5302A

ENGINEERING DEPARTMENT
 FILE NO.: 5302B

ENGINEERING DEPARTMENT
 FILE NO.: 5301

ENGINEERING DEPARTMENT
 FILE NO.: 5300



PRELIMINARY
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 1441 LAKE LUCY RD, CHANHASSEN, MN 55317

GAYLE MORIN
 1441 LAKE LUCY RD, CHANHASSEN, MN 55317

EROSION PREVENTION PRACTICES (SECTION 11)

DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMPs EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION TO MINIMIZE EROSION, DELINEATE AREAS NOT TO BE DISTURBED (E.G. WITH FLAG STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.

1. TEMPORARY EROSION PREVENTION PRACTICES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY EROSION PREVENTION PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
3. TEMPORARY EROSION PREVENTION PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
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10. TEMPORARY EROSION PREVENTION PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

SOILS INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME	PERCENT SAND	PERCENT SILT	PERCENT CLAY	PERCENT ORGANIC	PERCENT ROCK
ND	NEEDHAM SAND	70-80	10-20	0-10	0	0
CV	CHANDLER SAND	70-80	10-20	0-10	0	0
MP	MORNING PRAIRIE SAND	70-80	10-20	0-10	0	0
EX	EXPOSED SOIL	70-80	10-20	0-10	0	0

RECEIVING WATERS

WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
NA	GALEN LAKE	LAKE	N	N
27-0137-00	CHRISTMAS LAKE	LAKE	Y	Y
10-0000-00	LOTUS LAKE	LAKE	N	Y
10-0000-00	LUPY LAKE	LAKE	N	Y
10-0012-00	AMN LAKE	LAKE	N	Y

SEEDING AND SOIL STABILIZATION (SECTION 11)

DESCRIBE THE METHODS OF SEEDING AND SOIL STABILIZATION TO BE USED TO PREVENT EROSION AND TO RESTORE SOIL PRODUCTIVITY AND FUNCTION.

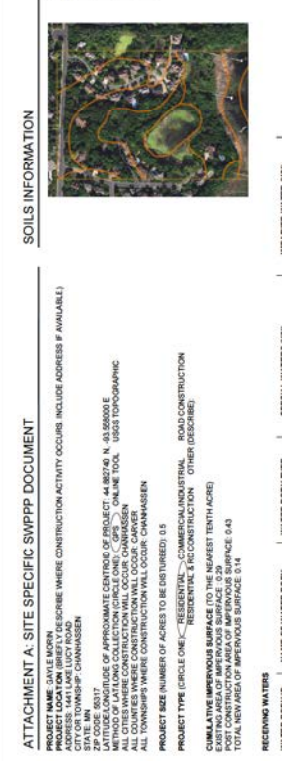
1. SEEDING AND SOIL STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
2. SEEDING AND SOIL STABILIZATION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
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GENERAL CONSTRUCTION PROJECT INFORMATION

DESCRIBE THE GENERAL CONSTRUCTION PROJECT INFORMATION, INCLUDING THE LOCATION AND TYPE OF ALL RECEIVING WATERS, INCLUDING THE LOCATION AND TYPE OF ALL RECEIVING WATERS, INCLUDING THE LOCATION AND TYPE OF ALL RECEIVING WATERS, INCLUDING THE LOCATION AND TYPE OF ALL RECEIVING WATERS.

DATES OF CONSTRUCTION

DESCRIBE THE DATES OF CONSTRUCTION, INCLUDING THE START AND END DATES OF CONSTRUCTION, INCLUDING THE START AND END DATES OF CONSTRUCTION, INCLUDING THE START AND END DATES OF CONSTRUCTION.



GENERAL SITE INFORMATION (SECTION 11)

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