

TO: Whom It May Concern

FROM: Jeanette Pidde *JP*
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: November 13, 2023

RE: Notice of Continuation Hearing on Rezoning Application



Please find enclosed a *Notice of Continuation Hearing* regarding an *Application for Rezoning* filed by Eric Linsmeier on behalf of O&E Properties LLC, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "B-1" Highway Service Business District, certain property in the County of Redwood, State of Minnesota, described as follows:

Lot 2 and Lot 3, Block 1, Linsmeier Addition

The continuation of the public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Tuesday, the 28th day of November, 2023. The meeting will be held in the Learning Center in the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet in incorporated areas and/or one-half (1/2) of a mile of the affected property, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

Enclosure



**NOTICE OF CONTINUATION HEARING
ON APPLICATION FOR REZONING**

The continuation of the public hearing on Eric Linsmeier's *Application for Rezoning* on behalf of O&E Properties LLC, to rezone from Agricultural to Highway Service Business District the property in Redwood County, Minnesota, described as Lot 2 and Lot 3, Block 1, Linsmeier Addition, shall be held at the regularly scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 28th day of November, 2023, in the Learning Center in the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

If you have any comments or questions, please contact the Redwood County Environmental Office at (507) 637-4023 or in writing at P.O. Box 130, Redwood Falls, MN 56283.

DATED: November 9, 2023


Jeanette Pidde
Land Use & Zoning Supervisor
Redwood County Environmental Office

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: Continued *Application for Rezoning* submitted by Eric Linsmeier on behalf of O&E Properties LLC, Permit Application No. 1-23r


I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

- 1. Notice of Public Hearing on Continued *Application for Rezoning*; and**
- 2. Continued Notice of Public Hearing**

were duly served upon:

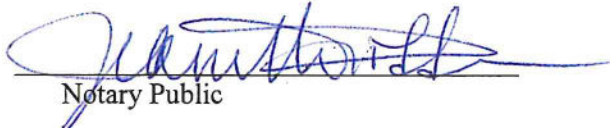
-SEE ATTACHED-

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 13th day of November, 2023.

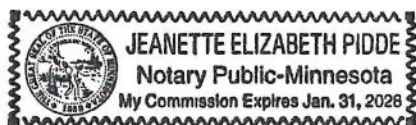


Lali Ortega
Environmental Administrative Assistant

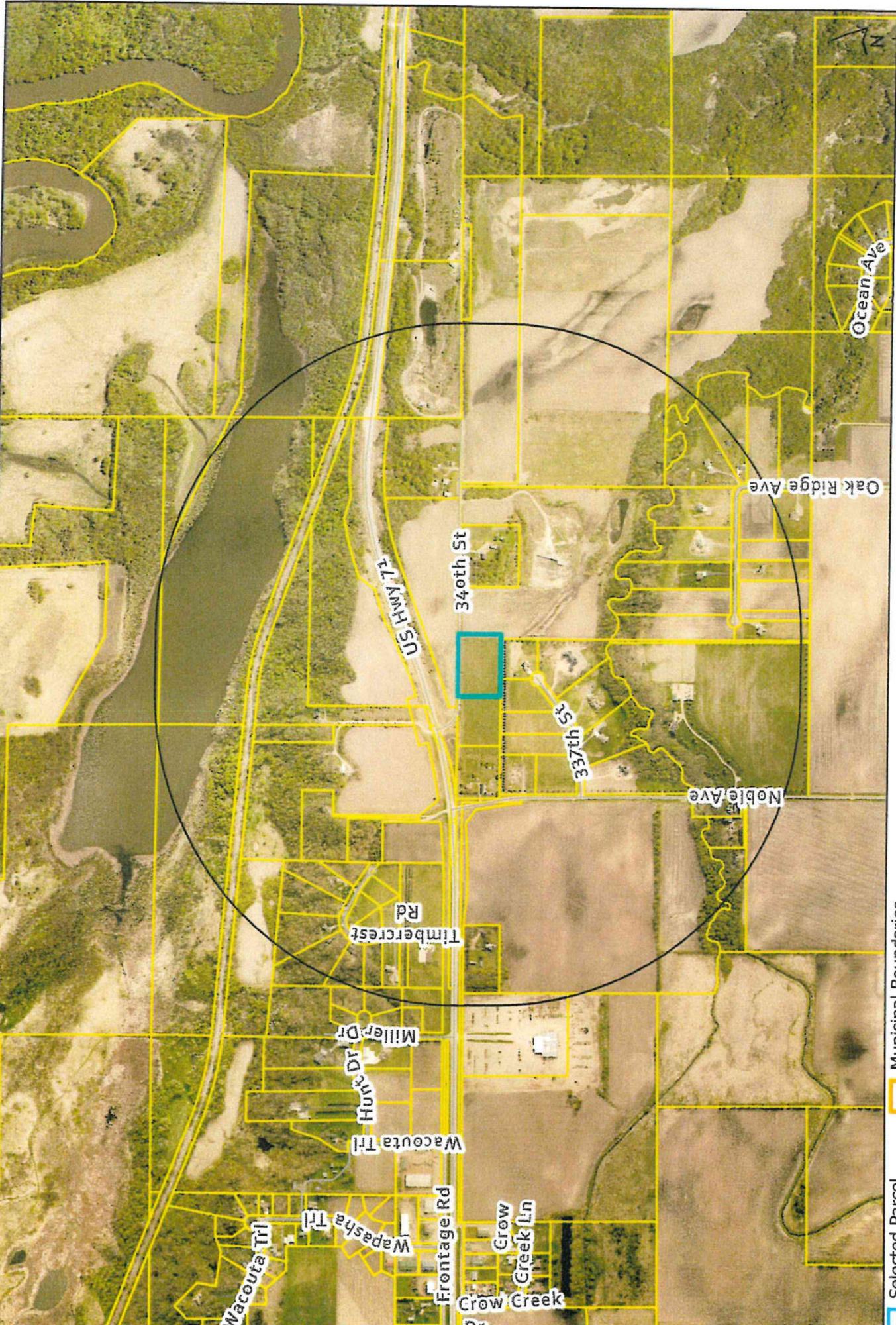
Subscribed and sworn to before me, a Notary Public, on this 13th day of November, 2023, by Lali Ortega.



