



18681 Lake Drive East  
Chanhassen, MN 55317  
952-607-6512  
[www.rpcbwd.org](http://www.rpcbwd.org)

## Riley Purgatory Bluff Creek Watershed District Permit Application Review

**Permit No:** 2023-022

**Application Received complete:** May 3, 2023 (application-review period extended 60 days review timeline extension to August 31 by RPBCWD; a second 60-day extension was issued on August 24, 2023, on the applicant's request)

**Applicant:** CorTrust Bank, Dean Suchy

**Consultant:** Civil Site Group, David Knaeble

**Project:** CorTrust Bank – This applicant proposes to rehabilitate most of the parking lot with some reconstruction to improve drainage. The existing stormwater pond and new tree plantings will provide runoff volume abstraction, water quality treatment, and rate control.

**Location:** 4625 County Road 101, Minnetonka

**Reviewer:** Heather Lau, PE & Scott Sobiech, PE, Barr Engineering

### **Potential Board Variance Action**

Manager \_\_\_\_\_ moved and Manager \_\_\_\_\_ seconded adoption of the following resolution based on the permit report that follows, the presentation of the matter at the October 4, 2023, meeting of the managers and the managers' findings, as well as the factual findings in the permit report that follows:

Resolved that the variance requests for Permit 2023-022 from compliance with Rule D, subsection 3.2 and 3.3d are approved, based on the facts and analysis provided by the RPBCWD engineer below and placed in the record at the October 4, 2023 meeting of the managers, and the managers' findings in the record of the October 4 meeting, and subject to the following conditions: 1. [CONDITION(S)],

### **Proposed Board Action**

Manager \_\_\_\_\_ moved and Manager \_\_\_\_\_ seconded adoption of the following resolutions based on the permit report that follows and the presentation of the matter at the October 4, 2023 meeting of the managers:

Resolved that the application for Permit 2023-022 is approved, subject to the conditions and stipulations set forth in the Recommendations section of the attached report;

Resolved that on determination by the RPBCWD administrator that the conditions of approval have been met, the RPBCWD president or administrator is authorized and directed to sign and deliver Permit 2023-022 to the applicant on behalf of RPBCWD.

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

### Applicable Rule Conformance Summary

Rule	Issue	Conforms to RBPCWD Rules?	Comments
B	Floodplain Management and Drainage Alterations	Yes	
C	Erosion Control Plan	See Comment	See rule-specific permit condition C1 related to providing name and contact information for the individual responsible for erosion control.
D	Wetland and Creek Buffer	No	See rule-specific permit condition D1 related to maintenance agreement execution and variance request for minimum buffer width
J	Stormwater Management	Rate	Yes
		Volume	Yes
		Water Quality	Yes
		Low Floor Elev.	Yes
		Maintenance	Yes See rule-specific permit condition J1 related to recordation of stormwater facilities maintenance declaration.
		Chloride Management	See Comment See stipulation #2 requiring a chloride management plan prior to permit close-out and financial assurance release.
		Wetland Protection	Yes
K	Variances and Exceptions	See Comment	Variance requested from average and minimum buffer requirements. See Rule Specific Permit Condition K1
L	Permit Fee	Yes	\$5000 received May 3, 2023 for fee deposit and variance request. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of September 28, 2023 the amount due is \$2,734
M	Financial Assurance	See Comment	The financial assurance has been calculated at \$19,360.

## **Project Description**

The 3.42-acre site includes 0.7 acres of an existing parking lot and CorTrust bank building located off of County Road 101, north of Highway 7 in the City of Minnetonka, Minnesota. There is a medium value wetland onsite that is within the Purgatory Creek floodplain. Purgatory Creek is off-site and downgradient from the property.

The applicant originally proposed reconstructing the entire existing parking lot because it experienced settlement since its construction in the 1990's resulting in a portion of the site no longer draining to the stormwater facility as originally intended. In some areas, the parking lot has settled more than 2.5 feet. The entire parking lot was constructed with storm sewer to drain into a stormwater pond along the eastern boundary of the site. The proposed work in the initial submittal would have restored existing elevations and drainage patterns and resulted in a net fill in the 100-year floodplain of 315 cubic yards. The prior application was submitted under Permit #2022-029 and discussed at the July 8, 2020 Board meeting. The Board approved a wetland buffer variance but denied a second variance request regarding lack of compensatory flood storage provided to meet Rule B, Subsection 3.2.

