

**2J. Consideration to adopt Resolution 2025-24 for Development Stage and Final Stage Planned Unit Development and Resolution 2025-25 and Ordinance 845 for Rezoning to Mastercraft Planned Unit Development for Phased Industrial Development including Industrial Service and Industrial Self-Storage as Principle Uses in the I-2 (Heavy Industrial) District and adopting Summary Ordinance 845A for publication. Applicant: Tim Flander/Big Bear Holdings**

<p><b>Prepared by:</b> Grittmann Consulting, Stephen Grittmann, City Planner</p>	<p><b>Meeting Date:</b> 3/24/2025</p>	<p><input checked="" type="checkbox"/> <b>Consent Agenda Item</b> <input type="checkbox"/> <b>Regular Agenda Item</b></p>
<p><b>Reviewed by:</b> Community Development Director, Community &amp; Economic Development Coordinator, Chief Building Official, Assistant City Engineer</p>	<p><b>Approved by:</b> City Administrator</p>	

**ACTION REQUESTED**

***Planning Commission unanimously recommends rezoning to Mastercraft PUD and Development and Final Stage PUD approvals.***

Motion to adopt Resolution 2025-24 approving a Development Stage and Final Stage Planned Unit Development for Phased Industrial Development including Industrial Service and Industrial Self-Storage as Principle Uses in the I-2 (Heavy Industrial) District, subject to the conditions in Exhibit Z and based on findings in said resolution and to adopt Resolution 2025-25 and Ordinance 845 rezoning to Planned Unit Development and creating the Mastercraft PUD District for Phased Industrial Development including Industrial Service and Industrial Self-Storage as Principle Uses in the I-2 (Heavy Industrial) District, subject to the conditions in Exhibit Z and based on findings in said Resolution and adopt Summary Ordinance 845A for publication.

**PREVIOUS COUNCIL ACTION**

July 22, 2024: Approval of Development Stage PUD

**REFERENCE AND BACKGROUND**

**Property:** Legal Description: Lot 1, Block 1, Oakwood Industrial Park 3<sup>rd</sup> Addition  
**PID #:** 155-249-001010

**Planning Case Number:** 2025-05

**Request(s):** 1. Development Stage and Final Stage Planned Unit Development  
2. Rezoning to Planned Unit Development

**Deadline for Decision:** April 5, 2025 (60-day deadline)  
June 4, 2025 (120-day deadline)

**Land Use Designation:** General Industrial

**Zoning Designation:** I-2 Heavy Industrial

**Overlays/Environmental Regulations Applicable:** Special Use District

**Current Site Uses:** Vacant Land

**Surrounding Land Uses:**

North:	I-2 Industrial
East:	I-1, Industrial
South:	I-2 Industrial
West:	I-2 Industrial

**Project Description:** The applicant requests Development and Final Stage PUD and rezoning to PUD approval for a previously reviewed Industrial Services use. The Development Stage PUD for the Mastercraft development was approved by the City Council in July of 2024. However, the applicant did not submit the Final Stage PUD application within the required 60 days of approval and did not request extension of that approval. The applicant is now seeking concurrent reviews of the Development and Final Stage applications to proceed with the project, as well as rezoning to PUD.

The applicant proposes to construct and operate an Industrial Services business (primarily landscaping and other seasonal maintenance), including outdoor storage of certain equipment and materials.

The applicant requests modifying the general standards of the I-2 district to accommodate three areas of flexibility. The first is to allow outdoor storage areas and equipment staging that rely on unpaved surface, substituting crushed concrete for surfaces in the storage area. The second is flexibility for their proposed outdoor storage coverage area, based on their business model which

includes outdoor parking of drivable equipment, and a longer-term expansion plan that would reduce the building-to-storage area ratio. The applicant also requests a modified building materials standard to accommodate a textured metal panel siding, a departure from the standard masonry finish, or other similar coating.

**ANALYSIS:**

The applicant originally received approval of a Development Stage PUD request in 2024, but did not undertake the Final Stage PUD for the project at that time.

The prior process included a concept review of the project that was presented to a joint Planning Commission/City Council workshop in January 2024. Comments from the City Council, Planning Commission, and staff were generally positive with regard to the proposed land use and consistency with both Comprehensive Plan goals for the site, as well as the development expectations for the property in question.

The primary issue for the workshop officials related to the proposed building materials, particularly where the side is visible from the adjoining roadway. The workshop comments expressed a willingness to accommodate the storage area and surfacing requests, especially in consideration of a long-term opportunity to shift storage indoors as building development expands on the site. It is acknowledged that there is no guarantee or timeline for that expansion. During the Development Stage PUD review in July 2024, the Planning Commission and City Council continued their support for the project, noting the proposed phasing as an accommodating factor for the crushed concrete surfacing and that the applicant proposes a textured steel finish and adding a masonry wainscot to the proposed principal building.

The subject parcel is just under 1.5 acres in area, with approximately 175 feet of frontage on Fallon Avenue. The surrounding uses are industrial in nature.

**Development & Final Stage PUD/Rezoning to PUD District**

The comments below are similar to those of the Development Stage review in 2024, with notations where the applicant has revised their plans to meet the conditions of approval, consistent with Final Stage PUD requirements.

**Site Planning.** The site plan relies on a single access drive from Fallon Avenue. The driveway enters the site and serves parking on either side of the drive. This portion of the more “public” facing parking area will be paved and curbed per code. The driveway will extend westward to the rear line of the building, after which the surface would transition to the crushed concrete requested by the applicant.

The plans illustrate a combination of uses in the rear yard area. There is a stormwater pond along the north property line, and another stormwater basin at the rear of the parcel. In the northwest corner of the site, the applicant proposes a future storage building.

The central portion of the rear yard area is crushed concrete and is shown on the applicant's plans as circulation area which divides two more aspects of storage – one for general materials and equipment storage, and the other for truck and trailer storage/parking.

The I-2 zoning district requires outdoor storage space cover an area no greater in extent than the floor area of the principal building. The applicant's plans result in a storage area up to 2.5 times the floor area of the proposed 7,200 square foot building. This aspect of the PUD is, with growth over time, suggested by the applicant to resolve itself, with the site plan illustrating additional building expansion over both the vehicle/storage area to the west and northwest corner of the site. Further, it is noted a portion of the space will be used for truck and equipment parking, rather than materials or general storage.

The PUD request is designed to accommodate the future expansion with the second building and the use of this area of the site in the interim for operations-related parking and circulation.

**Pedestrian Access.** In most cases, the City requires applicants to install public pedestrian facilities (sidewalk or pathway) as a component of completing the street along the parcel frontage. In this case, staff does not recommend that addition, given the anticipated reconstruction of Fallon Avenue in the foreseeable future.

**Parking.** The site plan shows a total of 19 parking spaces along the north side of the building and drive aisle. As an industrial use of 7,200 square feet (or double that with expansion), site parking would only be required a total of 9 spaces for each of the two main buildings. However, the parking design on the site plan will result in several of the proposed spaces blocking access to overhead doors located along the north wall. For the overhead doors to be accessible, at least half of the proposed parking spaces will not be available, reducing the practical available parking supply to about 12 spaces on the property. As the current building requirement is nine spaces, the current plan can proceed as proposed. The second phase expansion may require additional review if additional parking is needed. The applicant is required to provide a site plan demonstrating the location for the additional stalls at the time of the second phase.

**Landscape.** The landscape plan originally provided consisted of a series of Black Hills Spruce along the north property line, along a proposed boundary fence. With the final stage plans, these trees were scaled back significantly from the original plan. While they were a positive addition to the site, land uses to the north are heavy industrial and technically do not require a planted buffer. The plan also includes a shrub foundation planting in front of the building, and other ornamental tree plantings. Otherwise, the ground surface is required to be planted with turf. The landscape plan meets the City's planting requirements for tree quantities and shrub

plantings for the site and building, but the retention of at least some of the original count of Black Hills Spruce is recommended to support the PUD flexibility in building materials and storage area allowances.

**Building Design/Materials.** Building materials for the structure are an aspect of departure from the zoning ordinance. Per code, building materials should be masonry on all sides, or a textured product to simulate masonry exterior materials. While the applicant relied on other prior buildings constructed in the general area as examples, the City's revised materials code prohibits the exposed ribbed steel. Most recent permit approvals in industrial zones relied on the updated code standards. The applicant proposes to use steel siding, but with a textured surface. On the front elevation, the applicant proposes a wainscot of cultured stone.

As a condition of approval at the prior review, the City modified its approval to incorporate the requested textured steel siding (not ribbed panels) on all four sides of the building and including masonry wainscot along the front (Fallon Avenue) face of the structure.

The plan shows both current and future phases for building expansion. The future phases are included with this original review. Future phases can expect to be reviewed at an administrative level if proposed in accordance with the current plans. Modifications or departures will require more extensive PUD amendment review.

**Signage.** No information was provided related to signage. Sign permitting will be subject to the applicable ordinance requirements.

**Lighting.** The applicant provided a lighting plan submission. The plan appears to rely on wall-mounted lighting which if directed downward is expected to be consistent with the City's requirements of zero footcandles at the property line. An updated plan should be provided to accompany the building permit application

- I. **Budget Impact:** The applicant provided the required fee and escrow for the application, which is applied to the costs of review and public hearing.
- II. **Staff Workload Impact:** Consulting time for the review of the PUD is covered by the supplied escrow and is relatively minor in scope given prior application review. The City's Engineering Department completed a review of the project plans.
- III. **Comprehensive Plan Impact:** The proposed uses are consistent with the General Industrial land use designation for the parcel, as well as I-2 zoning. The PUD accommodations provide the user with flexibility in phasing of their project and recognize the needs of the specific use type. The development of the site also creates tax base on an in-fill location within the existing Oakwood Industrial Park.

**PLANNING COMMISSION REVIEW AND RECOMMENDATION**

The Planning Commission reviewed the proposed ordinance for PUD and held a public hearing on the development and final stage PUD and rezoning requests during its regular meeting on March 4, 2025.

During their discussion, the Commission noted the prior approval for development stage PUD, and the applicant's submitted final stage plans meet the required materials and site conditions set at the time of the prior development stage PUD approval.

No public was present to address the Commission during the public hearing.

Following discussion, the Commission unanimously recommended approval of the development and final stage PUD and rezoning to PUD, subject to the conditions in Exhibit Z.

**STAFF RECOMMENDED ACTION**

Staff recommend approval of the Zoning Amendment/Rezoning to PUD and the Development and Final Stage PUD with the requirements and conditions of Exhibit Z. The use is consistent with land use and zoning for the subject parcel. With the revised plans for Final Stage PUD, the applicant has met many of the prior assigned conditions. With the conditions in Exhibit Z, many of which are on-going, staff believe that PUD flexibility is appropriate, particularly given the planned future expansion on the site.

**SUPPORTING DATA**

- A. Resolution 2025-24
- B. Resolution 2025-25
- C. Ordinance No. 845
- C2. Summary Ordinance 845A
- D. Resolution PC-2025-09
- E. Resolution PC-2025-14
- F. Aerial Site Image
- G. Applicant Narrative
- H. Civil Plans, Including:
  - a. Site Plan
  - b. Landscape Plan
  - c. Grading Plan
  - d. Utility Plan
  - e. Erosion Control Plan
  - f. SWPPP
  - g. Firetruck Turning Exhibit
  - h. Detail

- I. Certificate of Survey (Lot)
- J. Building Elevations
- K. Landscaping Plan
- L. Photometric Plan
- M. Stormwater Report
- N. Chief Building Official's Letter, dated June 20, 2024
- O. City Engineer's Letter, dated February 21, 2025
- P. Engineering Response Comment Letter
- Z. Conditions of Approval

**EXHIBIT Z**  
**Conditions of Approval**

**Mastercraft Planned Unit Development  
Lot 1, Block 1, Oakwood Industrial Park 3<sup>rd</sup> Addition**

1. Accept the building materials proposed by the applicant to ensure that all four sides of the building are covered with materials that are composed of textured architectural steel, including the masonry wainscot finish on the front (Fallon Avenue) face of the structure.
2. The applicant's plans shall be revised to specify the material for trash enclosure, which shall be durable, maintenance free materials.
3. Specify in the Ordinance that upon construction of the second building, exterior storage-area surfacing will be upgraded to pavement capable of enduring the equipment used by the applicant on the site.
4. If developed in accordance with the layout and details of the current plan, the future phases may be reviewed and permitted with administrative approvals only.
5. No repair work is to be conducted outdoors.
6. Any tenants of the building shall be subject to the same limitations and conditions as to use and maintenance of the storage area and other outdoor restrictions.
7. A revised parking plan for the second phase is provided, demonstrating adequate usable, and accessible parking spaces are provided to the site for the second phase.
8. Turfgrass is established in all outdoor areas of the site not designated for pavement or storage/circulation space, or otherwise shown on the landscape plan.
9. Lighting plans are updated for the current site and provided at the time of building permit application.
10. The project and site improvements, including landscaping, is constructed and maintained per plans provided, with incorporation of the recommendation for 3-5 additional Black Hills Spruce along the north property line.
11. Verify that the presented site plan utilizes a current certificate of survey.
12. Compliance with the terms of the City's Engineering Staff letter dated February 21, 2025.

13. Compliance with the terms of the City Building Official's letter dated June 20, 2024.
14. Comments and recommendations of other Staff and Planning Commission.

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
CITY COUNCIL  
RESOLUTION NO. 2025-24**

**A RESOLUTION APPROVING A  
DEVELOPMENT STAGE AND FINAL STAGE PLANNED UNIT DEVELOPMENT  
FOR THE MASTERCRAFT PUD DISTRICT**

**WHEREAS**, the applicant is seeking a Development Stage and Final Stage Planned Unit Development approval, among other concurrent applications, for a parcel of currently undeveloped land; and

**WHEREAS**, the proposed PUD would incorporate development opportunity for industrial service uses and directly associated accessory uses as allowed uses in the proposed Mastercraft Planned Unit Development zoning district; and

**WHEREAS**, the PUD provides for an industrial service business, on a single development parcel, and utilizes existing right of way for access to and from the PUD business(es); and

**WHEREAS**, the PUD incorporates a series of development standards that the applicant will meet with the submitted, or supplemental, plans and documents; and

**WHEREAS**, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designates the land use for the property as Heavy Industrial uses; and

**WHEREAS**, the Planning Commission has reviewed the application for the Development Stage PUD pursuant to the regulations of the applicable ordinances and land use plans and policies; and

**WHEREAS**, the Planning Commission held a public hearing on July 2<sup>nd</sup>, 2024 and March 4, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission has recommended approval of the Development Stage PUD for Mastercraft; and

**WHEREAS**, the City Council has considered all of the comments of the Planning Commission, the public, and the staff report, which are incorporated by reference into the resolution, and

**WHEREAS**, the City Council of the City of Monticello makes the following Findings of Fact in relation to the approval for Development Stage PUD:

1. The proposed uses are consistent with the intent and purpose of the PUD, Planned Unit Development District.
2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.

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3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.
4. The proposed development accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.
5. The proposed development accommodates reasonable extensions of development and infrastructure to serve other undeveloped property in the area.
6. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.
7. The proposed PUD is not anticipated to negatively impact surrounding residential properties.
8. Approval of the development will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Monticello, Minnesota that the Monticello City Council approves the Development and Final Stage PUD for Mastercraft, subject to the conditions of Exhibit Z of the staff report, as follows:

1. Accept the building materials proposed by the applicant to ensure that all four sides of the building are covered with materials that are composed of textured architectural steel, including the masonry wainscot finish on the front (Fallon Avenue) face of the structure.
2. The applicant's plans shall be revised to specify the material for trash enclosure, which shall be durable, maintenance free materials.
3. Specify in the Ordinance that upon construction of the second building, exterior storage-area surfacing will be upgraded to pavement capable of enduring the equipment used by the applicant on the site.
4. If developed in accordance with the layout and details of the current plan, the future phases may be reviewed and permitted with administrative approvals only.
5. No repair work is to be conducted outdoors.
6. Any tenants of the building shall be subject to the same limitations and conditions as to use and maintenance of the storage area and other outdoor restrictions.

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7. A revised parking plan for the second phase is provided, demonstrating adequate usable, and accessible parking spaces are provided to the site for the second phase.
8. Turfgrass is established in all outdoor areas of the site not designated for pavement or storage/circulation space, or otherwise shown on the landscape plan.
9. Lighting plans are updated for the current site and provided at the time of building permit application.
10. The project and site improvements, including landscaping, is constructed and maintained per plans provided, with incorporation of the recommendation for 3-5 additional Black Hills Spruce along the north property line.
11. Verify that the presented site plan utilizes a current certificate of survey.
12. Compliance with the terms of the City's Engineering Staff letter dated February 21, 2025.
13. Compliance with the terms of the City Building Official's letter dated June 20, 2024.
14. Comments and recommendations of other Staff and Planning Commission.

**ADOPTED** this 24th day of March, 2025 by the City Council of the City of Monticello, Minnesota.

**MONTICELLO CITY COUNCIL**

By: \_\_\_\_\_  
Lloyd Hilgart, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Schreiber, City Clerk

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
CITY COUNCIL  
RESOLUTION NO. 2025-25**

**A RESOLUTION APPROVING AN AMENDMENT TO SECTION 153.047 OF THE  
MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE,  
CREATING THE MASTERCRAFT PLANNED UNIT DEVELOPMENT DISTRICT,  
AND REZONING THE SUBJECT PROPERTY TO MASTERCRAFT PUD DISTRICT**

**WHEREAS**, the applicant is seeking approval of a Planned Unit Development for a project consisting of industrial service uses, for the Mastercraft PUD District; and

**WHEREAS**, the proposed PUD District would create the uses and standards applicable to all development in the Mastercraft PUD District, to consist of an industrial services business and tenant occupants allowed as permitted uses in the I-2 District in the proposed Mastercraft Planned Unit Development zoning district; and

**WHEREAS**, the proposed PUD plans account for public easements and rights of way, and adequate drainage and utilities which will serve various phases of the PUD; and

**WHEREAS**, the subject parcels will be consistent with requirements of the City's Zoning Ordinance requirements under the adopted Mastercraft PUD District standards, as well as other applicable standards of the Monticello Zoning Ordinance; and

**WHEREAS**, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property as Heavy Industrial Zoning District; and

**WHEREAS**, the Planning Commission has reviewed the application for the Amendment to the Zoning Ordinance pursuant to the regulations of the applicable ordinances and land use plans and policies; and

**WHEREAS**, the Planning Commission held a public hearing on July 2<sup>nd</sup>, 2024, and on March 4<sup>th</sup>, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission has recommended approval of the establishment of the Mastercraft PUD District; and

**WHEREAS**, the City Council has considered all of the comments of the Planning Commission, the public, and the staff report, which are incorporated by reference into the resolution, and

**WHEREAS**, the City Council of the City of Monticello makes the following Findings of Fact in relation to the approval of the amendment for rezoning the subject property to Mastercraft PUD District:

1. The proposed Zoning District is required to address the proposed use, and provide the potential for development consistent with the intent and purpose of the plans, goals, and policies of the Monticello Comprehensive Plan related to the Heavy Industrial land use category.