Notary Public



Parcel ID	C/O	OWNER	C/O	Address	PO Box	CITY	STATE	ZIP
621343040		ANDERSON/ROSS A		103 N GROVE		REDWOOD FALLS	MIN	56283
621343120		ANDERSON/STEVENS S & JOYCE		37103 US HWY 71		REDWOOD FALLS	MIN	56283
626240040		BEDNAREK/DALE R & MICHELE L		37037 337 ST		REDWOOD FALLS	MIN	56283-3125
620041040		BRANDT PROPERTIES CO		PO BOX 230		FARGO	ND	58107-0230
626250180		BURCHFIELD/NICOLE A/8	CHRISTOPHER J BURCHFIELD	103 NORTHWOOD DR		REDWOOD FALLS	MIN	56283
621344060		CEPLECHA/JONATHAN F & NATALIE		37105 US HWY 71		REDWOOD FALLS	MIN	56283-4163
620044060		DALLENBACH/JONATHAN P		33446 NOBLE AVE		REDWOOD FALLS	MIN	56283-2757
621343100	STATE OF MINNESOTA IN TRUST	DNR-REAL ESTATE MGT	ATTN: TAX SPECIALIST	PO BOX 45		ST PAUL	MIN	55155
620032040		ELLER/ALAN D		33991 NOBLE AVE		REDWOOD FALLS	MIN	56283
620044040		ENGSTROM/EUGENE A/8	SHIRLEY A	33432 NOBLE AVE		REDWOOD FALLS	MIN	56283
627700160		FENSK/GENE A & JANICE L		34042 TIMBERCREST RD		REDWOOD FALLS	MIN	56283
626250060		FRIESE/JOSHUA & RACHEL		33359 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283
620044070		GREEN/MAXIMIN AUBREY/8	SANDRA JEANNE GREEN	3356 BOONE CIR N		REDWOOD FALLS	MIN	56283
626250260		HAMMER/MICHAEL R & STACY J	& AMY J WENDINGER	33506 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283-2833
621344020		HANNA/TIMOTHY J		33865 NOBLE AVE		REDWOOD FALLS	MIN	56283
626250220	PROUTY PROPERTIES LLC	HARAZINDOUGLAS P & TAMARA		33570 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283
627400060		HARRINGTON/JEANNETTE ANNE ETAL		13972 FALCON AVE		REDWOOD FALLS	MIN	56283
620044020		HUSEBY/TAMMY S		33460 NOBLE AVE		REDWOOD FALLS	MIN	55124-3312
627700020		KERKHOFF/MERVIN E & SALLY J		38267 280 ST		REDWOOD FALLS	MIN	56283
626240120		LANG/BRENT & HOPE		37219 337 ST		REDWOOD FALLS	MIN	56283
626240200		LIMOGES/BRADLEY D & JEANNE ↑		37022 337 ST		REDWOOD FALLS	MIN	56283-2846
626240100		LIMOGES/TYLER & KELSIE		473 PONDEROSA RD		REDWOOD FALLS	MIN	56283-2837
626240160		LINSMEIER/ERIC & HEIDI		37132 337 ST		REDWOOD FALLS	MIN	56283-2558
626240060		MANNING/TWAIN		393 LASER TRL		REDWOOD FALLS	MIN	56283-2841
626250120		MAURER/CAMERON R & GINA B		33453 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283
620041020		MINNESOTA DEPARTMENT OF	VETERAN AFFAIRS	20 WEST 12 ST		REDWOOD FALLS	MIN	56283
620041000		MINNESOTA/STATE OF	TRANSPORTATION BUILDING	395 JOHN IRELAND BLVD		REDWOOD FALLS	MIN	56283
629960040		MN VALLEY REGIONAL RAIL AUTH		200 S MILL ST		REDWOOD FALLS	MIN	55155
627700120		NIELAND/JONI J		108 W PLEASANT ST		REDWOOD FALLS	MIN	56283
621343085		OKINS/LARRY E & LINDA		36953 US HWY 71		REDWOOD FALLS	MIN	56283-1059
620032060		PASKEWITZ/BARRY J & DEBORAH		33511 NOBLE AVE		REDWOOD FALLS	MIN	56283
627700120		PASKEWITZ/DAVID		34206 TIMBERCREST RD		REDWOOD FALLS	MIN	56283
626240140		PASKEWITZ/DUANE P & RENEE		37140 337 ST		REDWOOD FALLS	MIN	56283
627700060		PASKEWITZ/WESLEY G & MONICA		34568 TIMBERCREST RD		REDWOOD FALLS	MIN	56283
626250320		PENDLETON/BRIAN & AMY		33268 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283
626250280		PENDLETON/TIANNA & ZAKARY		33460 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283-2840
621343130		PLUMB/CATHERINE A		4010 ZANZIBAR LN N		REDWOOD FALLS	MIN	56283
626250140		PRESCHER/GREGORY S		33503 OAK RIDGE AVE		PLYMOUTH	MIN	55446-1359
620032080		PROUTY PROPERTIES LLC		33375 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283
626250080		PROUTY/BRENT J & CATHERINE L		33375 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283
621353020		RASMUSSEN/MICHAEL R/8	TRACY L	37924 US HWY 71		REDWOOD FALLS	MIN	56283
626240180		REBSTOCK/JOSEPH R & JENNA J		37086 337 ST		REDWOOD FALLS	MIN	56283
620032020		REBSTOCK/ROBERT D & LORIA A		37407 340 ST		REDWOOD FALLS	MIN	56283
621343180		REDWOOD FALLS CONGREGATION	OF JEHOVAH'S WITNESSES	34020 TIMBERCREST RD		REDWOOD FALLS	MIN	56283
626250160		RUHR/CHAD/8	JACQUELINE RECK	33555 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283
626250100		SCHABLIN/DOUGLAS A & CINDY L		33405 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283
620031040		SCHMIDT/WILLIAM & NORMA		30103 US HWY 71		REDWOOD FALLS	MIN	56283
626250240		STAGE/LINDA R		36780 US HWY 71		REDWOOD FALLS	MIN	56283
626250240		STASKA/HOWARD C		33522 OAK RIDGE AVE		REDWOOD FALLS	MIN	56283
621343140		TIMBERCREST PROPERTIES INC	% GENE DAHMS	106 COVINGTON DR		REDWOOD FALLS	MIN	56283-1957
627700080		TOLAND/DANIEL M & BETH R		34236 TIMBERCREST RD		REDWOOD FALLS	MIN	56283
627700100		WALZ/RAYMOND O & MARY E		230 E 3RD ST		REDWOOD FALLS	MIN	56283
626250040		WHITE/ANDREW G & AMY L		PO BOX 802		LYONS	OR	97358
		TOWNSHIP OF PAXTON	c/o TAMMY HOLUE	36235 US HWY 71		REDWOOD FALLS	MIN	56283
		REDWOOD FALLS CITY COUNCIL	333 S WASHINGTON ST	PO BOX 626		REDWOOD FALLS	MIN	56283