The applicant made project revisions and submitted a new application under permit 2023-022 which would have resulted in a net fill in the 100-year floodplain of 285.7 cubic yards. The application was discussed at the April 12, 2023 Board meeting. While no action on the permit was taken at the meeting, the managers discussed concerns with the requested variances from wetland buffer and compensatory storage, thus directing the applicant to work with staff on submittal revisions. On August 31, 2023, RPBCWD received a revised submittal indicating that the applicant proposes to rehabilitate much of the existing parking lot with pavement reconstruction only to improve drainage, thus eliminating the variance request from compensatory floodplain storage. The stormwater management system includes the existing stormwater pond and new tree plantings to provide runoff volume abstraction, water quality treatment, and rate control.

The project site information is summarized below:

	Area (acres)
Total Site Area	3.42
Existing Site Impervious	0.703
Post Construction Site Impervious	0.697
New (Decrease) in Site Impervious Area	-0.006
Reconstructed/Disturbed Impervious Surface (i.e., regulated impervious surface)	0.19 (27% disturbed)
Total Disturbed Area	1.08

Exhibits:

1. Permit Application received April 20, 2023. (The applicant was informed on May 1, 2023 that the application was incomplete. Materials completing the application were received on May 3, 2023. RPBCWD issued a 60-day review timeline extension to extend the review period until August 31, 2023. Per the applicant August 24, 2023 request, RPBCWD issued a second 60-day extension on August 24, 2023 extending the review period until October 30, 2023.)
2. Stormwater Management Report dated April 20, 2023 (revised August 30, 2023 and September 12, 2023)
3. Project Plan Set (16 sheets) dated April 20, 2023 (revised August 30, 2023 and September 12, 2023)
4. Application for Approval of Variance dated April 19, 2023 (revised August 30, 2023)
5. Geotechnical Evaluation Report by Northern Technologies, LLC dated April 5, 2020
6. Wetland delineation report dated May 21, 2020
7. Minnesota Wetland Conservation Act Notice of Decisions: Type and Boundary- dated August 25, 2023.
8. MnRAM Report by Jacobson Environmental, PLLC dated May 6, 2020
9. Electronic P8 and HydroCAD models received on May 2, 2023
10. Stormwater Performance Based Credit Calculator by the Center for Watershed Protection for Tree abstraction received on May 2, 2023

#### **Rule Specific Permit Conditions**

##### **Rule B: Floodplain Management and Drainage Alterations**

Because the proposed development project involves the placement of a total of 6.2 cubic yards of fill below the 100-year flood elevation of Purgatory Creek (el. 886.45 MSL), the project activities must conform to the RPBCWD's Floodplain Management and Drainage Alterations rule (Rule B).

Rule B, Subsections 3.1 does not impose requirements on the work because no buildings will be constructed or reconstructed as part of the project

Placement of fill below the 100-year flood elevation is prohibited unless fully compensatory storage at the same elevation (+/- 1 foot) for fill within the floodplain of a watercourse and within the floodplain of the same waterbody is provided (Rule B, Subsection 3.2). The supporting materials demonstrate, and the RPBCWD Engineer concurs, that the project will result in a net increase in floodplain storage of 1.0 cubic yards within the 100-year flood elevation of 886.45. No fill is proposed to be placed within the onsite wetland. Because full compensatory storage is proposed, the proposed project is in conformance with Rule B, Subsection 3.2.

Because filling of the floodplain may alter the timing and duration of flows below the 100-year flood elevation of Purgatory Creek and the wetland, the applicant must demonstrate that the alterations are not reasonably likely to have an adverse offsite impact and will not adversely affect flood risk, basin or channel stability, groundwater hydrology, stream baseflow, water quality, or aquatic or riparian habitat (Rule B subsection 3.3). Because the flood flows in Purgatory Creek inundate the wetlands adjacent to the creek,

there is a single floodplain in this location covering approximately 40.4 acres. Because the applicant has demonstrated and the engineer concurs that the project will preserve the existing 100-year flood level by providing a net increase in floodplain storage, the project will not alter surface flows, complying with subsection 3.3. Rule B, Subsection 3.4 is not implicated because Purgatory Creek is more than 400 feet south of the site, no buildings will be constructed or reconstructed as part of the project, and no impervious surface will be created or re-created within 50 feet of the creek.