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2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, provided the development is adequately served by existing roadways.
3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.
4. The proposed PUD District and the associated development plans accommodate adequate provision of public and private improvements, including streets, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.
5. The proposed PUD does not interfere with reasonable extensions of development and infrastructure to serve other undeveloped property in the area.
6. As a property which has been vacant for many years, the proposed PUD is not anticipated to negatively impact surrounding properties or values.
7. Approval of the PUD will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Monticello, Minnesota that the Monticello City Council approves the amendment to the Monticello Zoning Ordinance creating the Mastercraft PUD District, and rezoning the area as the Mastercraft PUD District, be approved subject to the conditions of Exhibit Z of the staff report, as follows:

1. Accept the building materials proposed by the applicant to ensure that all four sides of the building are covered with materials that are composed of textured architectural steel, including the masonry wainscot finish on the front (Fallon Avenue) face of the structure.
2. The applicant's plans shall be revised to specify the material for trash enclosure, which shall be durable, maintenance free materials.
3. Specify in the Ordinance that upon construction of the second building, exterior storage-area surfacing will be upgraded to pavement capable of enduring the equipment used by the applicant on the site.
4. If developed in accordance with the layout and details of the current plan, the future phases may be reviewed and permitted with administrative approvals only.
5. No repair work is to be conducted outdoors.

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6. Any tenants of the building shall be subject to the same limitations and conditions as to use and maintenance of the storage area and other outdoor restrictions.
7. A revised parking plan for the second phase is provided, demonstrating adequate usable, and accessible parking spaces are provided to the site for the second phase.
8. Turfgrass is established in all outdoor areas of the site not designated for pavement or storage/circulation space, or otherwise shown on the landscape plan.
9. Lighting plans are updated for the current site and provided at the time of building permit application.
10. The project and site improvements, including landscaping, is constructed and maintained per plans provided, with incorporation of the recommendation for 3-5 additional Black Hills Spruce along the north property line.
11. Verify that the presented site plan utilizes a current certificate of survey.
12. Compliance with the terms of the City's Engineering Staff letter dated February 21, 2025.
13. Compliance with the terms of the City Building Official's letter dated June 20, 2024.
14. Comments and recommendations of other Staff and Planning Commission.

**ADOPTED** this 24<sup>th</sup> day of March, 2025 by the City Council of the City of Monticello, Minnesota.

**MONTICELLO CITY COUNCIL**

By: \_\_\_\_\_  
Lloyd Hilgart, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Schreiber, City Clerk

**ORDINANCE NO. 845**

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING TITLE XV, § 153.047  
OF THE MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE, ESTABLISHING THE  
MASTERCRAFT PLANNED UNIT DEVELOPMENT DISTRICT AND  
REZONING THE FOLLOWING DESCRIBED PROPERTY TO MASTERCRAFT PUD:**

**Lot 1, Block 3, Oakwood Ind. Park 3<sup>rd</sup> Addition**

***THE CITY COUNCIL OF THE CITY OF MONTICELLO HEREBY ORDAINS:***

**Section 1.** Section § 153.047, PUD Districts, is hereby amended to add the following:

(y) Mastercraft PUD District

(1) Purpose. The purpose of the Mastercraft PUD District is to provide for the development of certain real estate subject to the Planned Unit Development District for industrial land uses.

(2) Phased Development. The Mastercraft PUD District will be developed in multiple phases as detailed on the approved Final Stage PUD Plans.

(3) Permitted Uses. Permitted principal uses in the Mastercraft PUD District shall be the permitted industrial uses of the I-2, Heavy Industrial District, including industrial services, as defined in the Monticello Zoning Ordinance, along with administrative offices, subject to the approved Final Stage PUD Development Plans dated March 24, 2024, and subject to the conditions of approval imposed by City Council Resolution No. \_\_\_\_\_, and as may be further amended. Leased tenant spaces in any approved building shall be required to be a permitted use in the I-2 Zoning District. Each individual use is limited to the location and building identified on the Final PUD Development Plans. The introduction of any other use or change in density shall be reviewed under the requirements of the Monticello Zoning Ordinance, 153.028(O)(9)(b) – Planned Unit Developments for Development Stage PUD.

(4) Accessory Uses. Accessory uses in the Mastercraft PUD District shall consist solely of those used as illustrated on the Final PUD Development Plan, include accessory passenger vehicle parking, equipment storage and parking accessory to a principal use located within a principal building as shown on the final site plan. No other accessory uses shall be permitted in the Mastercraft PUD District. Any principal use or tenant use of the principal building shall, if operating any approved accessory use under the Final PUD Development Plans, shall adhere to and be subject to all

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requirements and regulations of this ordinance and of the Monticello Zoning Ordinance.

(5) District performance standards. Performance standards for the development of any lot in the Mastercraft PUD District shall adhere to the approved Final Stage PUD plans and development agreement.

(6) The specific flexibility and conditions of the Mastercraft PUD District shall be as follows

- A. Outdoor storage areas shall be as shown per the approved Final Stage Plans for the first and future phases. Upon construction of the second building, exterior storage-area surfacing will be upgraded to pavement capable of enduring the equipment used by the applicant on the site.
- B. Landscaping is constructed and maintained per plans provided with incorporation of the recommendation for 3-5 additional Black Hills Spruce along the north property line and turfgrass established in all areas not designated for pavement or storage/circulation.
- C. If developed in accordance with the layout and details of the current plan, the future phases may be reviewed and permitted with administrative approvals only. References to the stockpile location should be removed from the plans.
- D. No repair work is to be conducted outdoors.
- E. Any tenants of the building shall be subject to the same limitations and conditions as to use and maintenance of the storage area and other outdoor restrictions.
- F. A revised parking plan for the second phase is provided at the time of development, demonstrating adequate usable, and accessible parking spaces are provided to the site for the second phase.
- G. Parking for the facility shall be as provided per the approved plans and located on the parcel to be shared among principal building occupants.
- H. Building architectural plans for the subject property shall be as provided with the final stage plans.
- I. Signage and landscaping shall be as per approved Final Stage PUD Development Plans, or as administratively approved per Monticello City Code.

(7) In such case where any proposed improvement is not addressed by the Final Stage PUD, then the applicant shall seek a PUD Amendment per

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the processes of the Monticello Zoning Ordinance and as directed by the Community Development Department.

(8) Where there are any conflicts in the allowed uses or required performance standards between the Mastercraft PUD District and any other applicable zoning regulations, the requirements of the Mastercraft PUD District and its associated plans shall prevail.

(9) Amendments. Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, or coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of § 153.028(O)(10). The city may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

**Section 2.** The City Clerk is hereby directed to mark the official zoning map to reflect this ordinance. The map shall not be republished at this time.

**Section 3.** The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

**Section 4.** This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

***ADOPTED BY*** the Monticello City Council this 24th day of March, 2025.

\_\_\_\_\_  
Lloyd Hilgart, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Schreiber, City Clerk

AYES:

NAYS:

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC 2025-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF MONTICELLO RECOMMENDING APPROVAL OF A  
DEVELOPMENT STAGE AND FINAL STAGE PLANNED UNIT DEVELOPMENT  
FOR THE MASTERCRAFT PUD DISTRICT**

**WHEREAS**, the applicant is seeking a Development Stage and Final Stage Planned Unit Development approval, among other concurrent applications, for a parcel of currently undeveloped land; and

**WHEREAS**, the proposed PUD would incorporate development opportunity for industrial service uses and directly associated accessory uses as allowed uses in the proposed Mastercraft Planned Unit Development zoning district; and

**WHEREAS**, the PUD provides for an industrial service business, on a single development parcel, and utilizes existing right of way for access to and from the PUD business(es); and

**WHEREAS**, the PUD incorporates a series of development standards that the applicant will meet with the submitted, or supplemental, plans and documents; and

**WHEREAS**, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designates the land use for the property as Heavy Industrial uses; and

**WHEREAS**, the Planning Commission has reviewed the application for the Development Stage PUD pursuant to the regulations of the applicable ordinances and land use plans and policies; and

**WHEREAS**, the Planning Commission held a public hearing on July 2<sup>nd</sup>, 2024 and March 4, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution, and make the following Findings of Fact in relation to the recommendation of approval:

1. The proposed uses are consistent with the intent and purpose of the PUD, Planned Unit Development District.

2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.
3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.
4. The proposed development accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.
5. The proposed development accommodates reasonable extensions of development and infrastructure to serve other undeveloped property in the area.
6. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.
7. The proposed PUD is not anticipated to negatively impact surrounding residential properties.
8. Approval of the development will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends to the City Council that the proposed Development and Final Stage PUD for Mastercraft be approved, subject to the conditions of Exhibit Z of the staff report, as follows:

1. Accept the building materials proposed by the applicant to ensure that all four sides of the building are covered with materials that are composed of textured architectural steel, including the masonry wainscot finish on the front (Fallon Avenue) face of the structure.
2. The applicant's plans shall be revised to specify the material for trash enclosure, which shall be durable, maintenance free materials.
3. Specify in the Ordinance that upon construction of the second building, exterior storage-area surfacing will be upgraded to pavement capable of enduring the equipment used by the applicant on the site.
4. If developed in accordance with the layout and details of the current plan, the future phases may be reviewed and permitted with administrative approvals only.
5. No repair work is to be conducted outdoors.

6. Any tenants of the building shall be subject to the same limitations and conditions as to use and maintenance of the storage area and other outdoor restrictions.
7. A revised parking plan for the second phase is provided, demonstrating adequate usable, and accessible parking spaces are provided to the site for the second phase.
8. Turfgrass is established in all outdoor areas of the site not designated for pavement or storage/circulation space, or otherwise shown on the landscape plan.
9. Lighting plans are updated for the current site and provided at the time of building permit application.
10. The project and site improvements, including landscaping, is constructed and maintained per plans provided, with incorporation of the recommendation for 3-5 additional Black Hills Spruce along the north property line.
11. Verify that the presented site plan utilizes a current certificate of survey.
12. Compliance with the terms of the City's Engineering Staff letter dated February 21, 2025.
13. Compliance with the terms of the City Building Official's letter dated June 20, 2024.
14. Comments and recommendations of other Staff and Planning Commission.

**ADOPTED** this 4th day of March, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By:  \_\_\_\_\_

Andrew Tapper, Chair

ATTEST:



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Angela Schumann, Community Development Director

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC 2025-14**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF MONTICELLO AMENDING SECTION 153.047 OF THE  
MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE,  
CREATING THE MASTERCRAFT PLANNED UNIT DEVELOPMENT DISTRICT,  
AND REZONING THE SUBJECT PROPERTY TO MASTERCRAFT PUD DISTRICT**

**WHEREAS**, the applicant is seeking approval of a Planned Unit Development for a project consisting of industrial service uses, for the Mastercraft PUD District; and

**WHEREAS**, the proposed PUD District would create the uses and standards applicable to all development in the Mastercraft PUD District, to consist of an industrial services business and tenant occupants allowed as permitted uses in the I-2 District in the proposed Mastercraft Planned Unit Development zoning district; and

**WHEREAS**, the proposed PUD plans account for public easements and rights of way, and adequate drainage and utilities which will serve various phases of the PUD; and

**WHEREAS**, the subject parcels will be consistent with requirements of the City's Zoning Ordinance requirements under the adopted Mastercraft PUD District standards, as well as other applicable standards of the Monticello Zoning Ordinance; and

**WHEREAS**, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property as Heavy Industrial Zoning District; and

**WHEREAS**, the Planning Commission has reviewed the application for the Amendment to the Zoning Ordinance pursuant to the regulations of the applicable ordinances and land use plans and policies; and

**WHEREAS**, the Planning Commission held a public hearing on July 2<sup>nd</sup>, 2024, and on March 4<sup>th</sup>, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution, and make the following Findings of Fact in relation to the recommendation of approval:

1. The proposed Zoning District is required to address the proposed use, and provide the potential for development consistent with the intent and purpose of the plans, goals, and policies of the Monticello Comprehensive Plan related to the Heavy Industrial land use category.
2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, provided the development is adequately served by existing roadways.
3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.
4. The proposed PUD District and the associated development plans accommodate adequate provision of public and private improvements, including streets, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.
5. The proposed PUD does not interfere with reasonable extensions of development and infrastructure to serve other undeveloped property in the area.
6. As a property which has been vacant for many years, the proposed PUD is not anticipated to negatively impact surrounding properties or values.
7. Approval of the PUD will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends to the City Council that the proposed amendment to the Monticello Zoning Ordinance creating the Mastercraft PUD District, and rezoning the area as the Mastercraft PUD District, be approved subject to the conditions of Exhibit Z of the staff report, as follows:

1. Accept the building materials proposed by the applicant to ensure that all four sides of the building are covered with materials that are composed of textured architectural steel, including the masonry wainscot finish on the front (Fallon Avenue) face of the structure.
2. The applicant's plans shall be revised to specify the material for trash enclosure, which shall be durable, maintenance free materials.
3. Specify in the Ordinance that upon construction of the second building, exterior storage-area surfacing will be upgraded to pavement capable of enduring the equipment used by the applicant on the site.

4. If developed in accordance with the layout and details of the current plan, the future phases may be reviewed and permitted with administrative approvals only.
5. No repair work is to be conducted outdoors.
6. Any tenants of the building shall be subject to the same limitations and conditions as to use and maintenance of the storage area and other outdoor restrictions.
7. A revised parking plan for the second phase is provided, demonstrating adequate usable, and accessible parking spaces are provided to the site for the second phase.
8. Turfgrass is established in all outdoor areas of the site not designated for pavement or storage/circulation space, or otherwise shown on the landscape plan.
9. Lighting plans are updated for the current site and provided at the time of building permit application.
10. The project and site improvements, including landscaping, is constructed and maintained per plans provided, with incorporation of the recommendation for 3-5 additional Black Hills Spruce along the north property line.
11. Verify that the presented site plan utilizes a current certificate of survey.
12. Compliance with the terms of the City's Engineering Staff letter dated February 21, 2025.
13. Compliance with the terms of the City Building Official's letter dated June 20, 2024.
14. Comments and recommendations of other Staff and Planning Commission.

**ADOPTED** this 4<sup>th</sup> day of March, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: 

Andrew Tapper, Chair

ATTEST:

A handwritten signature in blue ink, appearing to read 'Angela Schumann', is written over a horizontal line.

Angela Schumann, Community Development Director

# Consideration Dev & Final PUD/Rezoning - Industrial Service & Self Storage as Principle Use

PID: 155-249-001010 Address: 9730 Fallon Ave N Legal L1, BLK1, Oakwood Ind Park 3rd Addition



June 3rd, 2024

## Big Bear Holdings Application

Master Craft Grounds Maintenance is a family owned 30 yr old company who heavily services commercial properties in Wright and Sherburne Counties. Over the years Master Craft has grown and is looking for a permanent home to headquarter the business out of. Monticello is centrally located and a great city to continue building the business in with the development of this lot. The overall goal is to establish a 7,200 sq ft industrial building with office and warehouse. Master Craft will occupy the majority of the building, but may have space available to rent as the business fluctuates in size and the amount of equipment. Additional buildings are drawn in that provide a visual for what future expansion may look like. This could be used by Master Craft or as leased space to offer shop / warehouse space to like kind companies who require smaller industrial spaces with an element of outdoor storage. With recent changes to the code we're applying for a planned unit development to allow for some of the previously allowed development standards that effect the exterior materials allowed, the ground cover improved material, and the outdoor storage allowance. The reason for the PUD is the challenges some of the new codes place over an already difficult site to economically develop within an older industrial development. Our goal is to develop one of the most aesthetically pleasing and functional properties in the area.

## Planned Unit Development Application

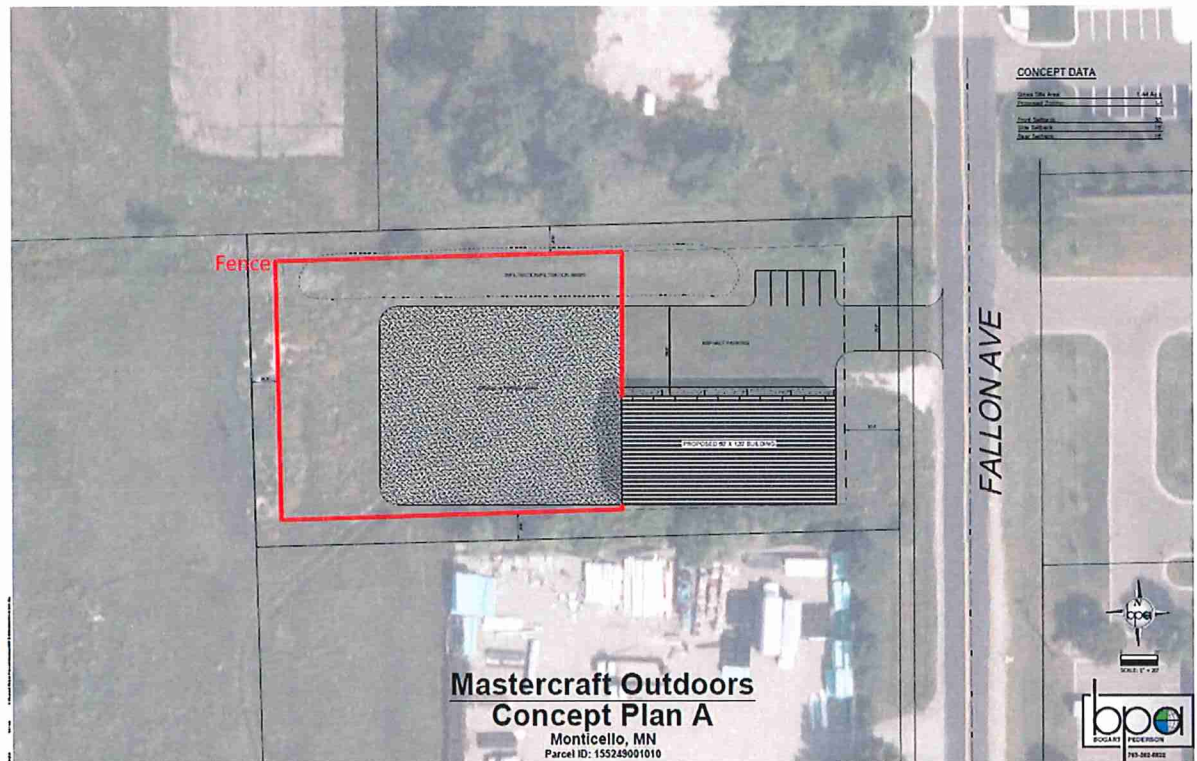
- 1) **Exterior architectural standards.** Developer requests the use of finished steel for the primary component of the exterior of the building. Similar to the most recent addition to the industrial park with Monticello Plumbing & Heating, 211 Dundas Rd. An image is below. They used a tan colored - finished steel and have an improved more architectural presence along Dundas which includes a cultured stone base along the bottom of the building with an overhanging roof line above the door that matches the roof to add architectural interest. We request the same requirements acknowledging the need for an enhanced façade that extends five (5) feet from the principal structure with a 15% minimum in class A products, stone / glass / brick etc. We request this as it is the most suitable to match the surrounding buildings, this type of metal has proven itself for durability, and provides a quality appearance with the addition of the stone, glass, and façade articulation, that pronounces the front of the building and the primary entrance. The steel chosen for this project is an architectural textured steel that increases the aesthetic value of the overall building.