Parcel ID: 62-540-2040



Selected Parcel

Notification Area

Parcels

Municipal Boundaries

Sections

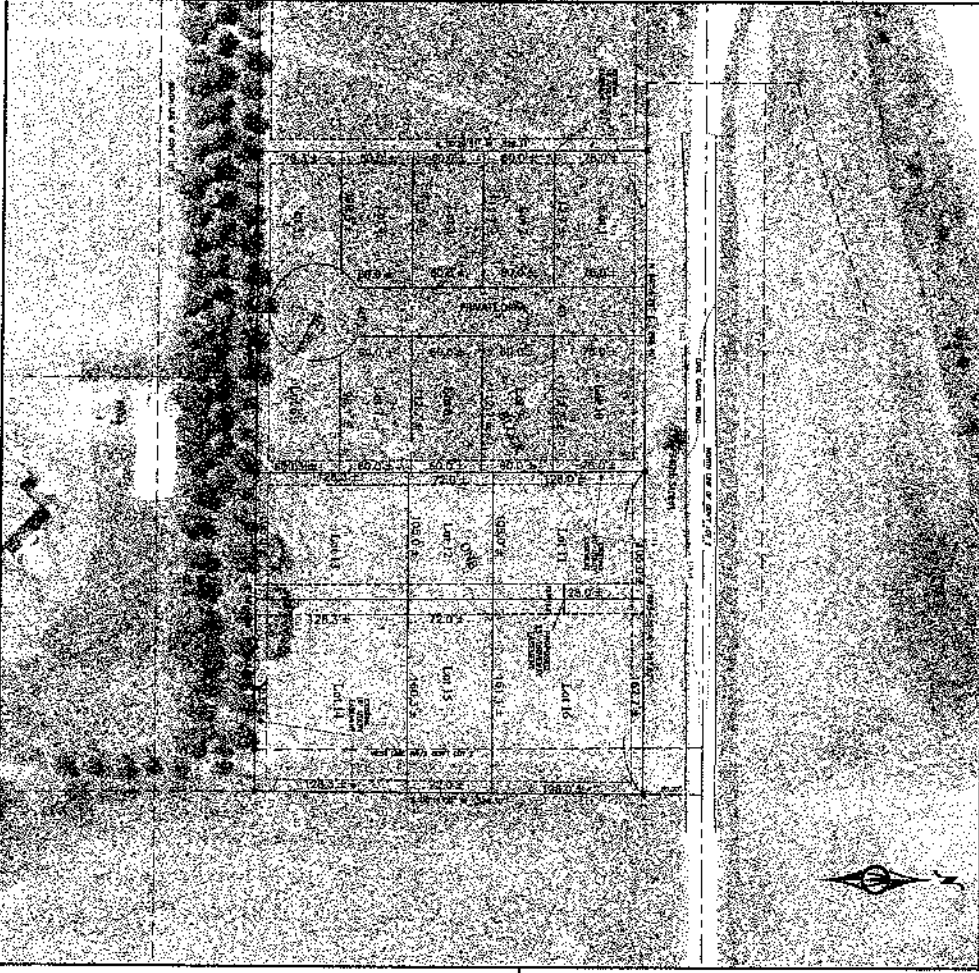
Roads

**Rezoning Notification Area:
0.50 miles from selected parcel**

REDWOOD FALLS, MN

CONSTRUCTION PLANS FOR LINSMEIER ADDITION

OCTOBER, 2023

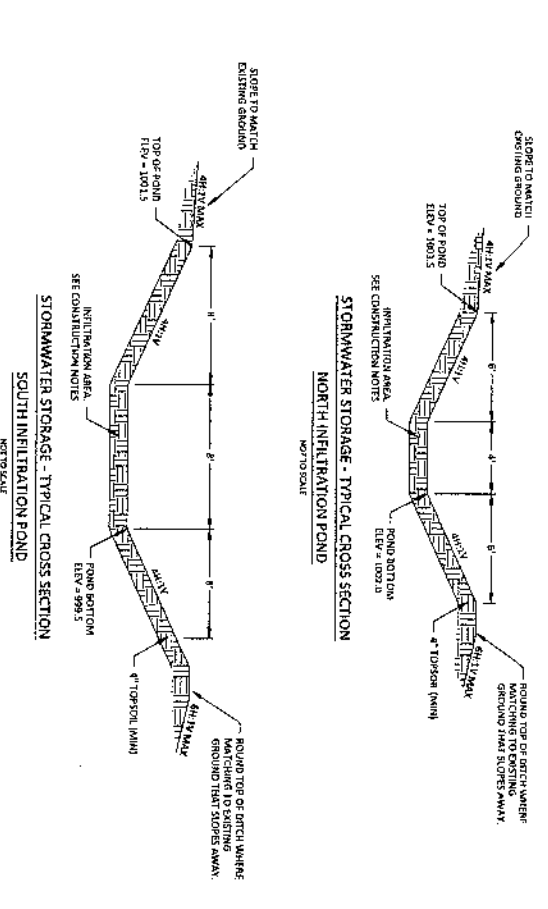


1321 CROWN STREET, NW
54606
Phone: (800) 333-3343
www.boltonandmenk.com

BOLTON & MENK

Professional Engineer License No. 14877000
Professional Land Surveyor License No. 14877000