The applicant has prepared an erosion prevention and sediment control plan as required by Rule B, Subsection 3.5. The plan includes a note indicating the project will be constructed so as to minimize the potential transfer of aquatic invasive species (e.g., zebra mussels, Eurasian watermilfoil, etc.) to the maximum extent possible conforming to Rule B, Subsection 3.6.

The proposed project conforms to the floodplain management and drainage alteration requirements of Rule .

#### **Rule C: Erosion and Sediment Control**

Because the project will alter 1.08 acres of land-surface area, the project must conform to the requirements in the RPBCWD Erosion and Sediment Control rule (Rule C, Subsection 2.1).

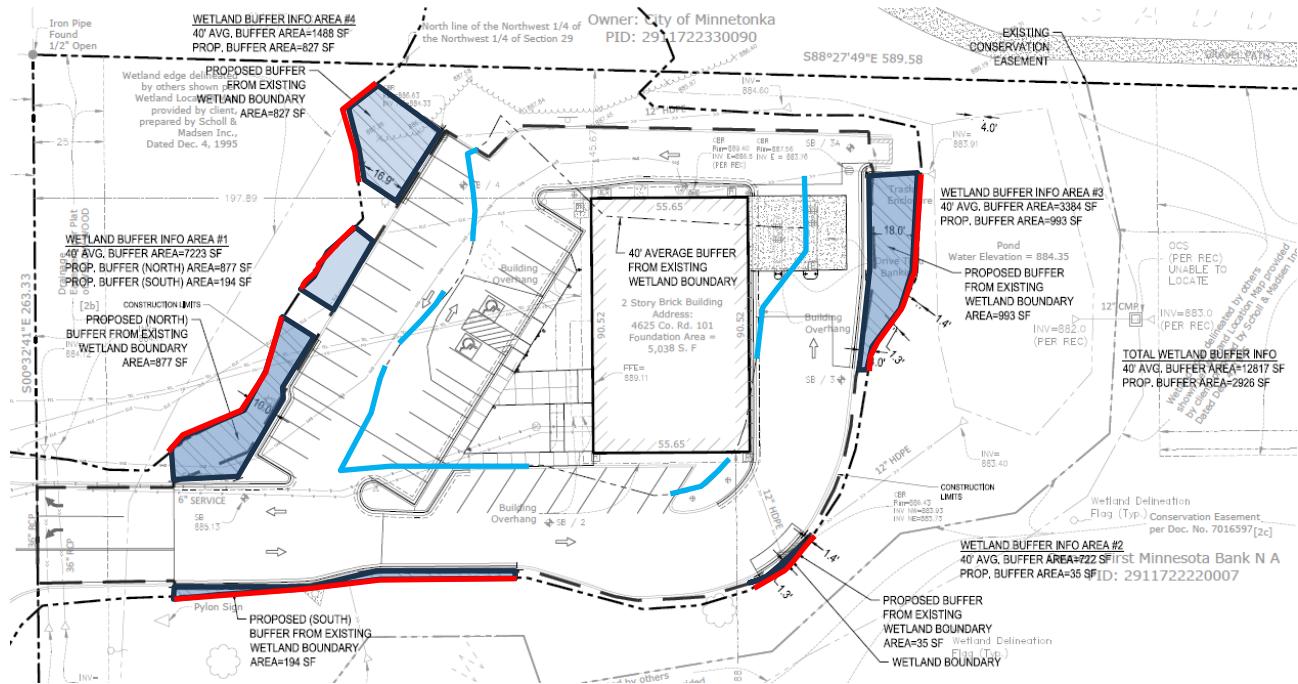
The erosion control plan includes installation of silt fence, inlet protection for storm sewer catch basins, daily inspection, placement of a minimum of 6 inches of topsoil, decompaction of areas compacted during construction, and retention of native topsoil onsite. To conform to the RPBCWD Rule C requirements the following revisions are needed:

- C1. The Applicant must provide the name and contact information of the individual responsible for erosion control at the site. RPBCWD must be notified if the responsible individual changes during the permit term.