- 2) **Off Street Loading Spaces- Drive Aisle - Outdoor Storage (combined).** Both the off street loading spaces, drive aisles, and the outdoor storage have an improved surface of asphalt or concrete. We request that an improved medium of crushed concrete be an allowed surface as the asphalt and concrete are not suitable for the principle use of the property. The primary use is a landscape company that will be loading and unloading via skid loaders and front end loaders. Asphalt does not withstand well the loading and unloading of equipment, the tight turning radius of truck and trailers that the narrow site demands, and the loading and unloading of materials while using a machine such as a skid loader or a yard loader. Class 5 and more recently recycled asphalt has been used through out the Monticello industrial park for years and has worked well for its users. It provides a compacted base that functions well that allows the turning and loading to take place both for trucks and trailers as well as machines without damage to any of the surface or to unnecessary wear on the tires or tracks of the machines. The improved medium for this project proposed is crushed concrete. The material will be delivered from a specific provider as they have material that does not contain the fines from the crushing and is therefore a low dust producing product.

The immediate neighbor to the South, Norland Truck has nearly an acre of outdoor storage, drive lanes, and loading/unloading areas that is composed of class 5 which has worked very well over the years. Across the street to the east was Dakota Supply Group, now Hoglund Body and equipment, who has 0.6 acres of gravel that allows for the loading/unloading, drive lanes, and outdoor storage. JME two lots away has 10 acres that is primarily gravel. The medium has worked well in reducing unnecessary repairs to the surface and strain on vehicles & machines. We request that the front parking lot and primary drive

aisle to the street be paved with asphalt as that is a straight shot to get behind the primary structure without turning. Then from a fenced and gated line at the rear of the building back be crushed concrete. This will fully screen the medium from Fallon Ave and allow the developer to utilize the benefits of this improved medium. Below is an aerial concept with the area to be screened via a fence that would separate the class 5 / recycled asphalt medium from the asphalt and provide full screening from Fallon Ave.

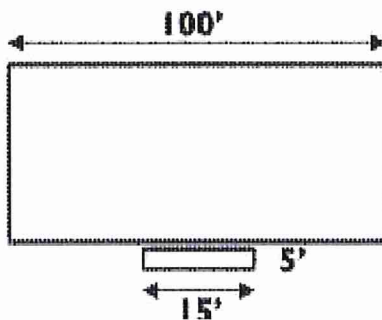


- 3) **Outdoor Storage Allowance:** The outdoor storage allowance in the I-2 district is 100% of the principal structure. We are looking at a 7,200 sf building in the front. We request a ratio of 2 to 1 which would include drive / turn lanes, truck and trailer parking spots, as well as an area for material storage. The building will be used for office, warehousing, and equipment service / shop. The majority of the vehicles with trailers will be parked outside. A crew cab short bed truck with a 14 ft dump trailer is 40 ft long. Allowing some space for movement on all sides of the truck we prefer 12' wide parking spaces. Master Craft Outdoors runs 5 trucks. The additional space would be used for the outdoor storage of materials. This extra space would allow room for onsite movement without congestion and alleviate any accidents on site caused by loading / unloading or movement from the shop to the yard.

### Exterior Architectural Standards:

(3) In the Heavy Industrial (I-2) districts, the following building material standards shall apply:

(a) Exterior building finishes shall not consist of galvanized or unfinished steel, or unfinished aluminum. **Exterior finishes may consist of finished steel.**



(b) Any exterior wall adjacent to a public street must have a higher level of aesthetics. This could be accomplished by architectural design features, increased use of stone and/or brick across 15% of the façade area, combination of glass and architectural **or finished** metals, or a wall plane articulation across 15% of the façade area. Such articulation must extend at least five feet from the primary building line of the principal building structure.

(c) Exterior building finishes shall consist of materials compatible in grade and quality to the following:

1. Brick;
2. Natural stone;
3. Decorative rock face block or burnished block;
4. Glass;
5. Stucco or substantially similar finish product;
6. Exterior Insulated Finish systems. where said system is manufactured to replicate the look of one of the approved building materials in this section;
7. Cast n place concrete or pre-cast concrete panels;

8. Textured finishes on metal panels to simulate stucco or other similar treatments;

9. Commercial-grade siding made of cement board, composition board, or other durable material, not including vinyl.

(F) *Institutional requirements.* All institutional uses shall adhere to the building materials requirements spelled out for commercial districts in § [153.070\(D\)](#) above.

### § 153.068 OFF-STREET LOADING SPACES.

(A) *Purpose.* The regulation of loading spaces in these zoning regulations is to alleviate or prevent congestion of the public right-of-way and so to promote the safety and general welfare of the public by establishing minimum requirements for off-street loading and unloading from motor vehicles in accordance with the utilization of various parcels of land or structures.

(B) *Location.*

(1) All required loading berths shall be off-street and located on the same lot as the building or use to be served.

(2) The location of required loading berths shall be such that circulation occurs within the designated site or property and does not depend upon a public street or alley.

(3) All loading berth curb cuts shall be located at a minimum 50 feet from the intersection of two or more street rights-of-way. This distance shall be measured from the property line.

(4) No loading berth shall be located closer than 50 feet from a residential district unless within a structure.

(5) Loading berths shall not occupy the front yard setbacks.

(6) Loading berths located at the front or at the side of buildings on a corner lot shall only be permitted if the following conditions can be met:

(a) Loading berths shall not conflict with pedestrian movement.

(b) Loading berths shall not obstruct the view of the public right-of-way from off-street parking access.

(c) Loading berths shall comply with all other requirements of § [153.067](#).

(d) All screening requirements of § [153.060\(I\)](#) are met.

(7) Each loading berth shall be located with appropriate means of vehicular access to a street or public alley in a manner which will cause the least interference with traffic.

(C) *Surfacing.* All loading berths and accessways shall be improved with not less than six-inch class five base and two-inch bituminous surfacing to control the dust **or use a class five or asphalt milling base with an approved dust control program**

and drainage according to a plan submitted to and subject to the approval of the Community Development Department.

(D) *Accessory use, parking and storage.* Any space allocated as a required loading berth or access drive so as to comply with the terms of these zoning regulations shall not be used for the storage of goods, inoperable vehicles, or snow shall not be included as part of the space requirements to meet the off-street area.

(E) *Screening.* All loading areas shall be screened and landscaped in compliance with § [153.060\(I\)](#), of this chapter.

(F) *Size.* Unless otherwise specified in these zoning regulations, the first loading berth shall be not less than 55 feet in length, and all loading berths shall be not less than 30 feet in length. All loading berths shall be not less than ten feet in width and 14 feet in height, exclusive of aisle and maneuvering space.

(G) *Number of loading berths required.* The number of required off-street loading berths shall be as follows:

(1) *Manufacturing, fabrication, processing, warehousing, storing, retail sales, schools and hotels.* For such a building 5,000 to 100,000 square feet of floor area, one loading 55 feet in length and one additional berth for each additional 100,000 square feet or fraction thereof, plus one berth 30 feet in length for each 35,000 square feet of floor area or fraction thereof.

(2) *Auditorium, convention hall, exhibition hall, sports arena or stadium.* Ten thousand to 100,000 square feet of floor area, one loading berth; for each additional 100,000 square feet of floor area or fraction thereof, one additional loading berth.

## **§ 153.067 OFF-STREET PARKING.**

(A) *Purpose.* The regulation of off-street parking spaces in these zoning regulations is to alleviate or prevent congestion of the public right-of-way and to promote the safety and general welfare of the public by establishing minimum requirements for off-street parking of motor vehicles in accordance with the utilization of various parcels of land or structures.

(B) *Application of off-street parking regulation.* The regulations and requirements set forth herein shall apply to all off-street parking facilities in all of the zoning districts of the city.

(C) *Change in use or occupancy.*

(1) *Change in use or occupancy of land.*

(a) Any change of use or occupancy of land already dedicated to a parking area, parking spaces, or loading spaces shall not be made, nor shall any sale of land, division, or subdivision of land be made which reduces area necessary for parking, parking stalls, or parking requirements below the minimum prescribed by these zoning regulations.

(b) Off-street parking spaces and loading spaces or lot area existing upon the effective date of this chapter as denoted in § [153.004](#) shall not be reduced in number or size unless said number or size exceeds the requirements set forth herein for a similar new use.

(2) *Change in use or occupancy of a building.* Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking area shall not be permitted until there is furnished such additional parking spaces as required by these zoning regulations.

(3) *Site plan drawing necessary.* In all zoning districts, all applications for a building permit or prior to a change in use for an existing building or as required for a certificate of occupancy in all zoning districts shall be accompanied by a site plan drawn to scale and dimensioned indicating the location of off-street parking and loading spaces in compliance with the requirements set forth in § [153.067](#).

(D) *Prohibited uses related to off-street parking.*

(1) Required accessory off-street parking spaces in any district shall not be utilized for open storage, sale, or rental of goods; or storage of inoperable vehicles and/or storage of snow.

(2) For single-family and two-family dwellings, off-street parking of passenger, small construction, emergency or any other commercial vehicles in the rear yard is prohibited as illustrated in [Figure 4-11](#) and in [Table 4-9](#).

(3) Except for temporary uses as permitted by § [153.093](#) and trailers parking in a designated loading area, no vehicle may be parked and used for storage of items in any district.

(E) *Standards applicable to all uses.*

(1) *Location of required parking.*

(a) Required accessory off-street parking shall be on the same lot under the same ownership as the principal use being served except under the provisions of § [153.067](#)(G)(3), subject to the public improvement project exception as regulated by § [153.106](#)(D)(1).

(b) Except for single, two-family, townhouse dwellings and parcels in the CCD, head-in parking directly off of and adjacent to a public street with each stall having its own direct access to the public street shall be prohibited.

(c) Except in the case of single, two-family, and townhouse dwellings, parking areas shall be designed so that circulation between parking bays or aisles occurs within the designated parking lot and does not depend upon a public street or alley.

(d) Except in the case of single, two-family, and townhouse dwellings and parcels in the CCD, parking area design which requires backing into the public street is prohibited.

(e) All accessory off-street parking facilities required by this chapter shall be located and restricted as follows:

1. For single-family and two-family dwellings, the part of a paved driveway within boulevard portion of the street right-of-way shall only be used for parking in a manner that does not block any public sidewalk or pathway.

2. In the case of single-family dwellings, parking shall be prohibited in any portion of the rear yard. In the case where the only attached or detached garage on a property is located in the rear yard, parking may be allowed in designated driveways leading directly into a garage, or on one open surfaced space located on the side of a driveway away from the principal use as shown in [Table 4-9](#) and [Figure 4-11](#). Said extra space shall be surfaced as required by [Table 4-9](#) and [Figure 4-11](#).

3. In the case of single-family dwellings, parking in the side yard shall be allowed on a surfaced space as shown in [Table 4-9](#) and [Figure 4-11](#).

(f) All parking must occur on a paved improved surface except as may be permitted by this chapter.

(27) *Outdoor storage.*

(a) In all zoning districts, all materials and equipment, except as specifically denoted in this chapter, shall be stored within a building or fully screened so as not to be visible from adjoining properties except for the following:

1. Clothes line pole and wire.
2. Recreational equipment and vehicles, subject to off-street parking regulations in § [153.067](#).
3. Construction and landscaping material currently being used on the premises.
4. Off-street parking of passenger vehicles, emergency vehicles and small commercial vehicles in residential areas, unless otherwise required to be screened according to § [153.067](#).
5. Propane tanks, fuel oil tanks, and other similar residential heating fuel storage tanks which do not exceed 1,000 gallons in capacity and shall not be located within five feet of any property line.
6. Wood piles in which wood is stored for fuel provided that not more than ten cords shall be stored on any property. A cord shall be four-feet by four-feet by eight-feet.
7. All wood piles shall be five feet or more from the rear and side yard property lines and shall be stored behind the appropriate setback line in front yards.
8. Solar energy systems.
9. Wind energy conversion systems.

(b) In the I-1 and I-2 districts, the following shall apply:

1. When abutting a zoning district or use other than industrial, the outdoor storage use shall require authorization through a conditional use permit following the provisions of § [153.028](#)(D).
2. The storage area shall be located within the rear yard, except that an outdoor storage area may also include that area between the front building line and the rear yard along the interior lot side. Storage may not be located beyond the side

building line on the street side of a corner lot. On a double-fronting lot, outdoor storage may be located in the side yard only.

3. In the I-1 District, outdoor storage shall be limited to 50% of the gross square footage of the principal building. Storage may be increased up to 100% of the gross square footage of the principal building by conditional use permit.

4. In the I-2 District, outdoor storage shall be limited to an area not to exceed 200% of the gross square footage of the principal building.

5. In the I-1 District, outdoor storage areas shall meet the minimum building setback from all side and rear property lines per the requirements of this chapter and when adjacent to zoning districts or uses other than industrial, shall be located a minimum of 50 feet from the adjacent property line.

6. In the I-2 District, outdoor storage shall be setback ten feet from all side and rear property lines and when adjacent to zoning districts or uses other than industrial, shall be located a minimum of 50 feet from the adjacent property line.

7. The area is fenced and screened from view of neighboring uses and from the public right-of-way in compliance with this section.

a. In the I-1 district, screening shall consist of masonry walls or fencing constructed of wood or vinyl and shall provide for 100% opacity. Such fences or walls shall meet all other requirements of § [153.062](#).

b. In the I-2 District, metal fences may be permitted when the materials have been recycled and reprocessed to resemble new building materials and are designed for use as a fencing material, and when such materials are designed to resemble allowed materials as listed in § [153.062](#)(J)(1).

c. Additional landscaping of one evergreen tree per six feet of linear fenceline is required to be planted along the exterior of outdoor storage area in conformance with § [153.060](#). Trees may be staggered along fenceline.

d. Fences and walls shall not exceed 15 feet in height as measured from the existing grade to the top of the fence panel.

e. Height of storage may not exceed the screening wall or fence, or the height of required landscaping.

8. Outdoor storage shall be allowed only on improved surface of **Class 5, Recycled Asphalt**, asphalt or concrete.

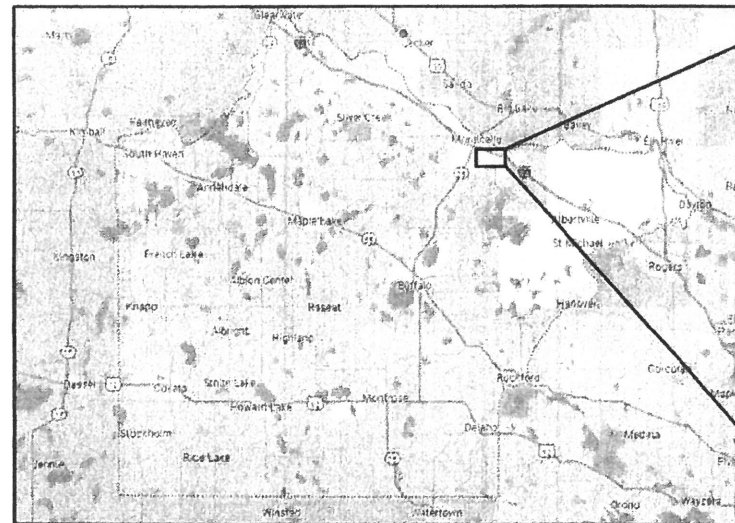
# MASTERCRAFT OUTDOORS B&B BUILT FALLON AVE NE CITY OF MONTICELLO, WRIGHT COUNTY, MN JANUARY, 2025 CIVIL PLANS

**CIVIL & SURVEY PLANS PREPARED BY:**



Sheet List Table	
Sheet Number	Sheet Title
--	Cover
C1	Site & Dimension Plan
C2	Grading Plan
C3	Utility Plan
C4	Erosion Control Plan
C5	SWPPP Narrative
C6	Firetruck Turning
C7	Details
C8	Details
C9	Details
C10	Landscape Plan