DETAILS

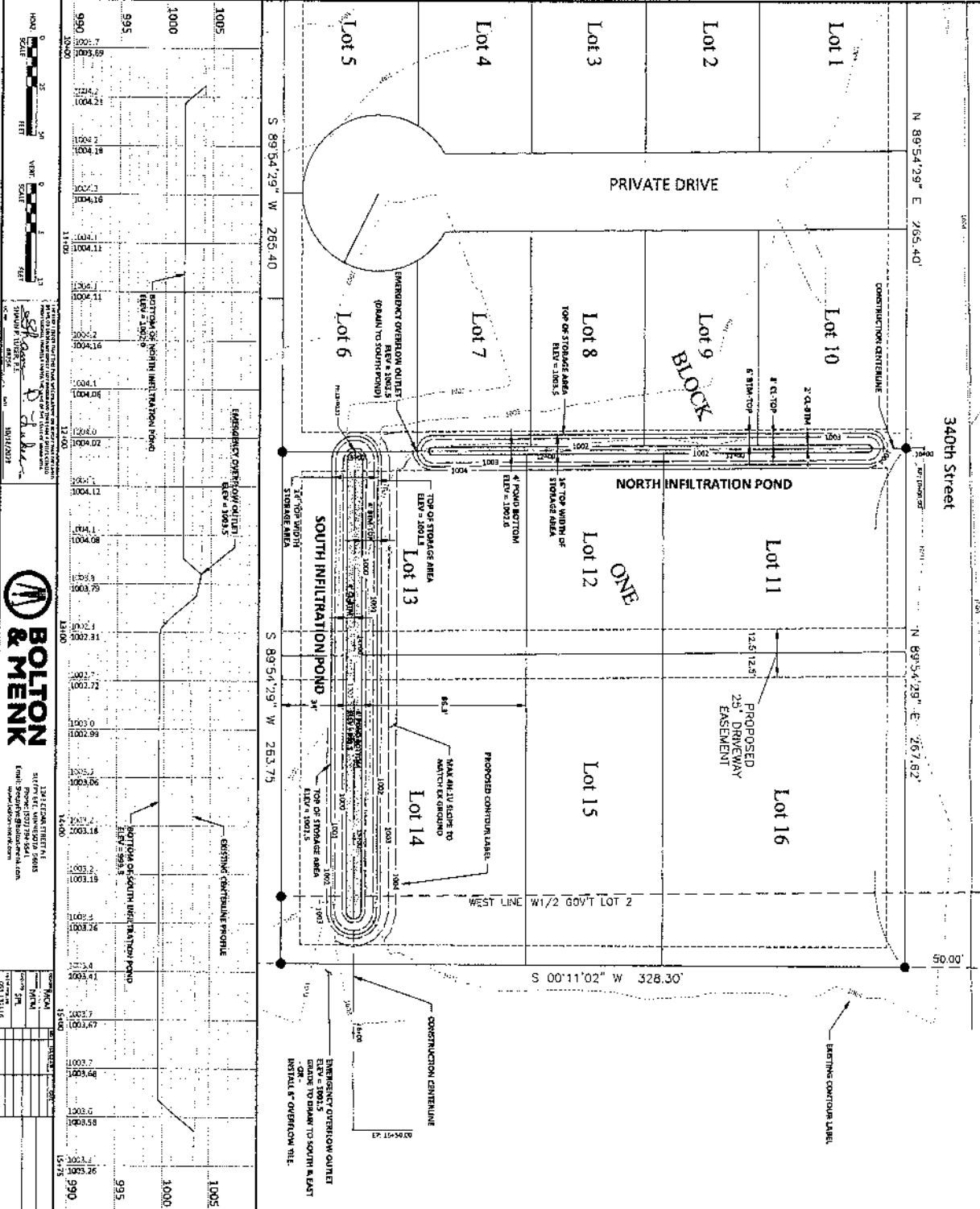


CONSTRUCTION NOTES:

- THE OWNER OR OWNER'S CONTRACTOR (PERMITEE) IS RESPONSIBLE FOR VERIFYING AND FOLLOWING ALL REQUIREMENTS OF THE MOST RECENT CONSTRUCTION STRIPWATER GENERAL PERMIT.
- CONSTRUCTION MAY NOT BEGIN UNTIL COVERAGE IS OBTAINED UNDER THE CONSTRUCTION STRIPWATER GENERAL PERMIT.
- PERMITS MUST NOT ENTAIL PERMIT INFILTRATION SYSTEMS, NO FINAL GRADE, OR WITHIN THREE (3) FEET OF FINAL GRADE, UNTIL THE COMPLETING DRAINAGE AREAS HAVE BEEN COMPLETED AND FULLY FUNCTIONING. THEY PROVIDE DISCRETE EROSION PREVENTION AND SEDIMENT CONTROL (E.g., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA (MINIMUM 5' SEPARATION).
- UPON EXCAVATING AN INFILTRATION SYSTEM TO WITHIN THREE (3) FEET OF FINAL GRADE, PERMITEES MUST STAKE OFF AND MARK THE AREA TO BE AVOID CONSTRUCTION MACHINERY OR EQUIPMENT DO NOT COMPACT THE SOIL IN THE INFILTRATION AREA (MINIMUM 6" TO 8" DEPTH).
- FOR DESIGN PURPOSES, PERMITEES MUST CONSIDER INFILTRATION RATE PER A SQUARE FOOT OF PERMITS SOIL TESTING RESULTS TO THE INFILTRATION SOIL CAPABILITY. THE TESTING IS A STANDARD TEST TO DETERMINE THE INFILTRATION RATE PER SQUARE FOOT OF PERMITS SOIL. TESTING MUST BE CONDUCTED IN CONFORMANCE WITH THE PERMITS TO VERIFY THE RATE IS NOT ABOVE 3.3 INCHES PER HOUR. THE PERMIT PERMITEES AND/OR THE FIELD-APPROVED INFILTRATION RATE IS ABOVE 3.3 INCHES PER HOUR (MINIMUM 3.3 TO VERIFY THE INFILTRATION SYSTEM SHOWS AN INFLUX RATE OF 1.0 TO 3.3 INCHES PER HOUR. THE PERMITS REQUIRE RATE MUST BE A MINIMUM OF 2 INCHES PER HOUR, AND NOT MORE THAN 3 INCHES PER HOUR.
- THE CONSTRUCTION COMPLETE IS CENTRAL BEARD PROPERTY PERMITS FROM CONDUCTING INFILTRATION SYSTEMS IN AREAS WHERE SOIL INFILTRATION RATE ARE FIELD MEASURED AT MORE THAN 3 INCHES PER HOUR UNLESS THE LAND OWNER DATE EXCESS IS EXCESS 3 INCHES PER HOUR (MINIMUM 3.3).
- PERMITS MUST BE IN COMPLIANCE WITH THE PERMITS TO OBTAIN A MINIMUM OF THREE (3) FT OF SEPARATION FROM THE EXISTING UNIMPAVED CONCRETE FROM DRIVEWAYS AND THE BOTTOM OF THE CONCRETE FROM WATER CULTURAL PLANTS PERMITS PERMITS TO OBTAIN CONSTRUCTION INFILTRATION SYSTEMS IN AREAS WITH LESS THAN THREE (3) FEET OF SEPARATION OR DISTANCE FROM THE BOTTOM OF THE INFILTRATION SYSTEM TO THE ELEVATION OF THE EXISTING UNIMPAVED CONCRETE ON THE TOP OF DRIVEWAYS OR SIDEWALKS.
- ROUND TOP OF EXISTING GROUND SHALL SLOPE AWAY.
- ROUND TOP OF EXISTING GROUND SHALL SLOPE AWAY.

NO.	DATE	DESCRIPTION
1	10/10/23	ISSUED FOR PERMITS
2	10/10/23	REVISIONS
3	10/10/23	REVISIONS
4	10/10/23	REVISIONS
5	10/10/23	REVISIONS

O&E Properties LLC
Engineer Addition, Redwood Falls, MN
INTEGRATION BORDERS
PROJECT NUMBER



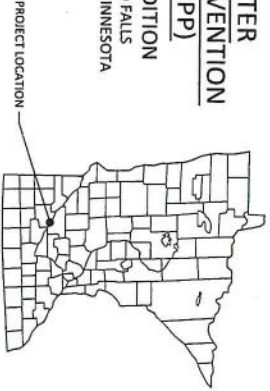
INFLTRATION POND CALCULATIONS	
NORTH INFILTRATION POND DESIGN DRAWDOWN	
REAR DRAWDOWN AREA = 1,000 ACRES	
TOTAL STORAGE NEEDED = NEW IMPROVED AREA * 1" (MAXIMUM DEPTH)	
TOTAL STORAGE NEEDED = 1.00 ACRES * (1" * 1.377)	
TOTAL STORAGE PROVIDED = 0.15 ACRES * 1"	
TOTAL STORAGE NEEDED = 1089 CU FT	
STORAGE CREATED BY NORTH INFILTRATION POND	
TYPICAL CROSS SECTION = 7' WIDE DOWN * (BASE TO TOP) * 1.5' RISE	
TYPICAL CROSS SECTION = 14' * 1.5' * 1.5'	
TYPICAL CROSS SECTION = 31.5 SQ FT	
REAR LENGTH = 10'	
NORTH POND STORAGE CREATED = DESIGN LENGTH * TYPICAL CROSS SECTION	
NORTH POND STORAGE CREATED = 20' * 31.5 SQ FT	
NORTH POND STORAGE CREATED = 630 CU FT	
NORTH INFILTRATION POND DESIGN DRAWDOWN	
REAR DRAWDOWN TIME = TOTAL STORAGE CREATED /	
(DRY) FLOW RATE = 1.50 CFS	
TOTAL STORAGE CREATED = 630 CU FT	
INFLTRATION RATE = 1.50 CFS	
INFLTRATION RATE = 0.00171 (MINIMUM)	
SOUTH POND DRAWDOWN TIME = 630 CU FT / (0.00171 * 4.7 * 230 FT)	
SOUTH POND DRAWDOWN TIME = 65 HR	
48 HR S.A.F.E.	
THEREFORE THE NORTH POND DESIGN IS ADEQUATE	
STORAGE CREATED BY SOUTH INFILTRATION POND	
TYPICAL CROSS SECTION = 7' WIDE DOWN * (BASE TO TOP) * 1.5' RISE	
TYPICAL CROSS SECTION = 14' * 1.5' * 1.5'	
TYPICAL CROSS SECTION = 31.5 SQ FT	
REAR LENGTH = 10'	
SOUTH POND STORAGE CREATED = DESIGN LENGTH * TYPICAL CROSS SECTION	
SOUTH POND STORAGE CREATED = 20' * 31.5 SQ FT	
SOUTH POND STORAGE CREATED = 630 CU FT	
SOUTH INFILTRATION POND DESIGN DRAWDOWN	
REAR DRAWDOWN TIME = TOTAL STORAGE CREATED /	
(DRY) FLOW RATE = 1.50 CFS	
TOTAL STORAGE CREATED = 630 CU FT	
INFLTRATION RATE = 1.50 CFS	
INFLTRATION RATE = 0.00171 (MINIMUM)	
SOUTH POND DRAWDOWN TIME = 630 CU FT / (0.00171 * 4.7 * 230 FT)	
SOUTH POND DRAWDOWN TIME = 65 HR	
48 HR S.A.F.E.	
THEREFORE THE SOUTH POND DESIGN IS ADEQUATE	
TOTAL INFILTRATION SYSTEM	
TOTAL STORAGE CREATED = 1,260 CU FT	
TOTAL STORAGE CREATED = 1,260 CU FT	
31,098 CU FT > 1,260 CU FT	
THEREFORE THE PROPOSED DESIGN IS ADEQUATE	
NOTE: SOILS IN INFILTRATION POND ARE CLASSIFIED AS TYPE 1 (PER 901.04) AND 2 (PER 901.05) WHICH ARE ADEQUATE FOR INFILTRATION POND CONSTRUCTION TO BE USED TO RECEIVE SEWER EFFLUENT.	

O&E Properties LLC
 151 E. 20TH STREET, SUITE 200
 ST. PAUL, MN 55102
 (612) 338-1111
 www.oandep.com

BOLTON & MENK
 301 E. 20TH STREET, SUITE 200
 ST. PAUL, MN 55102
 (612) 338-1111
 www.boltonmenk.com

**STORMWATER
 POLLUTION PREVENTION
 PLAN (SWPPP)**

LINSMEIER ADDITION
 CITY OF REDWOOD FALLS
 REDWOOD COUNTY, MINNESOTA



RESPONSIBLE PARTIES:
 The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application and maintenance of the erosion prevention and sediment control BMP's.

A Construction SWPPP Manager must be available for an on-site inspection within 24 hours upon request by the MPCA.

COMPANY	CONTACT PERSON	PHONE
OWNER O & E Properties LLC	Eric Linsmeier	507-829-9043
SWPPP DESIGNER Bolton & Menk, Inc.	Matt Maher	507-794-5541
CONTRACTOR TBD	TBD	TBD
CONSTRUCTION SWPPP MANAGER TBD	TBD	TBD
PARTY RESPONSIBLE FOR LONG TERM O&M: O & E Properties LLC	Eric Linsmeier	507-829-9043

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attend training and information shall be kept up to date until the project NOT is filed.

ADDITIONAL CONSTRUCTION

Permit for all work associated with erosion and sediment control shall be as described in the project Manual. Unless otherwise authorized by the Owner, no additional permit shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA), General Stormwater Permit for Construction Activity (MNR30003) including but not limited to inspection, maintenance, and removal of BMP's or addition of BMP's to accommodate construction phasing.

DOCUMENT RETENTION

Permittee must make the SWPPP, including all inspection reports, maintenance records, training records, and other information for three (3) years following the NOT.

GENERAL STORMWATER DISCHARGE REQUIREMENTS

- 1. The expected amount, frequency, intensity, and duration of precipitation.
- 2. The nature of stormwater runoff and turn-on at the site.
- 3. The range of soil particle sizes expected to be present on the site.
- 4. The range of soil particle sizes expected to be present on the site.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the engineer.

PROJECT AREAS

Area	Acres
Disturbed area =	4.0
Existing area of impervious surface =	3.0
Post construction area of impervious surface =	3.0
Total new impervious surface area created =	3.0

Planned Construction Start Date: 12-30-2023
 Estimated Construction Completion Date: 11-30-2023

PERMANENT STORMWATER MANAGEMENT SYSTEM:
 Type of storm water management used for more than 1 acre of new impervious surface is created:

System	Required
X Wet Sedimentation Basin	Not Required
Infiltration/Retention	Not Required
Permeable Stormwater Management	Not Required

PROJECT LOCATION:

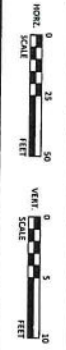
COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
REBWOOD	112	35	3	44.5409° N	95.0433° W

BMP SUMMARY

BMP	QUANTITY	LIMIT
STABILIZED CONSTRUCTION EXIT	2	EACH
SILT FENCE	2300	LN FT
SEDIMENT CONTROL LOG	100	LN FT
SEEDING 1	1.30	ACRES
SEEDING 2	0.25	ACRES

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
 Construction activities include: Infiltration ditches, temporary erosion and sediment control, and permanent stabilization.

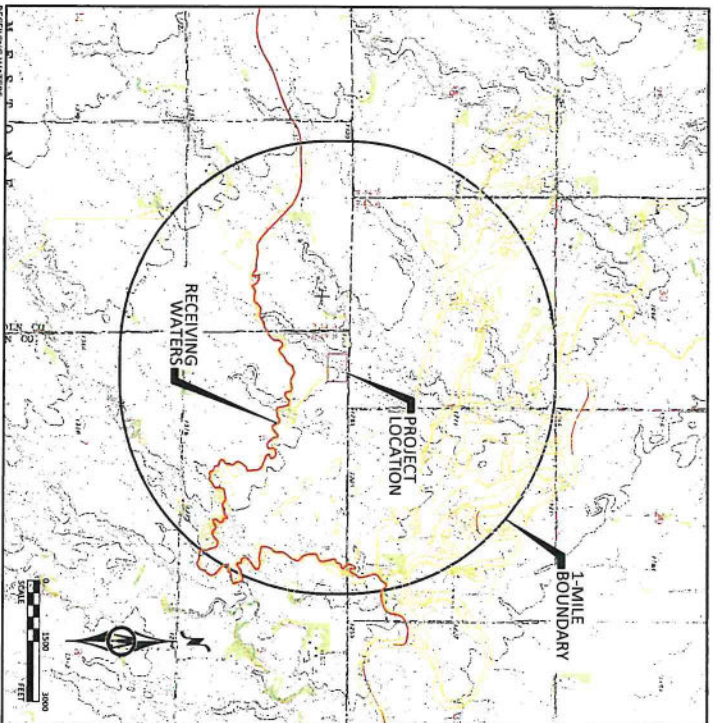
Stormwater runoff drains to the north and east, and ultimately drains to Crow Creek. The general drainage pattern of the existing and proposed ground surface will remain the same.
 This project includes the following stormwater management BMP's: Stabilized Construction Exit, Infiltration Ditches, Silt Fence, Sediment Control Log, Rapid Stabilization, Method 4