**PROJECT LOCATION**



**WRIGHT COUNTY, MINNESOTA**



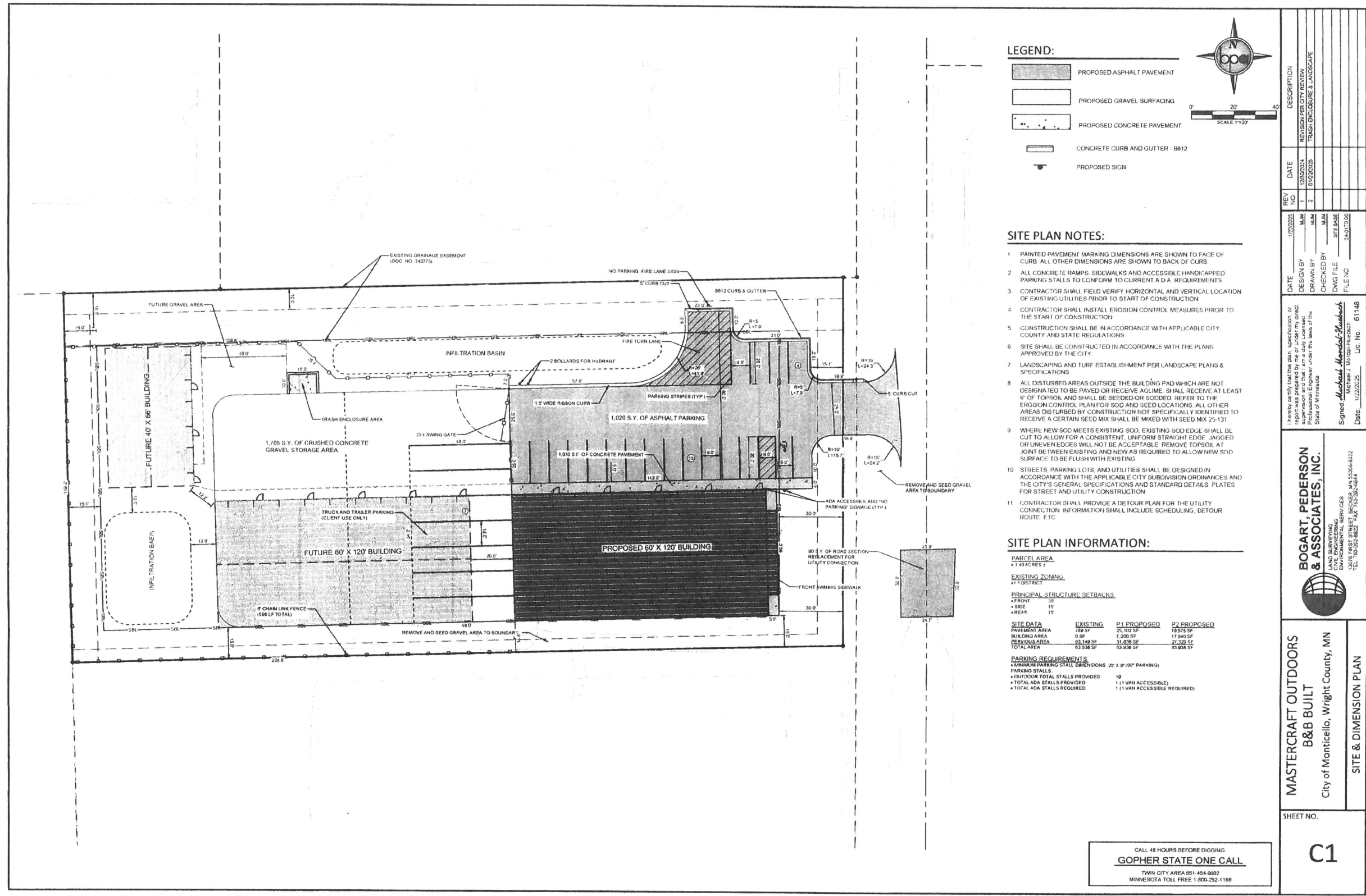
**VICINITY MAP**

**GENERAL NOTES:**

- 1 ALL STREET CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF MONTICELLO STANDARDS & SPECIFICATIONS
- 2 ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF MONTICELLO STANDARDS & SPECIFICATIONS
- 3 ALL STORM SEWER CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF MONTICELLO STANDARDS & SPECIFICATIONS
- 4 ALL WATER DISTRIBUTION CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF MONTICELLO STANDARDS & SPECIFICATIONS
- 5 PAVING SHALL NOT START UNTIL SUBGRADE COMPACTION TESTS HAVE BEEN TAKEN AND ROADWAY CONDITIONS ARE APPROVED BY THE ENGINEER
- 6 CITY WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED THAT IS ASSOCIATED WITH VARIATIONS IN THE UTILITY AS-BUILT ELEVATIONS. THESE ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION

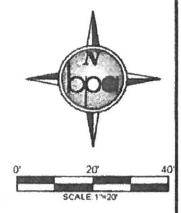
REV NO.	DATE	DESCRIPTION
1	12/02/2024	REVISION PER CITY REVIEW
2	01/22/2025	TRASH ENCLOSURE & LANDSCAPE

PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D QUALITY LEVEL D PROVIDES THE MOST BASIC LEVEL OF INFORMATION IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICE MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.



**LEGEND:**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL SURFACING
- PROPOSED CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER - 8812
- PROPOSED SIGN



**SITE PLAN NOTES:**

- 1 PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
- 2 ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
- 3 CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- 4 CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- 5 CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
- 6 SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
- 7 LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
- 8 ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGRIC. SHALL RECEIVE AT LEAST 1/2" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO THE EROSION CONTROL PLAN FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
- 9 WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
- 10 STREETS, PARKING LOTS, AND UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE CITY SUBDIVISION ORDINANCES AND THE CITY'S GENERAL SPECIFICATIONS AND STANDARD DETAILS PLATES FOR STREET AND UTILITY CONSTRUCTION.
- 11 CONTRACTOR SHALL PROVIDE A DETOUR PLAN FOR THE UTILITY CONNECTION. INFORMATION SHALL INCLUDE SCHEDULING, DETOUR ROUTE, ETC.

**SITE PLAN INFORMATION:**

PARCEL AREA  
• 1.48 ACRES ±

EXISTING ZONING:  
• T1 DISTRICT

PRINCIPAL STRUCTURE SETBACKS:  
• FRONT 30'  
• SIDE 15'  
• REAR 15'

SITE DATA	EXISTING	P1 PROPOSED	P2 PROPOSED
PAVEMENT AREA	789 SF	25,102 SF	19,575 SF
BUILDING AREA	0 SF	7,200 SF	17,040 SF
PERVIOUS AREA	23,149 SF	31,438 SF	22,239 SF
TOTAL AREA	63,538 SF	63,738 SF	63,854 SF

PARKING REQUIREMENTS:  
• MINIMUM PARKING STALL DIMENSIONS 20' x 90' (PARKING)  
PARKING STALLS  
• OUTDOOR TOTAL STALLS PROVIDED 19  
• TOTAL ADA STALLS PROVIDED 1 (1 VAN ACCESSIBLE)  
• TOTAL ADA STALLS REQUIRED 1 (1 VAN ACCESSIBLE REQUIRED)

<b>REV</b>	<b>DATE</b>	<b>DESCRIPTION</b>
1	12/20/24	REVISION AREA CITY REVIEW
2	01/22/25	TRANS ENCLOSURE & LANDSCAPE

<b>DATE</b>	<b>DESIGN BY</b>	<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>DATE</b>	<b>FILE NO</b>
12/20/25	MM	MM	MM	MM	2451173.00

I hereby certify that the 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.

Signed: *Michael Havelok*  
Michael Havelok, P.E.  
Lic. No. 61148  
Date: 12/20/25

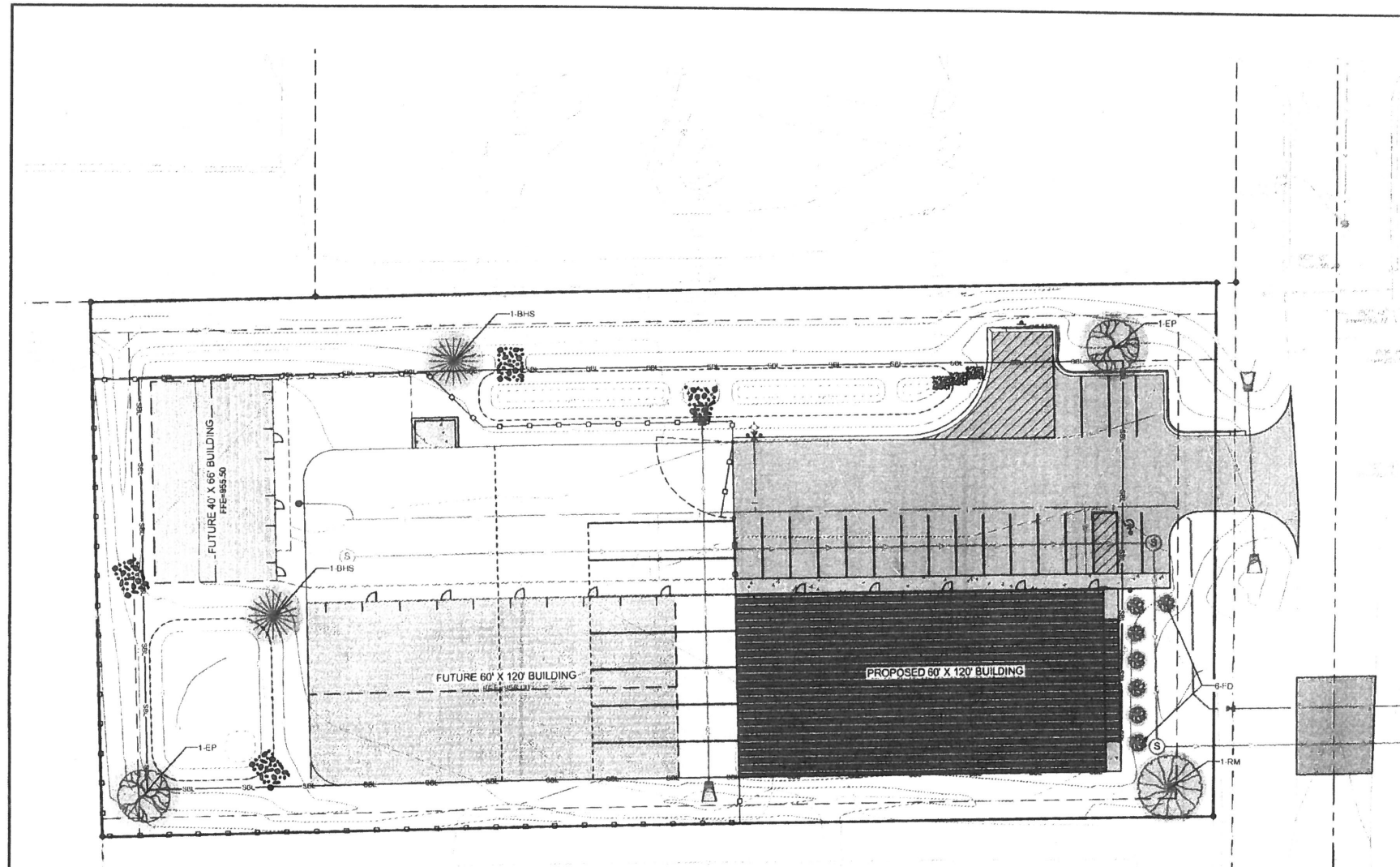
**BOGART, PEDERSON & ASSOCIATES, INC.**  
CIVIL ENGINEERING  
ENVIRONMENTAL SERVICES  
10000 Highway 101, Suite 200  
Monticello, MN 55601  
TEL: 83-352-8822 FAX: 83-352-8444

**MASTERCRAFT OUTDOORS  
B&B BUILT**  
City of Monticello, Wright County, MN

**SITE & DIMENSION PLAN**

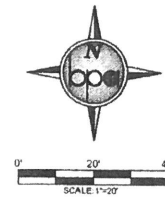
SHEET NO. **C1**

CALL 48 HOURS BEFORE DIGGING  
**GOPHER STATE ONE CALL**  
TWIN CITY AREA 851-454-0002  
MINNESOTA TOLL FREE 1-800-252-1166



**LEGEND:**

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TURF ESTABLISHMENT
- PROPOSED DOUBLE SHREDDED BROWN MULCH
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB



**LANDSCAPE REQUIREMENTS:**

- PER CITY OF MONTICELLO ZONING ORDINANCE  
 ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:
- A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE
 

POTTED/BARE ROOT OR BALLED & BURLAPPED	2 INCH DIAMETER
CANOPY TREES	2 INCH DIAMETER
HALF TREES	1-1/2 INCH DIAMETER
EVERGREEN	6 FEET HIGH
TALL SHRUBS & HEDGE MAT	6 FEET HIGH
LOW SHRUBS - DECIDUOUS	24 - 30 INCHES
EVERGREEN	24 - 30 INCHES
SPREADING EVERGREENS	18 - 24 INCHES

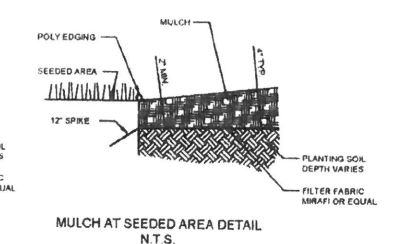
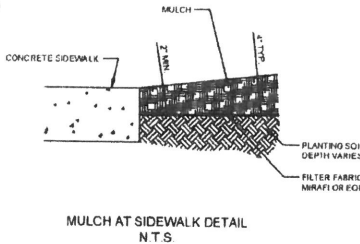
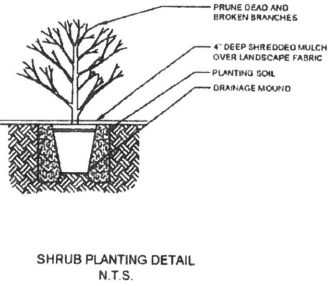
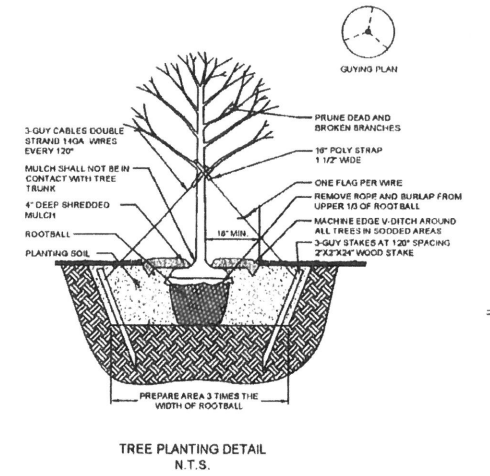
- B. LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE TIME PLANTING HAS BEEN COMPLETED. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED.
- C. INDUSTRIAL USE: 4.0 ACI OF CANOPY TREES (INCLUDING AT LEAST 1 EVERGREEN TREE) PER ACRE + AT LEAST 1 SHRUB PER EVERY 10 FEET OF A BUILDING WALL FACING A PUBLIC RIGHT-OF-WAY.
  - C.A. LOT AREA=1.47 AC. 6 ACI NEEDED (3 X 2' TREES)
  - C.B. BUILDING FACE=60'. 6 SHRUBS NEEDED

(SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

**LANDSCAPE NOTES:**

1. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
2. PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
 

SEED MIX 25-131	220 LB/AC
MULCH TYPE 3	2 TONS/AC



QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	AVG. HEIGHT (UMN)	NOTES
<b>DECIDUOUS TREES</b>						
2	EP	ELM, PAIRLOT	ULMUS WILSONIANA HYBRID	2" DIAMETER	40+	STRAIGHT TRUNK, NO V-CROTCH
1	RM	RED MAPLE	ACER RUBRUM	2" DIAMETER	40+	STRAIGHT TRUNK, NO V-CROTCH
3	TOTAL					
<b>CONIFEROUS TREES</b>						
2	BHS	BLACK HILLS SPRUCE	PICEA GLAUCALVA V. DENSATA	6" HIGH	40+	
2	TOTAL					
<b>SHRUBS</b>						
6	FD	FIRE DANCE DOGWOOD	CORNUS SERICEA 'BAILADELINE'	24" HIGH	3'	MIN. 5 CANES AT HT. SPEC.
6	TOTAL					

<b>REV</b>	<b>DATE</b>	<b>DESCRIPTION</b>	
1	1/22/2025	REVISION PER CITY REVIEW	
2	01/22/2025	TRASH ENCLOSURE & LANDSCAPE	

<b>DATE</b>	<b>DESIGN BY</b>	<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>DWG FILE</b>	<b>SITE BASE</b>	<b>FILE NO.</b>
1/22/2025	MJM	MJM	MJM			2407100

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.

Signed: *Michael H. Pederson*  
 Date: 1/22/2025 UC No. 61148

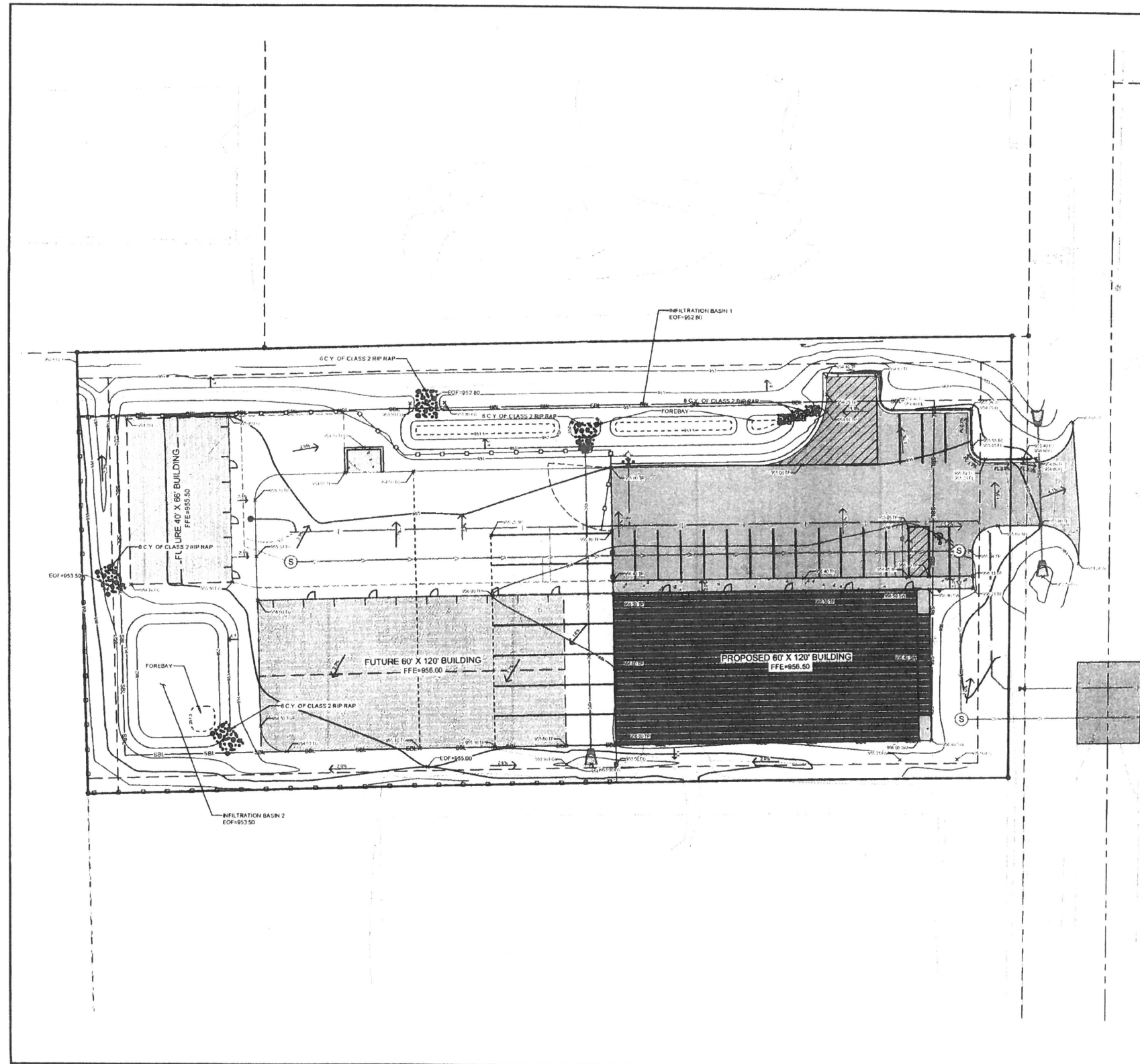
**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 ENVIRONMENTAL SERVICES  
 1111 W. 13TH STREET, SUITE 100  
 FARGO, ND 58103-1000  
 TEL: 701.282.8022 FAX: 701.282.8444