DATE OF PREPARATION: 10/19/2023
 PROJECT NUMBER: MN131010023-01/1310103-1-54-24 PM



1242 CROWN STREET, W.
 ST. LOUIS, MO 63104
 Phone: (636) 794-5541
 Email: Stormwater@bolton-and-menk.com
 www.bolton-and-menk.com



RECEIVING WATERS:
 Receiving waters, including surface water, wetlands, public waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min. quad map above. Receiving waters that are impaired, restricted, or prepared have been incorporated into this plan. All specific BMP's listed in approved TMDL's and those BMP's listed for construction sites with total phosphorus have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water?	Flows to Impaired Water Within 1-Mile?	USEPA Approved Construction Related TMDL?	E-coil
Crow Creek	Creek	NO	YES		

- 1) Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR300003).
 - 2) Identified as impaired under section 303 (g) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
 - 3) Construction Related TMDL's include those listed for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
- IMPLEMENTATION SCHEDULE AND PHASING:** The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1117 of the Minnesota Standard Specifications for Construction.

- 1) Submit SWPPP Updates to Engineer. Submittals shall include any required changes to the SWPPP, including but not limited to: Trained Personnel, Location for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
- 2) Road perimeter sediment control, silt fence, and construction exit.
- 3) Replace topsoil over disturbed area.
- 4) Add additional temporary BMP's as necessary during construction based on inspection reports.
- 5) Ensure final stabilization measures are complete.
- 6) Provide digital copy of all field SWPPP inspection reports and SWPPP Revisions to the Owner.
- 7) Submit notice of termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before final stabilization is considered complete.

Sheet	of	Sheet
3	of	6

Owner: O&E Properties LLC
 Linsmeier Addition, Redwood Falls, MN
 PROJECT INFORMATION & LOCATION MAP

Information contained in this SWPPP is for informational purposes only and does not constitute a contract. The CONTRACTOR shall be responsible for providing the ENGINEER with a copy of this SWPPP. The CONTRACTOR shall be responsible for providing the ENGINEER with a copy of this SWPPP. The CONTRACTOR shall be responsible for providing the ENGINEER with a copy of this SWPPP. The CONTRACTOR shall be responsible for providing the ENGINEER with a copy of this SWPPP.

SWPPP AMENDMENTS AND SUBMITTALS

1. The CONTRACTOR shall prepare and submit to the ENGINEER a SWPPP amendment if necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations:
 - a. Updated information and technical documentation for Construction SWPPP, Management and BMP Practices;
 - b. Changes to the construction method of grading, operations, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
 - i. Types and/or locations of ditches;
 - ii. Material Storage and Spill Response;
 - iii. Erosion Control;
 - iv. Location for Stormwater, Concrete Washout, and Sanitation Facilities; and
 - v. Project Funding.
2. If it is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharge associated with construction activity, or
3. The SWPPP is not consistent with the terms and conditions of the permit.

The contractor may request SWPPP amendments immediately and not required to wait for Engineer review of the submitted permit. The responsibility for compliance of SWPPP amendments and compliance with the permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not constitute the responsibility of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer, Weekly Erosion and Sediment Control Schedule Meeting Requirements of Manual 7177.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, Inspection Logs, and maintenance logs with the field copy of the SWPPP. A field copy of these documents will be provided along with a copy of the final field copy of the SWPPP to the Engineer along with the signed Notice of Final Stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater erosion channels shall be located ground-surface adjacent to ditches, erosion control and sediment control devices shall be used to control erosion and sediment. The length of any constructed temporary channel shall be limited to 200 feet. The channel shall be constructed on a firm, stable surface. The channel shall be constructed on a firm, stable surface. The channel shall be constructed on a firm, stable surface. The channel shall be constructed on a firm, stable surface.

SEMI-ANNUAL MAINTENANCE

From grading begins including practices BMPs must be in place before up gradient hand-ditching activities begin and shall remain in place until final stabilization.

All BMPs that have been approved or approved to accommodate short-term activities shall be re-evaluated or replaced the earlier of the end of the work day or before the next precipitation event when the activity is not complete.

Site BMPs may be removed or replaced as necessary. The BMPs shall be replaced as soon as the activity is completed. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary structures must have sediment control BMPs, the verification shall be reported and noted in the Engineer's SWPPP the minimum requirement of Section 9 of the permit.

TEMPORARY STABILIZATION BARRIERS

A temporary stabilization barrier shall not be used if it is not in place at the time of construction. If a barrier is not determined to be adequate or necessary the Contractor shall remove and submit to the Engineer a SWPPP amendment. Temporary stabilization barriers shall be removed or replaced the minimum requirement of Section 10 of the permit. Where the discharge to Special Areas and/or riparian areas, the SWPPP amendment shall also meet or exceed the minimum requirement of Section 23 of the permit.

DECONTAMINATION

Decontamination shall be performed in accordance with the permit. If decontamination is required for the project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All decontamination shall meet or exceed the minimum requirements of Section 10 of the permit.

WATER QUALITY PROTECTION

Products and materials that have the potential to leach pollutants if not stored on the site must be stored in a manner designed to minimize contact with stormwater. Material that enters a source of potential contamination is stormwater or that are discharged to stormwater are not required to be covered.

Handcarried materials including but not limited to pesticides, fertilizers, petroleum products, cutting compounds and concrete must be properly stored and protected from stormwater to exposure as recommended by the manufacturer in a secure, enclosed area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 2035.

Portable toilets must be maintained so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with MN Rules, Ch. 6317.01.

Generator, motor, or equipment washing on the project site shall be limited to a defined area in the site. No engine degreasing is allowed on site. A sign must be provided adjacent to each washing facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washwater.

The contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, and the location and BMPs proposed for disposal of materials. The SWPPP amendment shall include a spill prevention and response plan that is approved by the Engineer.

INSPECTION & MAINTENANCE

A licensed professional shall inspect the water management site at the top of the final grade and on the slope of the SWPPP during construction and within 24 hours after a rainfall event exceeding 0.25 inches. The inspection shall be conducted at the time interval indicated in the Inspection Schedule Table found in the SITE PLAN AND PRELIMINARY SHEET OF THE SWPPP.