**MASTERCRAFT OUTDOORS**  
**B&B BUILT**  
 City of Monticello, Wright County, MN

**LANDSCAPE PLAN**

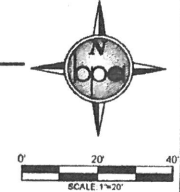
SHEET NO. **C10**

CALL 48 HOURS BEFORE DIGGING  
**GOPHER STATE ONE CALL**  
 THIN CITY AREA 651-454-0002  
 MINNESOTA TOLL FREE 1-800-252-1166



**LEGEND:**

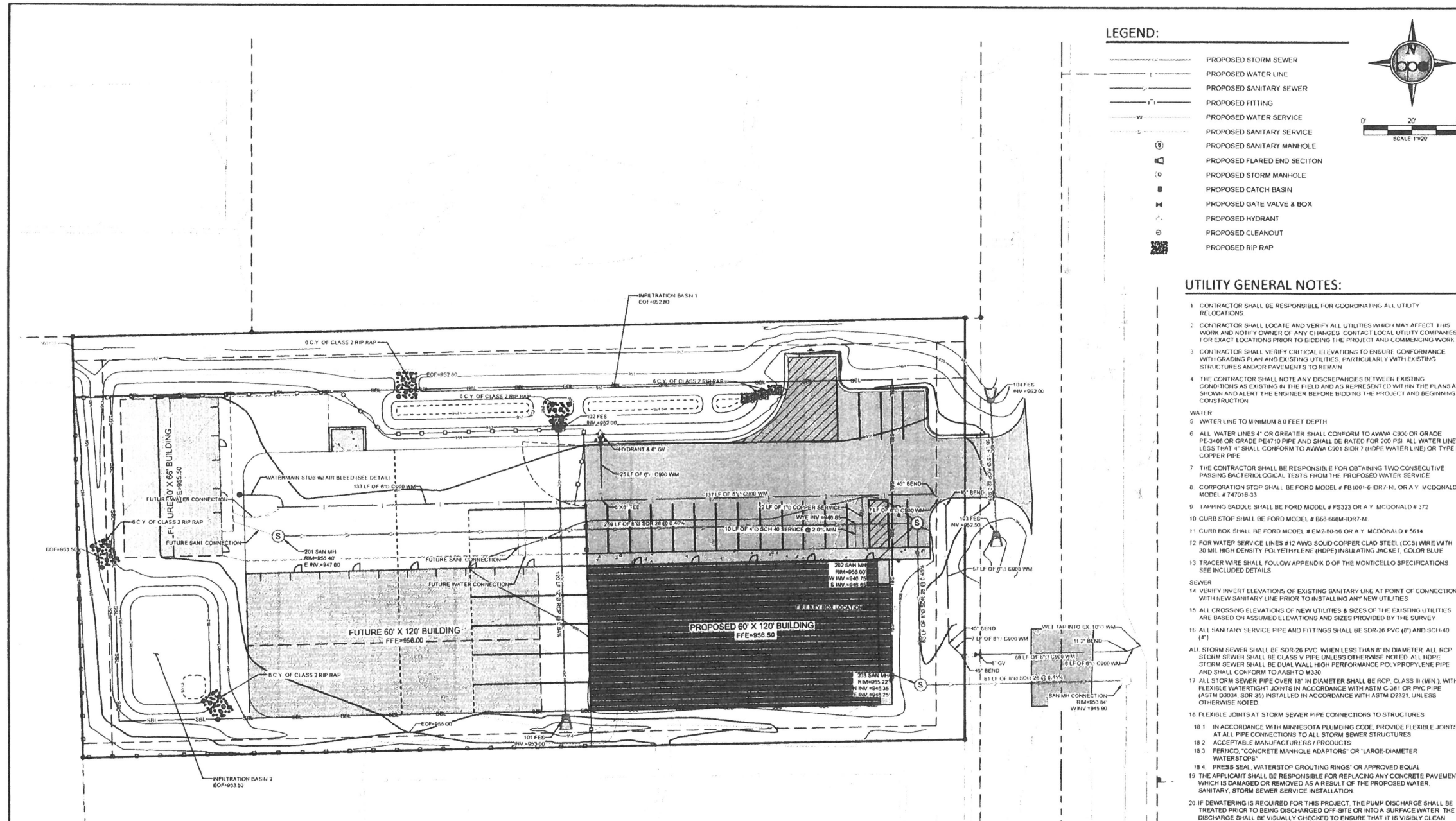
- PROPOSED RIP RAP
- NEW TOP-BACK OF CURB ELEVATION
- NEW FLOW LINE OF CURB ELEVATION
- NEW SIDEWALK ELEVATION
- NEW TOP OF PAVEMENT ELEVATION
- NEW TOP OF GRAVEL ELEVATION
- NEW FINISHED GRADE ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- PROPOSED SLOPE
- EMERGENCY OVERFLOW



**GRADING GENERAL NOTES:**

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

DATE 1/22/2025	DESIGN BY MJM	DATE 1/22/2025	DESCRIPTION REVISION PER CITY REVIEW
	DRAWN BY MJM	CHECKED BY MJM	THROUGH ENCLOSURE & LANDSCAPE
	DWG FILE 04/20/25	FILE NO. 2407050	
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. Signed: <i>Michael Mandel-Muskoch</i> MICHAEL J. MANDL-MUSKOCHE DATE: 1/22/2025 Lic. No. 61148			
<b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b> LAND SURVEYING ENVIRONMENTAL SERVICES 1301 E. FIRST STREET, BECKER, MN 55505-9022 TEL: 763-962-8827 FAX: 763-262-8844			
<b>MASTERCRAFT OUTDOORS</b> <b>B&amp;B BUILT</b> City of Monticello, Wright County, MN		<b>GRADING PLAN</b>	
SHEET NO. <b>C2</b>			



**LEGEND:**

- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FITTING
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE & BOX
- PROPOSED HYDRANT
- PROPOSED CLEANOUT
- PROPOSED RIP RAP



**UTILITY GENERAL NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
5. WATER LINE TO MINIMUM 8.0 FEET DEPTH
6. ALL WATER LINES 4" OR GREATER SHALL CONFORM TO AWWA C300 OR GRADE PE-3408 OR GRADE PE4710 PIPE AND SHALL BE RATED FOR 200 PSI. ALL WATER LINES LESS THAN 4" SHALL CONFORM TO AWWA C901 SDR 7 (HDPE WATER LINES) OR TYPE K COPPER PIPE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TWO CONSECUTIVE PASSING BACTERIOLOGICAL TESTS FROM THE PROPOSED WATER SERVICE.
8. CORPORATION STOP SHALL BE FORD MODEL # FB1001-6-DR/7-NL OR A Y MCDONALD MODEL # 74701B-33
9. TAMPING SADDLE SHALL BE FORD MODEL # FS373 OR A Y MCDONALD # 372
10. CURB STOP SHALL BE FORD MODEL # EM2-80-50 OR A Y MCDONALD # 5614
12. FOR WATER SERVICE LINES #12 AWG SOLID COPPER CLAD STEEL (CCS) WIRE WITH 30 MIL HIGH DENSITY POLYETHYLENE (HDPE) INSULATING JACKET, COLOR BLUE
13. TRACER WIRE SHALL FOLLOW APPENDIX D OF THE MONTICELLO SPECIFICATIONS SEE INCLUDED DETAILS.
14. VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
15. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
16. ALL SANITARY SERVICE PIPE AND FITTINGS SHALL BE SDR-26 PVC (8") AND SCH-40 (4")
17. ALL STORM SEWER SHALL BE SDR 26 PVC WHEN LESS THAN 8" IN DIAMETER. ALL RCP STORM SEWER SHALL BE CLASS V PIPE UNLESS OTHERWISE NOTED. ALL HDPE STORM SEWER SHALL BE DUAL WALL HIGH PERFORMANCE POLYPROPYLENE PIPE AND SHALL CONFORM TO AASHTO M330.
18. ALL STORM SEWER PIPE OVER 18" IN DIAMETER SHALL BE RCP CLASS III (MIN.) WITH FLEXIBLE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C-381 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D3321, UNLESS OTHERWISE NOTED.
18. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES
- 18.1 IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES
- 18.2 ACCEPTABLE MANUFACTURERS / PRODUCTS
- 18.3 FERROD, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
- 18.4 PRESS-SEAL WATERSTOP GROUTING RINGS OR APPROVED EQUAL
19. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY CONCRETE PAVEMENT WHICH IS DAMAGED OR REMOVED AS A RESULT OF THE PROPOSED WATER, SANITARY, STORM SEWER SERVICE INSTALLATION.
20. IF DEWATERING IS REQUIRED FOR THIS PROJECT THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER. NO DEWATERING IS EXPECTED FOR THIS SITE DUE TO SANDY SOIL CONDITIONS.
21. ALL EXISTING CASTINGS FOR SANITARY SEWER AND STORM STRUCTURES WITHIN PROPOSED WORK AREAS THAT ARE WITHIN THE CITY RIGHT OF WAY SHALL BE REPLACED IN KIND.
22. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL PLAN FOR UTILITY INSTALLATION. TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO PAVEMENT REMOVAL AND REMOVED AFTER REPLACEMENT OF PAVEMENT IS COMPLETED.
23. CONTRACTOR SHALL CONFIRM FINAL ROOF DRAIN LOCATIONS SHOWN MATCH ARCHITECTURAL/MEP DRAWINGS.
24. ALL MANHOLES, CATCH BASINS, STORM SEWER PIPES, SANITARY SEWER PIPES, DRINKABLE AND OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER SECTION 609.6.1 MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURED OR PIPING OR SIMILAR)
25. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

**STORM WATER CALCULATIONS:**

- LESS THAN 1 ACRE OF IMPERVIOUS SURFACE IS BEING ADDED OR DISTURBED THROUGH BOTH PHASES OF THE PROPOSED SITE
- VOLUME CONTROL CALCULATION
  - \*\* THE SITE SHALL RETAIN 1.1 INCHES OF THE ADDED IMPERVIOUS SURFACE RUNOFF
  - \*\* 2 INFILTRATION BASINS TO ACHIEVE WATER QUALITY FOR THE SITE
  - \*\* IMPERVIOUS AREA = 36,815 S.F.
  - \*\* 1.1 IN. X IMPERVIOUS AREA (36,865 S.F.) = 3,356 C.F.
- INFILTRATION VOLUME CALCULATION

INFILTRATION BASIN #1		INFILTRATION BASIN #2	
CONTOUR	AREA (S.F.)	CONTOUR	AREA (S.F.)
951.5	489	951.5	84
952	363	952	1409
952.8	2341	953	2304
		953.5	2020
TOTAL	1783 C.F.	TOTAL	3298
BASIN #1+2	1821 C.F.		

DESIGNED BY: MJM File: 22-0255		CHECKED BY: MJM		RATIONAL METHOD DESIGN		RETURN PERIOD: 10 year		n = 0.012 RCP		PROJECT NAME: Mastercraft Outdoors Monticello, MN								
STRUCTURE NUMBER	DESCRIPTION / CHARACTERISTIC	RUNOFF (Q-CIA)			SEWER DESIGN							REMARKS						
FROM	TO	A (Ac)	C	C x A (Ac)	SUM OF C x A (Ac)	tc (min)	I (in/hr)	Q (cfs)	SLOPE (%)	PIPE DIAM. (in)	CAPACITY (cfs)	FULL FLOW (%)	VELOCITY (ft/sec)	PIPE LENGTH (ft)	TIME IN PIPE (min)	INVERTS UPPER INV.	LOWER INV.	
101	102	0.20	0.80	0.160	0.160	8.00	6.25	1.0	0.83	12	3.82	28%	3.8	120.0	0.52	953.00	952.00	
		TOTAL	0.20	0.80	0.160													

REV NO	DATE	DESCRIPTION
1	12/22/2025	REVISION PER CITY REVIEW
2	01/22/2026	TROUGH ENCLOSURE & LANDSCAPE

DATE: 12/22/2025	DESIGN BY: MJM	CHECKED BY: MJM
DRAWN BY: MJM	CHECKED BY: MJM	FILE NO: 24-0121-00

I hereby certify that the 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.

Signed: *Michael Hoesel*  
 Michael Hoesel, P.E.  
 Lic. No. 61148  
 Date: 12/22/2025

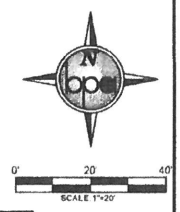
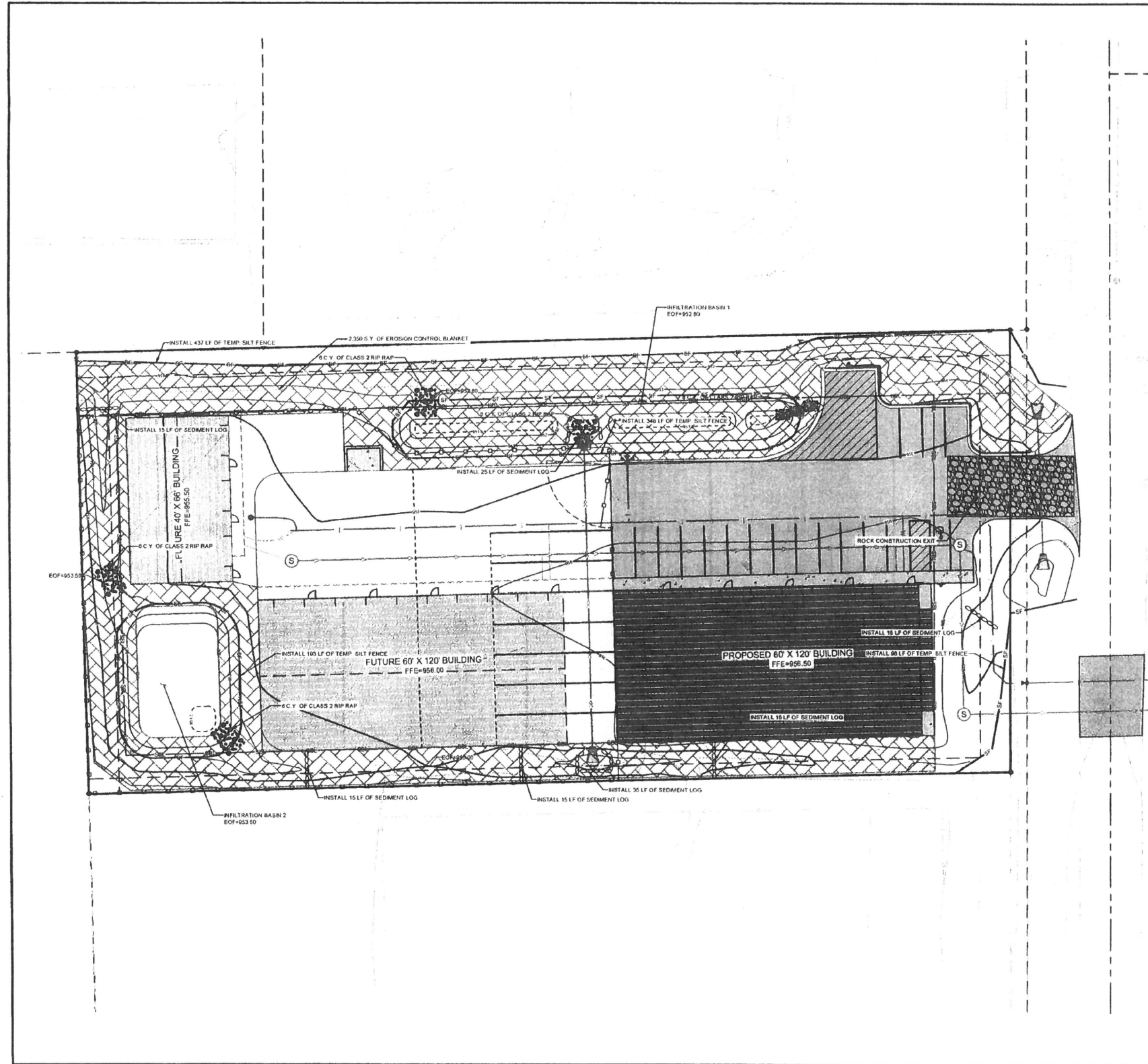
**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 ENVIRONMENTAL SERVICES  
 1000 W. 13th Street, Suite 200  
 Monticello, MN 55601  
 TEL: 763-252-8422 FAX: 763-252-8444

**MASTERCRAFT OUTDOORS**  
 B&B BUILT  
 City of Monticello, Wright County, MN

UTILITY PLAN

SHEET NO. **C3**



**LEGEND:**

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

**EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINSTORM. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF MONTICELLO AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:  

STANDARD SEED MIX 25-131	220 LB/AC
INFILTRATION BASIN SEED MIX 33-261	35 LB/AC
FERTILIZER 22-5-10	350 LB/AC
MULCH TYPE 3	2 TONS/AC
13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST.

**APPROXIMATE EROSION CONTROL DEVICES**

- SILT FENCE 1,107 LF
- BIOLOG 135+ LF
- ROCK CONSTRUCTION 1 EACH
- EROSION CONTROL BLANKET (CAT 20) 2,350 S.Y.
- RIP RAP (CLASS 2) 32 C.Y.

DATE	1/22/2025	DESIGN BY	MM	DESCRIPTION	REVISION PER CITY REVIEW
DESIGNED BY	MM	DRAWN BY	MM	TRASH ENCLOSURE & LANDSCAPE	
CHECKED BY	MM	ENGIN	ENGIN		
DWG FILE	24.8170.00				
FILE NO.					
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. Signed: <i>Michael Mendel-Musick</i> Michael Mendel-Musick Lic. No. 61148 Date: 1/22/2025					
<b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b> LAND SURVEYING AND ENGINEERING SERVICES 1307 FIRST STREET, BECKER, MN 55304-9312 TEL: 763-265-8827 FAX: 763-265-3848					
<b>MASTERCRAFT OUTDOORS</b> B&B BUILT City of Monticello, Wright County, MN					
<b>EROSION CONTROL PLAN</b>					
SHEET NO. <b>C4</b>					

**STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:**

**GENERAL INFORMATION**

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R 1000001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.  
 PROJECT NAME: MASTERCRAFT OUTDOORS  
 LOCATION: FALLON AVE NE, LOT NORTH OF 210 DUHDAIS DR, MONTICELLO, MN 55952  
 WRIGHT COUNTY  
 LATA/ONG: 45 262067 - 43 786554

**DESCRIPTION OF CONSTRUCTION ACTIVITY**

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

**PROJECT CONTACTS**

JESSE BABLER AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE AND DURING CONSTRUCTION.

**SWPPP PREPARATION**

SWPPP PREPARER: MICHAEL MORDAL-HUEBCH  
 BOGART, PEDERSON & ASSOCIATES  
 ENGINEER AND SWPPP DESIGNER (EXP 2024)  
 ADDRESS: 13076 FIRST STREET  
 BECKER, MN 55308  
 TELEPHONE: 763-282-8822  
 EMAIL: MMORDAL@BOGART-PEDERSON.COM

**OWNER**

OWNER CONTACT: JESSE BABLER  
 ADDRESS: 12100 HANCOCK ST, BECKER, MN 55508  
 TELEPHONE: (763) 325-7203  
 EMAIL: JESSE@BB-BUILT.COM

**CONTRACTOR TO BE FILLED OUT BY THE CONTRACTOR**

BUSINESS NAME: \_\_\_\_\_  
 OWNER NAME: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_  
 CONTACT NAME: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

**ESTIMATED DATES OF CONSTRUCTION**

START DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ (TO BE FILLED IN BY CONTRACTOR)  
 COMPLETION DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ (TO BE FILLED IN BY CONTRACTOR)

**PERMANENT STORMWATER DESIGN CALCULATIONS**

SEE THE UTILITY PLAN FOR MORE INFORMATION. CONTACT BOGART, PEDERSON & ASSOCIATES FOR ADDITIONAL INFORMATION. VOLUME CONTROL AND TREATMENT IS PROVIDED THROUGH 2 INFILTRATION BASINS.

**DESCRIPTION OF EROSION CONTROL ACTIVITY**

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

**CUMULATIVE IMPERVIOUS SURFACES**

AREA OF DISTURBANCE: 1.48 ACRES  
 PRE-CONSTRUCTION IMPERVIOUS AREA: 0.02 ACRES  
 POST-CONSTRUCTION IMPERVIOUS AREA: 0.84 ACRES  
 NEW IMPERVIOUS AREA: 0.82 ACRES

**RECEIVING WATERS**

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO THE SURROUNDING LOWLAND TO THE WEST WHICH IS DIRECTED TO THE MISSISSIPPI RIVER.

**PLANS AND SPECIFICATIONS**

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

**TEMPORARY SEDIMENT CONTROL PRACTICES**

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

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

INSTALLATION OF MUDOUT CATEGORY 1 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT TO THE WETLANDS AREA.

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

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

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

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON FALLON AVE NE.

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

**TIMING OF EROSION CONTROL**

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

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

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

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

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

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

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

**INSPECTION AND MAINTENANCE ACTIVITIES**

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

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

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

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

**TRAINING DOCUMENTATION**

SWPPP IMPLEMENTATION, REVISION, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR):  
 NAME OF INDIVIDUAL COVERING & INSPECTING: \_\_\_\_\_  
 DATE OF TRAINING: \_\_\_\_\_  
 NAME OF INSTRUCTOR: \_\_\_\_\_  
 ENTITY PROVIDING TRAINING: \_\_\_\_\_  
 CONTENT OF TRAINING: \_\_\_\_\_  
 TOTAL HOURS OF TRAINING: \_\_\_\_\_

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

NAME OF INDIVIDUAL COVERING & INSPECTING: \_\_\_\_\_  
 DATE OF TRAINING: \_\_\_\_\_  
 NAME OF INSTRUCTOR: \_\_\_\_\_  
 ENTITY PROVIDING TRAINING: \_\_\_\_\_  
 CONTENT OF TRAINING: \_\_\_\_\_  
 TOTAL HOURS OF TRAINING: \_\_\_\_\_

**POLLUTION PREVENTION**

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

ON-SITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY UNEXPECTED SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 800-422-6798. ALL VEHICLES ON-SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND/OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ON-SITE AND EMPTIED ON A BI-WEEKLY BASIS.

CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY TO THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

**FINAL STABILIZATION**

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

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

**LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN**

DESCRIPTION	TITLE	LOCATION
EROSION CONTROL DETAILS	CONSTRUCTION DETAILS	C7-C9
EROSION CONTROL LOCATIONS	EROSION CONTROL LOCATIONS	C4

24 HOUR MPCA EMERGENCY NOTIFICATION  
 TELEPHONE NUMBERS: 801-649-5451  
 800-422-6798

**ESTIMATED QUANTITIES**

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

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	1
TEMPORARY SEDIMENT FILTER	EA	1
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	-
TEMPORARY SEDIMENT LOGS	LF	135
TEMPORARY SILT FENCE	LF	1,107
EROSION CONTROL BLANKET (2%)	SF	2,356

**TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

A PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGEWAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.

**1.02 REFERENCE STANDARDS**

A GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MINNESOTA PERMIT NO. MN R100001.

**1.03 PERFORMANCE REQUIREMENTS**

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

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

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

D TIMING, PUT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.

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

F PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.

G PREVENT MUD AND SEDIMENT FROM FLOWING ONTO ADJACENTS.

H SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGEWAYS, STORM SEWERS, AND SANITARY SEWERS.

I # SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO JURISDICTION.

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

**PART 2 PRODUCTS**

**2.01 MATERIALS**

A TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, WIDE AND RESISTS NON-Biodegradable, IN LONGEST LENGTHS POSSIBLE, FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE TENSILE LENGTHS:

1 AVERAGE OPENING SIZE: 20 U.S. STD. SIEVE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751

2 PERMITTIVITY: 4.0 SD, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751

3 ULTRAVIOLET RESISTANCE: RETAINING AT LEAST 90 PERCENT OF TENSILE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM D4751 AFTER 500 HOURS EXPOSURE

4 TENSILE STRENGTH: 100 LBS. MINIMUM IN CROSS MACHINE DIRECTION, 124 LB. MINIMUM IN MACHINE DIRECTION, WHEN TESTED IN ACCORDANCE WITH ASTM D4751

5 ELONGATION: 15 TO 30 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4751

6 TEAR STRENGTH: 35 LB. MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751

7 COLOR: MANUFACTURER'S STANDARD WITH EMBLEMED AND FASTENER LINES PREPRINTED

8 SRT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 3 FEET LONG

1 STEEL U-OR-T SECTION, WITH MINIMUM BASES OF 1 1/2 IN. PER LINEAR FOOT

2 SCOTWOOD 4" BY 4" INCHES IN CROSS SECTION

3 HARDWOOD: 2" BY 2" INCHES IN CROSS SECTION

B TEMPORARY SEDIMENT LOGS: A FILTER LOGS SHALL CONSIST OF TYPE WOOD FIBER BORDERS AND THE REQUIREMENTS OF MUDOUT SPEC. 3087

1 SHALL BE ONE OF THE FOLLOWING

A SHALL BE SILT/SOIL PERIMETER CONTROL BY FIT TREX, INC. OR EQUAL

C TEMPORARY SEDIMENT FILTER

1 SHALL BE ONE OF THE FOLLOWING

A DROP-IN SEDIMENT FILTER UNIT THAT INSERTS INTO THE HOLE.

B SHALL BE FLEXFORM PURE PERMANENT INLET FILTER BY ADS, INC. OR EQUAL

IF PROVIDE CURB OPENING PROTECTION FOR INLET/OUTLETS WITH CURB OPENINGS

D TEMPORARY ROCK CONSTRUCTION ENTRANCE

1 ROCK SHALL BE 3/4" TO 2" IN DIAMETER, ROCK

E TEMPORARY SLOPE EROSION PROTECTION

1 SHALL BE ONE OF THE FOLLOWING

A EROSION CONTROL BLANKET

1 SHALL CONSIST OF A UNIFORM WEB OF INTERLOCKING STRAW OR WOOD FIBERS SANDWICHED BETWEEN ATTACHED TOP AND BOTTOM LAYER OF NET BACKING

2 THE NETTING SHALL BE BIODEGRADABLE CONTAINING SUFFICIENT STABILIZATION FOR BREAKDOWN TO OCCUR WITHIN A NORMAL GROWING SEASON

3 STRAPES USED TO ANCHOR THE BLANKETS SHALL BE U-SHAPED, 1/2" GAUGE OR HEAVIER STEEL WIRE AFTER BENDING

4 THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE: HEDCO SYNTHETICS, INC. - LANDLOK 52; BIRNORTH AMERICAN GREEN - 5150

B BONDIED FIBER MATRIX

1 THE FIBERS SHALL BE COMPOSED OF 100% WOOD OR WOOD BY PRODUCTS, A MINIMUM OF 25% OF THE FIBERS SHALL AVERAGE 10 TO 16 MM (4 TO 5/8) IN LENGTH AND 80% OF BORE SHALL BE RETAINED ON A CLANK FIBER CLASSIFIER 24 MESH SCREEN. FIBERS SHALL BE COLORED WITH A WATER SOLUBLE NON-TOXIC DYE TO AID IN UNIFORM APPLICATION OVER THE SITE

2 THE BINDER SHALL BE A HYDRO-COLOID BASED (SUAR GRAM) WITH ADDED SOIL RELEASE AND REWETTING

3 THE BFM SLURRY SHALL DRY TO FORM A CRUST APPROXIMATELY 3/8" (10 TO 14) INCHES THICK ADHERING TO THE SOIL SURFACE

4 THE MOISTURE CONTENT OF THE MATRIX SHALL BE 12% +/- 3% BY WEIGHT

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

6 THE MATRIX SHALL PROVIDE 100% CONTINUOUS COVERAGE AND SHALL HAVE NO HOLES GREATER THAN 1/8" IN SIZE

7 THE HYDRATED MIXTURE DENSITY SHALL BE APPROXIMATED BY A SLUMP TEST PRIOR TO APPLICATION

8 THE BFM MULCH WATER RATIO SHALL BE AS MANUFACTURER RECOMMENDATIONS, THE MINIMUM BFM MULCH TO WATER RATIO IS 50 LBS BFM MULCH AND 100 GALLONS WATER. THE WATER RATIO SHALL VARY BETWEEN 100 GALLONS AND 125 GALLONS PER 50 LBS, DEPENDING ON WHICH OF THE PRODUCTS IS USED

9 THE BONDIED FIBER MATRIX MULCH PRODUCTS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE: (THE CODES, MANUFACTURED BY CANFOR)

1) BFCOR, QUARD - MANUFACTURED BY BIAT, INC.

2) BFCOR 3000 - MANUFACTURED BY CORNWELL FIBERS, INC.

F TEMPORARY PUMPED SEDIMENT CONTROL DEVICE

1 NON WOVEN GEOTEXTILE FABRIC SEWN INTO A BAG USING A DOUBLE NEEDLE MACHINE AND HIGH STRENGTH THREAD

2 FLOW RATE OF 15 GALLONS PER MINUTE AS PER ASTM D 4883

3 PERMITTIVITY OF 1.0 SD AS PER ASTM D 4883

4 MULLEN BURST STRENGTH OF 300 PSI AS PER ASTM D 3783

5 80% OF 80 US SIEVE AS PER ASTM D 4751

6 SPOUT LARGE ENOUGH TO ACCOMMODATE A 4" DISCHARGE HOSE WITH STRAP TO THE UNIT CLOSED

7 ONE OF THE FOLLOWING

A DIRT

B ACF ENVIRONMENTAL, INC. 2831 CARROLL ROAD, RICHMOND, VIRGINIA 23234, 800-448-7636

C DANDY DEWATERING BAG

D DANDY PRODUCTS INC. P.O. BOX 1980, WESTERVILLE, OHIO 43081, 800-561-1284

E OR EQUAL

PART 3 EXECUTION

3.01 PREPARATION

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

B THE CONSTRUCTION SITE OPERATOR SHALL FOLLOW ALL REQUIREMENTS OF THE MINNESOTA STORMWATER PERMIT NO. MN R100001

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

D PROVIDE A SIGNED COPY TO THE OWNER

**3.02 INSTALLATION**

A TEMPORARY ROCK CONSTRUCTION ENTRANCE

1 THE ROCK AREA SHALL BE A MINIMUM OF 8 INCHES DEEP, EXTEND THE FULL WIDTH OF THE ENTRANCE AREA AND SHALL BE AT LEAST 50' LONG. HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ADEQUATELY CLEAN THE TIRES.

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

B TEMPORARY SILT FENCES

1 STORE AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4751

2 USE NOMINAL 30 INCH HIGH BARRIERS, MINIMUM 80 INCH LONG POSTS SPACED AT 8 FEET MAXIMUM SPACING

3 EMBED BOTTOM OF FABRIC IN A TRENCH ON THE UPSLOPE SIDE OF FENCE, WITH INCHES OF FABRIC LAD PLAT ON BOTTOM OF TRENCH FACING UPSLOPE. BACKFILL TRENCH AND COMPACT

4 MINIMUM POST EMBEDMENT

A STEEL POST - 24 INCHES MINIMUM

B WOOD POST - 18 INCHES MINIMUM

C DO NOT SPLICE FABRIC WIDTH. MINIMIZE SPICES IN FABRIC LENGTH. SPLICE AT POST ONLY. OVERLAPPING AT LEAST 18 INCHES, WITH EXTRA POST

D FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING

1 FOUR INCHES PER POST WITH 3/4 INCH DIAMETER FLAT OR BUTTON HEAD 1 INCH LONG AND 1/4 GAUGE (3) 1/8 INCH SHANK DIAMETER

2 FIVE STAPLES PER POST WITH AT LEAST 17 GAUGE #1453 HIGH WIRE, 3/4 INCH CROWN WIDTH AND 1/2 INCH LONG LEGS

3 FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORU, OR IN EQUAL ROCKETS

C TEMPORARY SEDIMENT LOGS

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

2 STRIPES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING 2" BY 2" BY 2"

3 3 FT WOODEN STAKES IN THE EVENT STAKES NOT POSSIBLE. IF WHEN PERIMETER CONTROL IS ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED. BEHIND THE PERIMETER CONTROL TO HELP STABILIZE DURING RAIN EVENTS

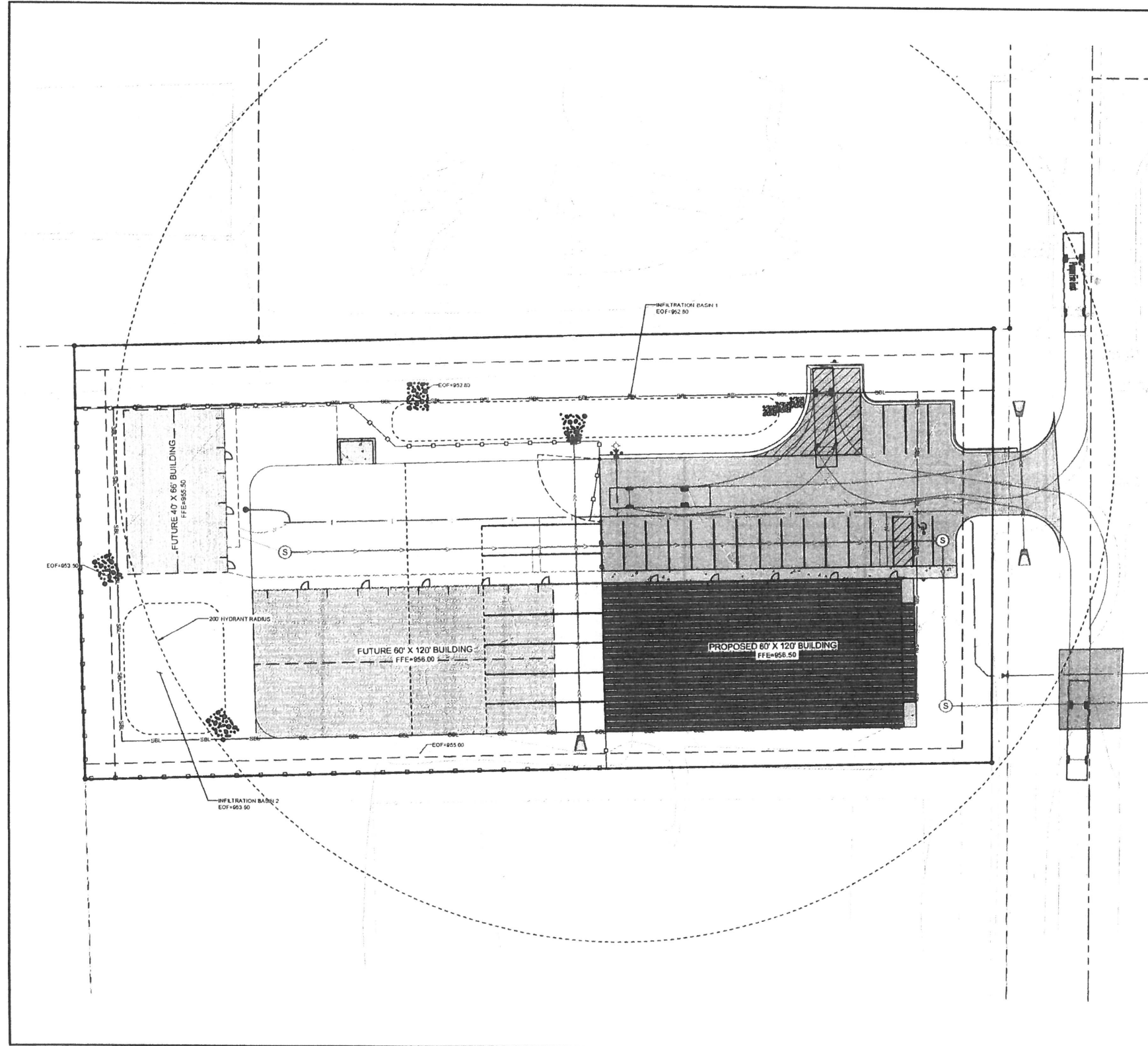
D TEMPORARY SEDIMENT FILTERS

1 PLACE AS RECOMMENDED BY THE MANUFACTURER

2 TEMPORARILY PUMPED SEDIMENT CONTROL DEVICE

1 INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS

F TEMPORARY SLOPE EROSION PROTECTION



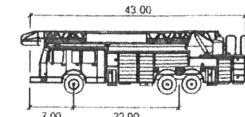
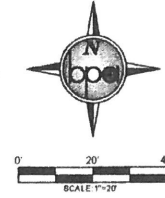
LEGEND:



PUMPER FIRE TRUCK

TIRE PATH

OVER-HANG EXTENTS



Aerial Fire Truck  
 Width 8.50  
 Track 7.00  
 Lock to Lock Time 6.0  
 Steering Angle 33.3

DESIGNER: BOGART, PEDERSON & ASSOCIATES, INC. 1000 WEST STREET, SUITE 200, WRIGHT COUNTY, MN 55308-3322 TEL: 763-464-4642 FAX: 763-464-4644		DATE: 12/22/2024 DESIGN BY: MAM DRAWN BY: MAM CHECKED BY: MAM DWG FILE: MAM VEHICLE TURN: 34-317026 FILE NO:	DESCRIPTION: TRASH ENCLOSURE & LANDSCAPE
MASTERCRAFT OUTDOORS B&B BUILT City of Monticello, Wright County, MN FIRETRUCK TURNING		DATE: 12/22/2025 LIC. NO.: 61146	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. Signed: <i>Michael Mendelsohn</i> Michael Mendelsohn, P.E. Date: 12/22/2025
CALL 48 HOURS BEFORE DIGGING GOPHER STATE ONE CALL TWIN CITY AREA 651-454-0002 MINNESOTA TOLL FREE 1-800-252-1166		SHEET NO. <b>C6</b>	



TRANSVERSE & LONGITUDINAL BARS  
1/4" x 3/8" FOR 12" TO 24" SPACING  
3/4" x 1/2" FOR 24" & LARGER SPACING

NOTE:  
1. ALL METAL GUARDS SHALL BE GALVANNEZED AFTER FABRICATION PER MIL SPEC 3382 & 3394.  
2. APPLIES TO TYPICAL END SECTION 12" OR LARGER.  
3. ALL HOLES AND BOLT & NUTS SHALL BE TO THE TYPICAL END SECTION UNLESS OTHERWISE NOTED.