All inspections and maintenance conducted during construction shall be recorded on the day it is completed and must be retained for 12 months. Inspection reports must be available in the project file. Inspection reports shall be provided to the Engineer.

The Contractor may request a change in inspection schedule for the following conditions:

- a. Inspections of areas with permanent cover to be reduced to one per month;
- b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes;
- c. Inspections of areas where construction is suspended due to frozen ground conditions; inspection to be suspended until the weather is within 24 hours of normal occurring, or upon resuming construction;
- d. Changes in inspection schedule shall occur and shall be approved by the Engineer.

Inspections shall include:

1. Erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness;
2. Silted areas, including drainage ditches and temporary systems for evidence of erosion and sediment deposition;
3. Construction site erosion control practices, ditches and catch and water system within and adjacent to the project for compliance with the permit or related sediment from vehicles;
4. High flow areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that erosion from finished BMPs and stormwater management practices is not occurring.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.

When trenching or other excavation activities are required, the contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed. The contractor shall install erosion control BMPs at the end of the excavation and shall maintain them until the excavation is completed.



1343 CEDARS STREET SE
SUITE 101, WASHINGTON, MINN 55405
PHONE: 763-437-1100
FAX: 763-437-1101
WWW.BOLTON-AND-MENK.COM

DATE	NO.	DESCRIPTION

3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.

4. All sediment that has been removed from drainage systems.

5. All temporary/sediment erosion prevention and sediment control BMPs have been removed. BMPs damaged on the SWPPP to remain or decommission on the project.

6. For vegetation re-vegetation, only permit coverage to remain on individual lots. No structure in a finished and temporary erosion prevention and management permit area is complete, the erodible site to be revegetated, and the permit shall be closed. The permit shall be closed by the permittee.

7. For agricultural land only (i.e., agriculture is allowed), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOI.

SITE STABILIZATION CERTIFICATION:

Stabilization of exposed soil shall begin immediately and shall be complete for the entire project by the date specified in the permit or by the date specified in the permit.	7 calendar days
--	-----------------

SITE INSPECTION SCHEDULE:

At least once per week inspect the entire construction site during the construction of the site.	3 calendar days
--	-----------------

SPECIAL ENVIRONMENTAL CONCERNS AND REMEDIES:

1) Was an environmental review required for the project or any part of a common plan of development or project that includes all or any portion of the project?	NO
2) Does any portion of the project have potential for discharge of hazardous substances or other pollutants?	NO
3) Does any portion of the site discharge to a categorical (CA) or other water body?	NO
4) Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5) Have any wetlands been identified in the project vicinity?	NO
6) Is compliance with temporary or permanent streamwater management design essential for the project?	NO
7) Has the NIM DNR prohibited work in water restrictions for any Public Water in the discharge to the receiving water body?	NO

THE PERMITTEE	PERMITTING AGENCY	PERMIT STATUS AND CONDITIONS
CONSTRUCTION SUPERVISOR/NOISE	MPCA	

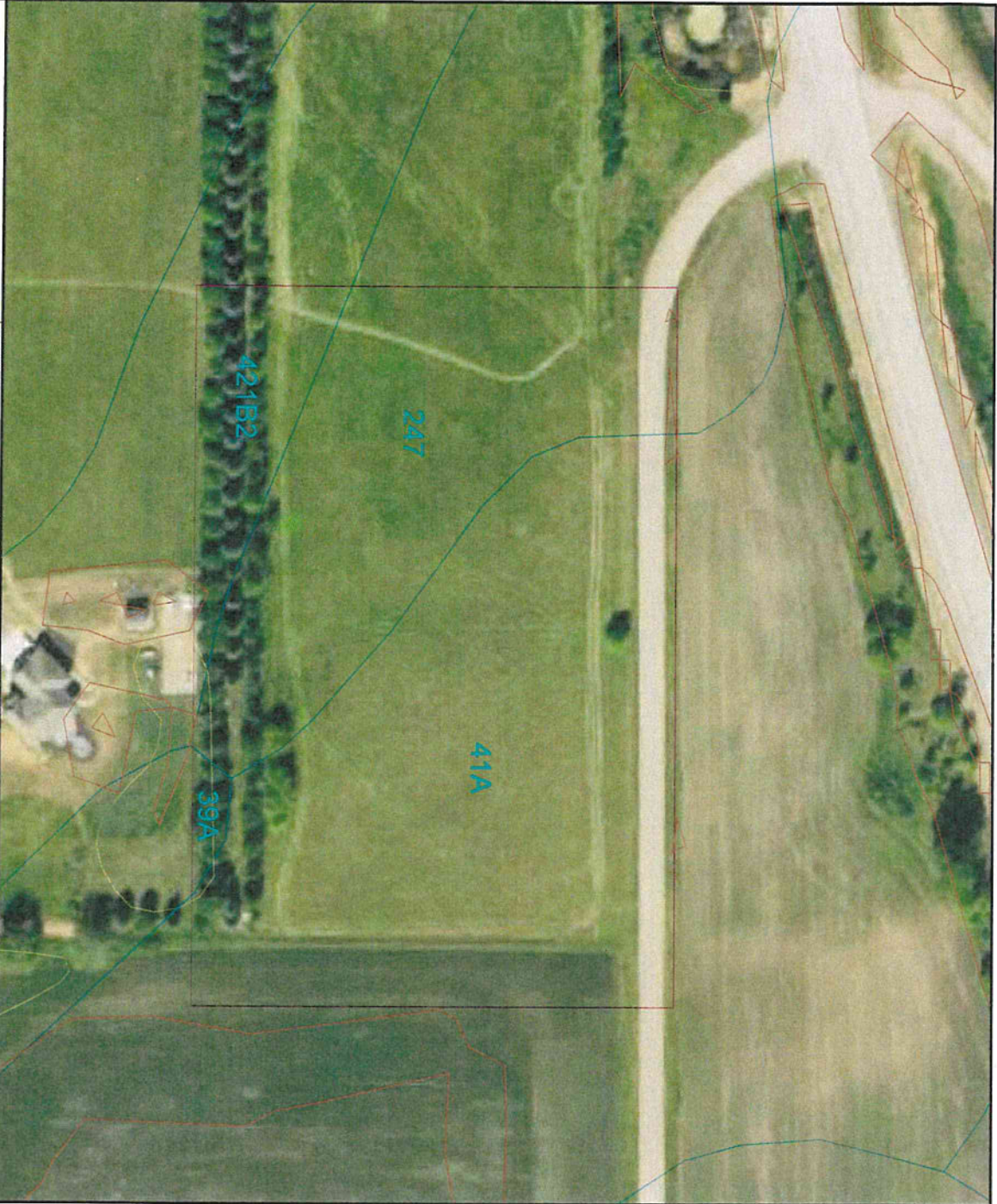
SWPPP DISCLOSURE TRAINING DOCUMENTATION:

DATE: 11/11/2021
TIME: 9:00 AM
NAME: MATTHEW MAJIOR

Design of Construction SWPPP July, 31, 2021

DATE	NO.	DESCRIPTION

O&E Properties LLC
Linnemier Addition, Sandwood Falls, MN
STORMWATER COLLISION PREVENTION PLAN
NARRATIVE



DATE OF ISSUE: 10/18/2023
 PROJECT NO: 19030113118VGAH7301131124C10.dwg
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Project Name]

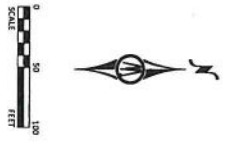


12415 COAK STREET NE
 SUITE 200
 REDWOOD FALLS, MN 56455
 PHONE: (507) 794-5444
 FAX: (507) 794-5444
 WWW.BOLTONANDMENK.COM

REVISION	DATE	BY	DESCRIPTION
1	10/18/23	MM	ISSUE FOR PERMIT
2	10/18/23	MM	REVISIONS
3	10/18/23	MM	REVISIONS
4	10/18/23	MM	REVISIONS
5	10/18/23	MM	REVISIONS
6	10/18/23	MM	REVISIONS

O&E Properties LLC
 Unsmelter Addition, Redwood Falls, MN
 STORMWATER POLLUTION PREVENTION PLAN
 SOILS MAP

SHEET 5
 OF 6



- LEGEND**
- PROJECT BOUNDARY
 - SOIL TYPE
 - NATIONAL WETLANDS INVENTORY
 - STEEP SLOPES (>33.3%)

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Drainability
2A7	MUSKIE	HYDGR	MUHECL
39A	Under loam	B/D	NHEL
41A	Wadena loam, 0 to 2 percent slopes	B	NHEL
421B2	Etherville sandy loam, 0 to 2 percent slopes	A	NHEL
	Van loam, 3 to 6 percent slopes, eroded	B	PHGL

NHEL - Not highly erodible land
 PHGL - Potentially highly erodible land
 NGL - Highly erodible land

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	6
DIRECTION OF FLOW	6
FINAL STABILIZATION	6
SOILS	5
PLAN & PROFILE SHEETS	2
EROSION & SEDIMENT CONTROL DETAILS	1
EROSION CONTROL LABELATION	3
NARRATIVE & NOTES	3-4



1737 ETCOMA STREET, NE
SUITE 1000
ROSELAND, MN 55448
PHONE: (763) 794-5441
FAX: (763) 794-5442
WWW.BOLTONANDMENK.COM

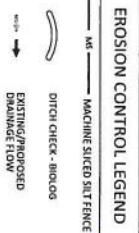
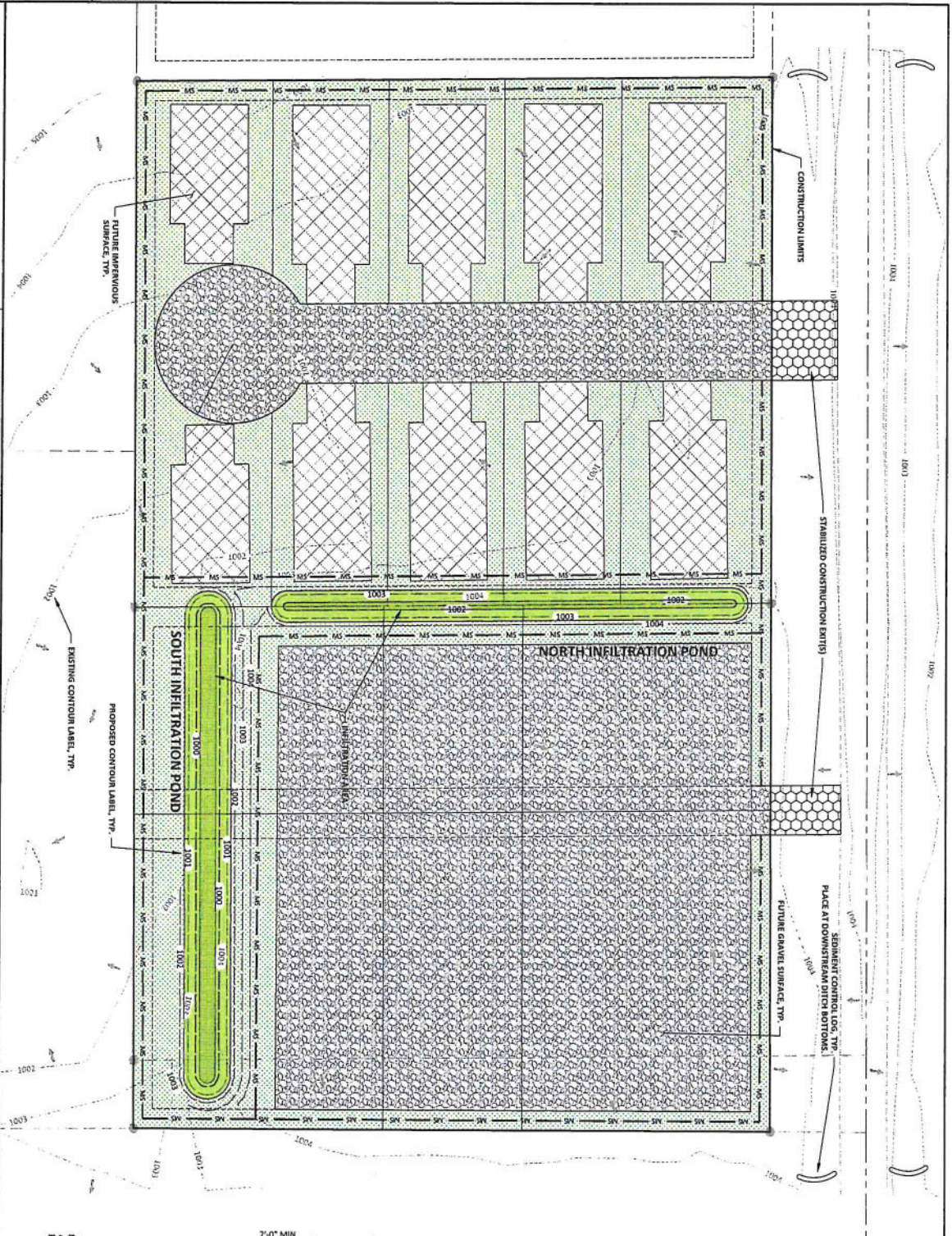


1737 ETCOMA STREET, NE
SUITE 1000
ROSELAND, MN 55448
PHONE: (763) 794-5441
FAX: (763) 794-5442
WWW.BOLTONANDMENK.COM

PROJECT INFORMATION	
PROJECT NAME	EROSION CONTROL SITE PLAN
DATE	05/11/2016
SCALE	AS SHOWN
PREPARED BY	JRM
CHECKED BY	JRM

ORE Properties LLC
14341 111th Avenue, Redwood Falls, MN
STORMWATER POLLUTION PREVENTION PLAN
EROSION CONTROL SITE PLAN

SHEET
6
OF
6



EROSION CONTROL DETAILS