Title: **Trash Guard for End Section**  
City of Monticello  
Date: 03-05 Plate No. 4007  
Revised: 03-15

TYPICAL SECTION  
LANSING, NON-RESIDENTIAL

NOTE:  
1. 2" HOLS OF 300 TO BE PLACED BEHIND CURB.  
2. THE SIZE AND THICKNESS OF SELECT GRANULAR BASE OR BASES ON EXISTING CON. CONDITIONS AS DETERMINED BY THE CITY ENGINEER.  
3. STREET WIDTH TO BE DETERMINED BY THE CITY ENGINEER.  
4. 6" FIBERGLASS 2 1/2" DIA. WITH 1/8" DIA. HOLE. METAL CLIP BARS ARE ENCOUNTERED IN THE TYPICAL SECTION OR AS INDICATED BY THE CIRCLE.  
5. SET PLACE MARK FOR DETAILS.  
6. FINISH AND CURB & GUTTER SHALL BE DETERMINED ON A CASE BY CASE BASIS DEPENDING ON TRAFFIC VOLUME, PROPERTY USE AND SOIL CONDITIONS.

Title: **Typical Street Non-Residential (Collector)**  
City of Monticello  
Date: 03-05 Plate No. 5003  
Revised: 03-17

REVERSE SLOPE GUTTER SECTION

B612 CONCRETE CURB & GUTTER  
B618 CONCRETE CURB & GUTTER

Title: **Concrete Curb & Gutter for Streets**  
City of Monticello  
Date: 03-05 Plate No. 5005  
Revised: 03-15

Title: **Commercial Gravel Construction Entrance**  
City of Monticello  
Date: 06-14 Plate No. 6002  
Revised: 03-15

ENTRENCH A MINIMUM OF 2"

NOTE:  
1. UNLESS NOTED OTHERWISE, THE STRAW OR WOOD SHALL BE 1/2" DIA. AND 15' LONG.  
2. THE ROLL SHALL BE PLACED IN THE TRENCH WITH THE LONG END OF THE ROLL PARALLEL TO THE TRENCH.

Title: **Bio Log Staking Straw or Wood Bio Roll**  
City of Monticello  
Date: 03-08 Plate No. 6009  
Revised: 03-15

STAPLING PATTERNS

INSTALLATION

Title: **Erosion Control Blanket Stapling Patterns & Installation**  
City of Monticello  
Date: 03-08 Plate No. 6011  
Revised: 03-15

R.O.W.

EXISTING UTILITY

PROPOSED UTILITY

ENTRENCH ROAD

EXISTING UTILITY

PROPOSED UTILITY

ENTRENCH ROAD

Title: **Utility Excavation In City Streets 5 Years or Older**  
City of Monticello  
Date: 03-05 Plate No. 7006  
Revised: 03-17

B7 BACK COURSE

B7B BACK COURSE

ENTRENCH ROAD

EXISTING UTILITY

PROPOSED UTILITY

ENTRENCH ROAD

Title: **B&B BUILT CURB & GUTTER**  
City of Monticello, Wright County, MN

REV. NO.	DATE	DESCRIPTION
1	12/22/2024	REVISION PER CITY REVIEW
2	01/22/2025	TRASH ENCLOSURE LANDSCAPE

DATE: 12/22/2024  
DESIGN BY: MJM  
DRAWN BY: MJM  
CHECKED BY: MJM  
DWG FILE: 26517030  
FILE NO: 26517030

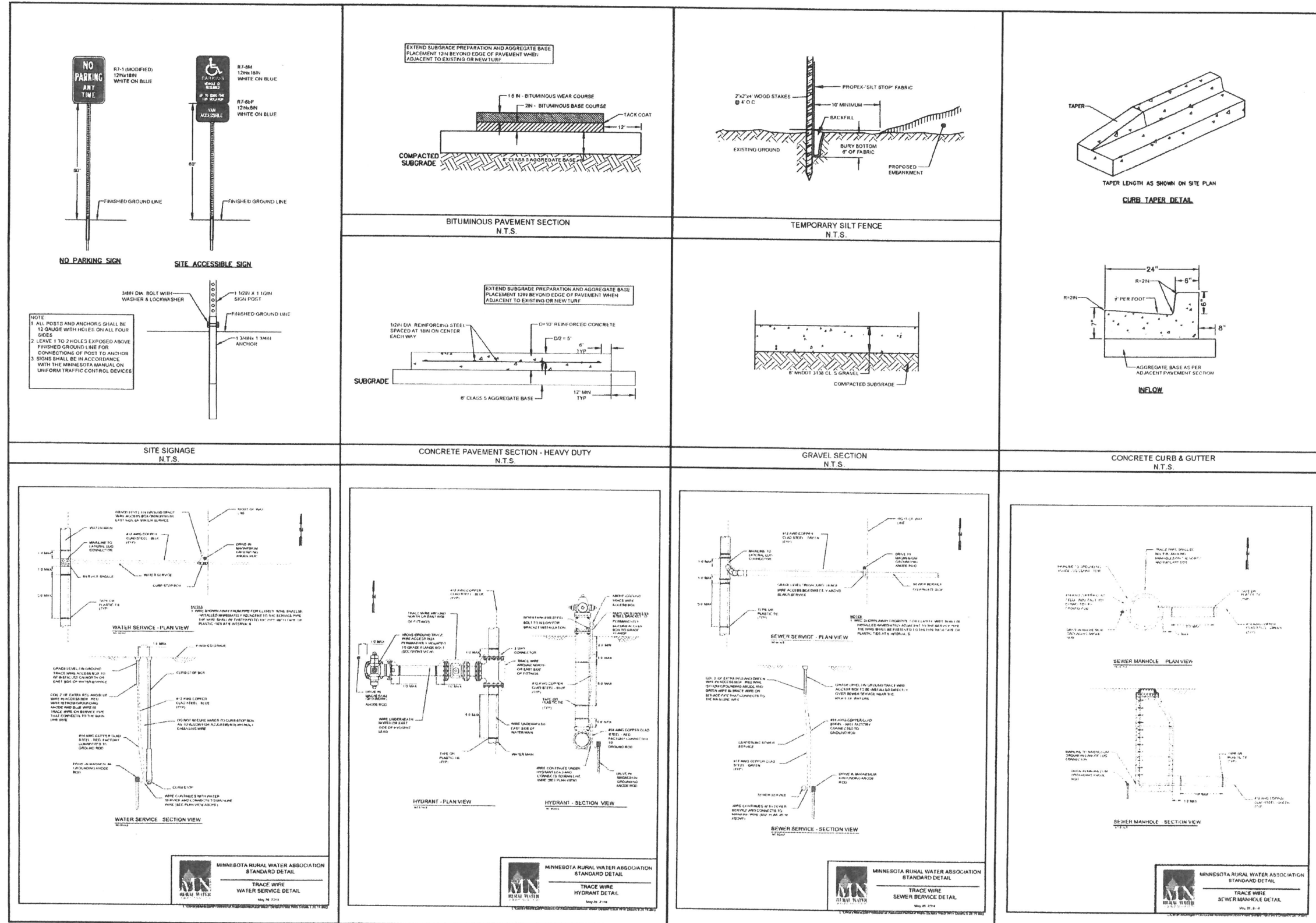
Signature: *Michael Mendel-Hausch*  
Title: Michael Mendel-Hausch  
Lic. No. 81148  
Date: 12/22/2024

**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND ENGINEERING  
CIVIL ENGINEERING  
ENVIRONMENTAL SERVICES  
1000 W. WASHINGTON AVE., SUITE 200  
ST. CLOUD, MN 56301  
TEL: 763-324-8322 FAX: 763-324-8344

MASTERCRAFT OUTDOORS  
B&B BUILT  
City of Monticello, Wright County, MN

DETAILS

SHEET NO. **C8**



REV. NO.	DATE	DESCRIPTION
1	01/22/2025	REVISION PER CITY REVIEW
2	01/22/2025	TRASH ENCLOSURE & LANDSCAPE

DATE: 07/22/2025  
 DESIGN BY: MAM  
 DRAWN BY: MAM  
 CHECKED BY: MAM  
 DWG. FILE: DETAILS  
 FILE NO: 245170.00  
 UC. NO: 61148

**BOGART, PEDERSON & ASSOCIATES, INC.**  
 CIVIL ENGINEERING  
 ENVIRONMENTAL SERVICES  
 1307E EAST STREET, BECKER, MN 55006-9172  
 TEL: 651-436-3444 FAX: 651-436-3444

**MASTERCRAFT OUTDOORS**  
**B&B BUILT**  
 City of Monticello, Wright County, MN

SHEET NO. **C9**  
 DETAILS



3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

**RaK drafting & design**  
11973 193RD AVENUE SE,  
BIG LAKE, MN, 55309  
PHONE: 612-900-4215 EMAIL: RaKrafting@gmail.com

PROPOSED PLANS:  
**MASTERCRAFT  
OUTDOORS**

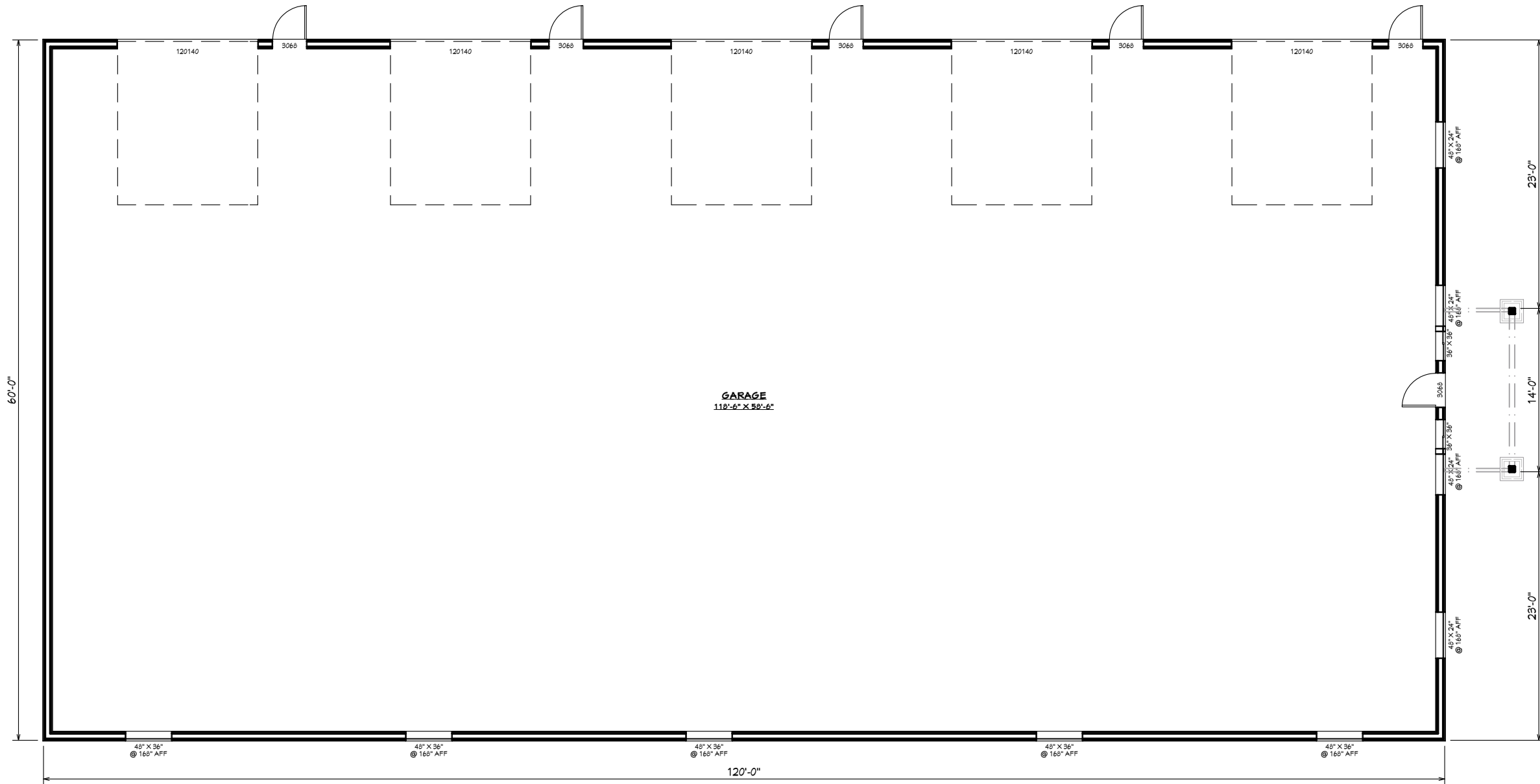
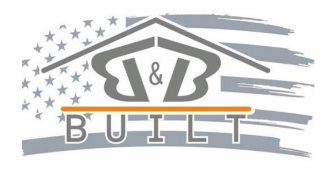
PAGE TITLE:  
**FLOOR PLAN**

DRAWN BY:  
*Kari Heid*

DATE:  
3/25/2024

SCALE:  
3/32" = 1'-0"

SHEET #:  
**A1**



Doors/Windows 71 sq ft 5.63%  
Wood 24 sq ft 2%  
Stone 171 sq ft 13.57%  
Steel 1018 sq ft 78.8% Total 1260 sq ft

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

**RaK drafting & design**  
11973 193RD AVENUE SE,  
BIG LAKE, MN, 55309  
PHONE: 612-900-4215 EMAIL: RaKrafting@gmail.com



PROPOSED PLANS:  
**MASTERCRAFT  
OUTDOORS**

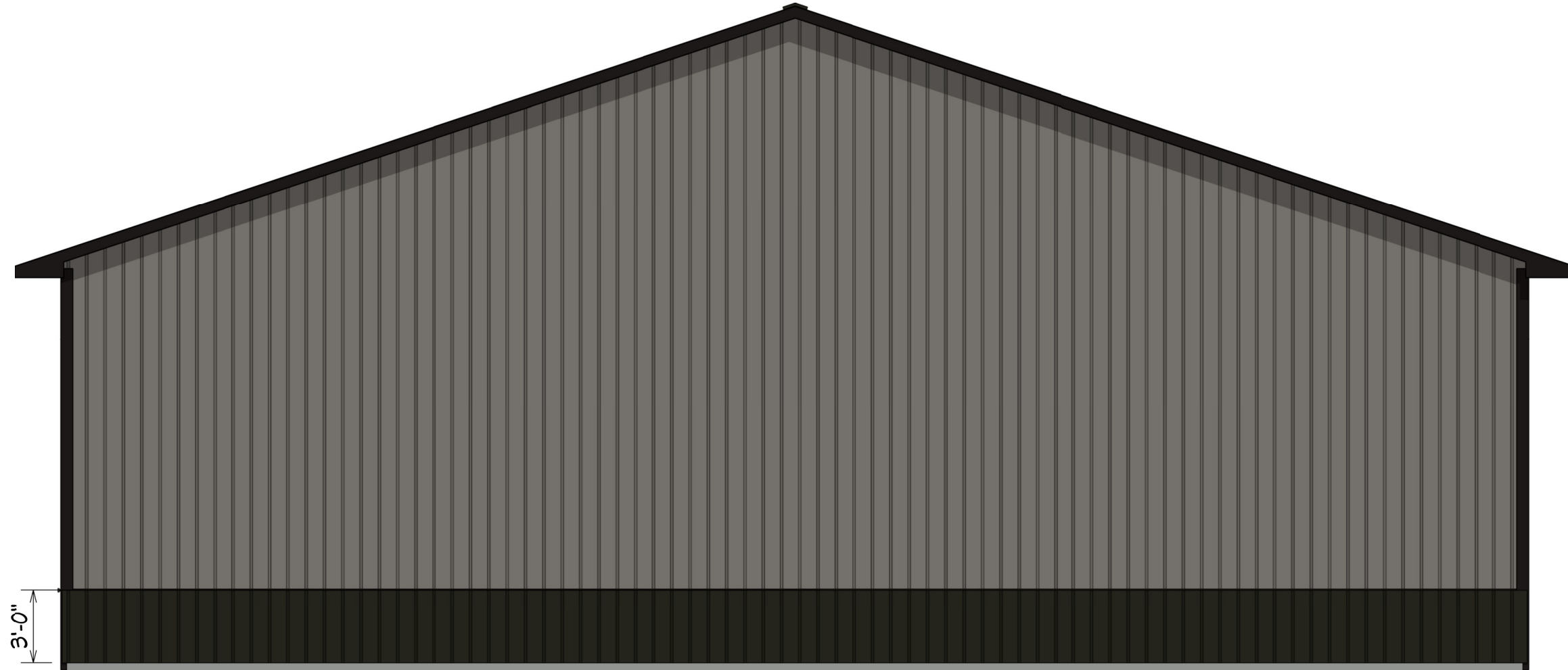
PAGE TITLE:  
**FRONT ELEVATION**

DRAWN BY:  
*Kari Heid*  
DATE:  
3/25/2024  
SCALE:  
3/16" = 1'-0"  
SHEET #:  
**A2**

**ELEVATION** 3/16" = 1'-0"  
VIEW OF THE FRONT



Steel 1260 sq ft 100%  
Total 1260 sq Ft



**ELEVATION**

VIEW OF THE BACK

3/16" = 1'-0"

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

**RaK drafting & design**

11973 193RD AVENUE SE,  
BIG LAKE, MN, 55309  
PHONE: 612-900-4215 EMAIL: RaKrafting@gmail.com

PROPOSED PLANS:

MASTERCRAFT  
OUTDOORS

EMAIL

PHONE

MOBILE PHONE:

PAGE TITLE:

BACK ELEVATION

DRAWN BY:

Kari Heid

DATE:

3/25/2024

SCALE:

3/16" = 1'-0"

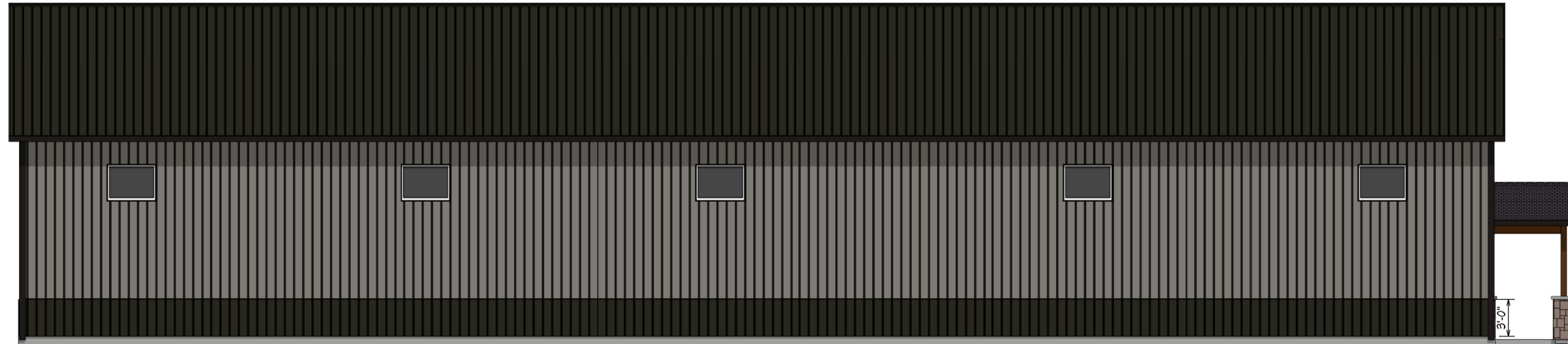
SHEET #:

A3



3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

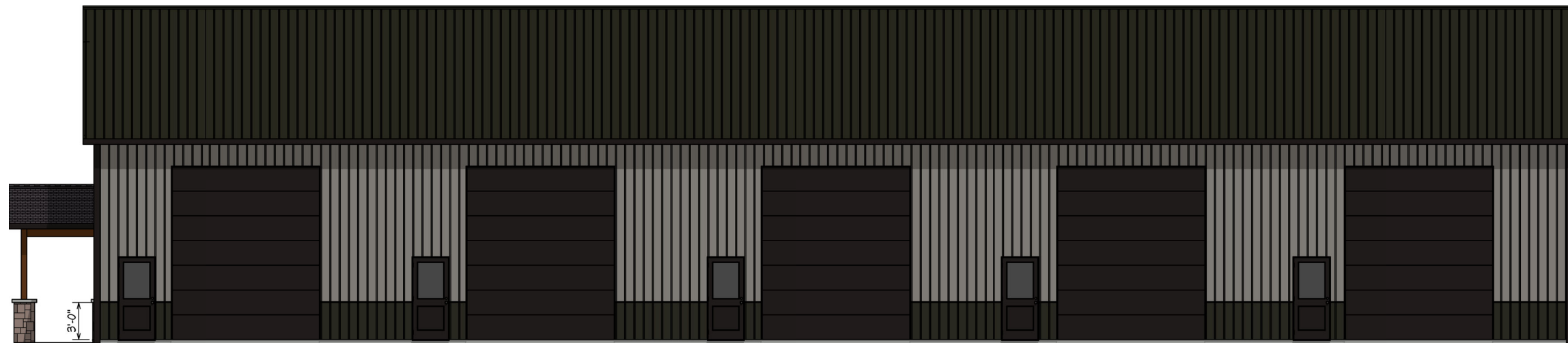
Windows 60 sq ft 3.12%  
Steel 1860 sq ft 96.88%  
Total 1920 sq ft



**ELEVATION** 3/32"=1'-0"  
VIEW OF THE LEFT SIDE

**RaK drafting & design**  
11973 193RD AVENUE SE,  
BIG LAKE, MN, 55309  
PHONE: 612-900-4215 EMAIL: RaKrafting@gmail.com

Windows/Doors 945 sq ft 49.22%  
Steel 975 sq ft 50.78%  
Total 1920 sq ft



**ELEVATION** 3/32"=1'-0"  
VIEW OF THE RIGHT SIDE

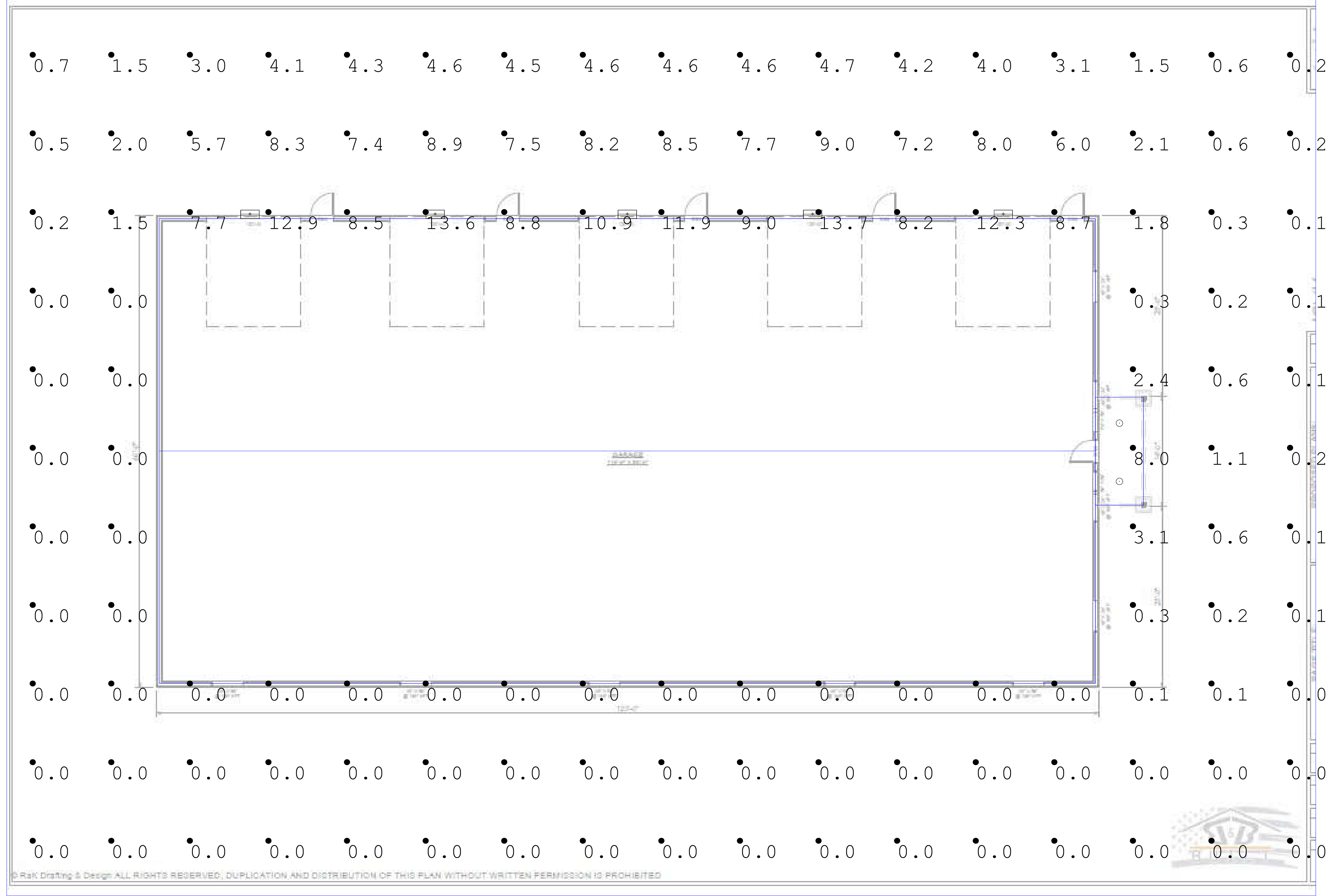
PROPOSED PLANS:  
**MASTERCRAFT  
OUTDOORS**

PAGE TITLE:  
**SIDE ELEVATIONS**

DRAWN BY:  
*Kari Heid*  
DATE:  
3/25/2024  
SCALE:  
3/32" = 1'-0"  
SHEET #:  
**A4**







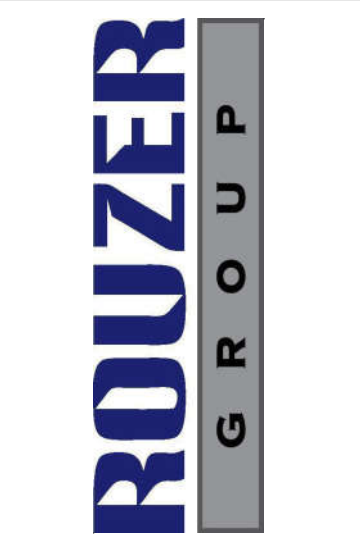
Scale: 1 inch= 7 Ft.

The Lighting Analysis, layout, Energy Analysis and/or Visual Simulation, (collectively being provided by ROUZER) represents an anticipated prediction of lighting system performance. The information provided by others has not been field verified by ROUZER and ROUZER makes no representation or warranty, express or implied, regarding the accuracy or reliability of the information provided by others. ROUZER recommends that design parameters and other information be field verified to ensure verifiability. ROUZER does not warrant the accuracy or reliability of the information provided by others. ROUZER's design is based on the information provided by others. The Lighting Analysis, layout, Energy Analysis and/or Visual Simulation, (collectively being provided by ROUZER) represents an anticipated prediction of lighting system performance. The information provided by others has not been field verified by ROUZER and ROUZER makes no representation or warranty, express or implied, regarding the accuracy or reliability of the information provided by others. ROUZER recommends that design parameters and other information be field verified to ensure verifiability. ROUZER does not warrant the accuracy or reliability of the information provided by others. ROUZER's design is based on the information provided by others.

Scale: as noted
Date: 6/12/2024
Filename: BB Mastercraft Exterior-AGI
Drawn By: Eric Nephew

Job Name:  
BB Mastercraft Exterior  
Lighting Layout  
Version A

Prepared For: Elk River Win









2J (49)

PHONE: 763-295-2711 FAX: 763-295-4404

505 Walnut Street | Suite 1 | Monticello, MN 55362

June 20th, 2024

Re: Master Craft PUD

City Planning File # 2024-19

### General Comments

The City is not responsible for errors and omissions on the submitted plans. The owner, developer, and engineer of record are fully responsible for changes or modifications required during construction to meet the City's standards.

After review of the most recent land use application plans dated 06-03-24 for the proposed development in the City of Monticello, we have determined the following based on the 2020 MN State Fire Code:

1. The applicant will verify that all access drive spacing in the parking lots are at least 24ft wide for aerial apparatus access and circulation within this lot. The allowed decrease is from the required 26 feet width specified in Fire Code Appendix D105.2.
2. The applicant will verify and provide full turning radius in access roads for the City's aerial apparatus as required in Fire Code Appendix D103.3.
3. The city requires that you install a fire key box on the outside of your building. Please work with the Fire Inspector on this requirement.
4. If a fire suppression system is required, we require that you work with the Fire Chief/Fire Inspector on locating your Fire Department Connection for the sprinkler system. The Fire Inspector must approve the location before it is installed.



PHONE: 763-295-2711 FAX: 763-295-4404

505 Walnut Street | Suite 1 | Monticello, MN 55362

5. Finally, if a fire suppression system is required, we are requiring hydrant spacing at 400 feet based on Fire Code Section 507.5.1 exception number 2.

These items are subject to approval of the Monticello Fire Chief and Fire Inspector. This is a preliminary list of items that would need to be addressed.

Sincerely,

A handwritten signature in blue ink that reads "Ron Hackenmueller".

Chief Building Official/Zoning Administrator



OFFICE: 763-295-2711 FAX: 763-295-4404  
505 Walnut Street | Suite 1 | Monticello, MN 55362

February 21, 2025

Re: Mastercraft Outdoors

The Engineering Department has reviewed the Plans dated 12/30/24 as prepared by Bogart Pederson and offers the following comments:

**General Comments**

1. An NPDES/SDS Construction Storm Water General Permit (CSWGP) shall be provided with the grading permit or with the building permit application for review prior to any construction if 1 acre or more will be disturbed.
2. Infiltration is only required if 1 acre or more of new impervious will be created
3. Include HWL of basins and verify adequate freeboard to adjacent structures
4. ROW permit and detour plan will be required for utility work in the Fallon right-of-way.
5. It should be noted that future assessments are proposed for street and utility improvements along Fallon Ave in accordance with the City's assessment policy.

The City is not responsible for errors and omissions on the submitted plans. The owner, developer, and engineer of record are fully responsible for changes or modifications required during construction to meet the City's standards.

Please have the applicant provide a written response addressing the comments above. Please contact the Engineering Department with any questions.

Sincerely,

Ryan Melhouse  
Assistant City Engineer

## Response to June 24, 2024 Memorandum

TO: Ryan Melhouse, Assistant City Engineer

FROM: Michae Mordal-Huebsch, Bogart, Pederson & Associates

DATE: December 30, 2024

RE: Mastercraft Concept City Project# 2023-46

Thank You for reviewing the Mastercraft Outdoors civil site plan. BPA has reviewed the comments, and we offer the following response to comments and recommendations that have been made in the review. Comments on the plan have been tabulated and responded to below.

### General Comments

1. An NPDES/SDS Construction Storm Water General Permit (CSWGP) and SWPPP shall be provided with the grading permit or with the building permit application for review prior to any construction if 1 acre or more will be disturbed.
  - a. **BPA Response:** Comment noted. An NPDES permit will be provided. When general approval of the plan is received, the permit will be applied for.
2. Follow city Design manual for stormwater design, if 1 acre or more of new or fully reconstructed impervious is created a stormwater report will be required.
  - a. **BPA Response:** Less than 1 acre of impervious surface is proposed. Infiltration basins that holds over 1.1 inch of the impervious surface is provided. These calculations can be found on the utility plan.
3. Tracer wire shall follow Appendix D of the Monticello specifications (<https://www.ci.monticello.mn.us/DocumentCenter/View/881/Appendix-D-TracerWire>)
  - a. **BPA Response:** A note is now included for the specifications and relevant details are now included in the plan.
4. The building department will review required fire hydrant location(s) and emergency vehicle access/circulation. Fire truck circulation will need to accommodate the City's ladder truck, provide an exhibit showing turning movements when building plans are available.
  - a. **BPA Response:** Comment noted. A fire truck turning exhibit is provided.
5. Streets, parking lots, and utilities shall be designed in accordance with the applicable City Subdivision Ordinances and the City's General Specifications and Standard Details Plates for Street and Utility Construction.
  - a. **BPA Response:** Note has been added to the site plan.
6. Plans shall include the required notes from the design manual #10 required notes on page 3 (<https://www.ci.monticello.mn.us/DocumentCenter/View/121/Design-Manual-Plan-Requirements-and-Design-Guidelines-PDF>)
  - a. **BPA Response:** These notes have been added to the cover sheet.
7. Show all easements on construction plan set. Future building appears to be encroaching into drainage easement.
  - a. **BPA Response:** Easements are now provided. The future building has been pushed to the south.
8. Perimeter curb is required around the parking lot, ribbon curb is acceptable.
  - a. **BPA Response:** Perimeter curb is now provided along the public parking area.

9. Provide pretreatment for infiltration basin (if basin is required) meeting MPCA requirements.
  - a. **BPA Response:** Forebays are provided on the infiltration basins where concentrated flow is directed to.
10. Shift trees and fence from North property line to not obstruct drainage ditch.
  - a. **BPA Response:** The fence is now out of the easement area.
11. ROW permit will be required when connecting to utilities across Fallon. Detour plan will be required to be submitted by contractor.
  - a. **BPA Response:** Comment noted. Detour will likely be rerouted to Edmonson Ave N. No accesses will be cut off during the installation. Noted on site plan.
12. Provide pipe sizing calculations for storm pipe under parking lot.
  - a. **BPA Response:** A sizing calculation is now provided in the utility plan. The pipe is adequately sized.
13. It should be noted that future assessments are proposed for street and utility improvements along Fallon Ave in accordance with the City's assessment policy.
  - a. **BPA Response:** Comment noted.

### **Fire Code Comments**

1. The applicant will verify that all access drive spacing in the parking lots are at least 24 ft wide for aerial apparatus access and circulation within this lot. The allowed decrease is from the required 26 feet width specified in Fire Code Appendix D105.2.
  - a. **BPA Response:** The fire access route is 25' wide.
2. The applicant will verify and provide full turning radius in access roads for the City's aerial apparatus as required in Fire Code Appendix D103.3.
  - a. **BPA Response:** A alternate hammerhead is proposed for the fire truck turn around. A firetruck turning exhibit is provided as well.
3. The city requires that you install a fire key box on the outside of your building. Please work with the Fire Inspector on this requirement.
  - a. **BPA Response:** A fire key box is now shown on the east side of the building.
4. If a fire suppression system is required, we require that you work with the Fire Chief/Fire Inspector on locating your Fire Department Connection for the sprinkler system. The Fire Inspector must approve the location before it is installed.
  - a. **BPA Response:** A sprinkler system is not needed to our knowledge. A hydrant is provided on site for water access.
5. Finally, if a fire suppression system is required, we are requiring hydrant spacing at 400 feet based on Fire Code Section 507.5.1. exception number 2.
  - a. **BPA Response:** A hydrant is proposed that is within 200 feet of any of the proposed or future buildings, meeting that requirement.

If you have any questions I can be reached at (763) 262-8822. Thank you for providing review comments for this project.

Sincerely,  
Bogart, Pederson & Associates, Inc.  
*Michael Mordal-Huebsch*  
Michael Mordal-Huebsch, P.E.