#### **Rule D: Wetland and Creek Buffers**

Because the proposed work triggers a permit under RPBCWD Rule B and Rule J, and a wetland protected by the state Wetland Conservation Act is downgradient from the proposed construction activities, Rule D, Subsections 2.1a and 3.1.b require buffer on the edge of the wetland that is downgradient from the land-disturbing activities. The wetland generally wraps around the bank and parking area. Again, no excavation or fill in the wetland is proposed.

The MnRAM analysis submitted indicates that the wetland onsite is a medium value (Appendix D1). Rule D, Subsection 3.2.b.iii requires a wetland buffer with an average of 40 feet from the delineated edge of the wetland, minimum 20 feet on the edge of the wetland that is downgradient from the land-disturbing activities. The figure below illustrates the onsite wetland boundary that is downgradient from the land-disturbing activities (red line), proposed buffer (dark blue), and 40-foot offset line from wetland boundary (bright blue).



The buffer widths are summarized in the table below.

Wetland ID	RPBCWD Wetland Value	Required Minimum Width (ft)	Required Average Width (ft)	Required Area (sq ft)	Provided Area (sq ft)	Provided Minimum Width (ft)	Provided Average Width (ft)
Wetland 2	Medium	20	40	13,067	3,176	0.1	9.1

Using buffer averaging (subsection 3.2e) the require buffer area for a 40-foot width buffer adjacent to the wetland is 12,817 square feet. The applicant's proposed buffer totals 2,926 square feet with an average width of 9.1 feet and a minimum width of 0.1 feet. The applicant has requested a variance from the criteria of Rule D, Subsection 3.2.b.iii that require a minimum 20 feet buffer width from the delineated edge of a medium value wetland and associated average buffer area (13,067 sq ft), and from subsection 3.3d, which prohibits reconstruction of impervious surface within the buffer area (see variance discussion below).

A note on the Stormwater Pollution Prevention Plan requires the contractor to revegetate disturbed areas within the proposed buffer with native vegetation in conformance with Rule D, Subsection 3.3. The engineer's review of plan sheets shows that buffer markers will be placed per District criteria (Subsection 3.4). A note is included on the plan sheet indicating the project will be constructed so as to minimize the potential transfer of aquatic invasive species (e.g., zebra mussels, Eurasian watermilfoil, etc.) to the maximum extent possible conforming to Rule D, Subsection 3.6.

To conform to the RPBCWD Rule D the following revisions are needed:

D1. Buffer areas and maintenance requirements must be documented in a declaration recorded after review and approval by RPBCWD in accordance with Rule D, Subsection 3.5.

### **Rule J: Stormwater Management**

Because the applicant proposes alteration of 1.08 acres of land-surface area, the project must meet the criteria of RPBCWD's Stormwater Management rule (Rule J, Subsection 2.3). Because the applicant proposes to disturb only 27 percent of the existing impervious area (i.e., less than 50 percent) and there is no increase in impervious area on the site, RPBCWD requires stormwater management for only the disturbed and reconstructed impervious surface on the site.

The project includes installation of storm sewer to route runoff to an existing stormwater pond and new tree plantings to provide runoff volume abstraction, water quality treatment, and rate control.

#### ***Rate Control***

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

Discharge Location	2-Year Discharge (cfs)		10-Year Discharge (cfs)		100-Year Discharge (cfs)		10-Day Snowmelt (cfs)	
	Ex	Prop	Ex	Prop	Ex	Prop	Ex	Prop
East	0.7	0.7	1.0	1.0	6.3	6.3	0.2	0.2

#### ***Volume Abstraction***

Subsection 3.1.b of Rule J requires the abstraction onsite of 1.1 inches of runoff from the impervious surface of the parcel. An abstraction volume of 755 cubic feet is required from the 8,235 square feet of regulated impervious area. Four soil borings and two piezometer tests were performed by Northern Technologies, LLC show that soils in the project area are typically undocumented fill soils over swamp deposits. Groundwater was discovered at elevations between 884.0 – 845.5 which are only a few feet below the proposed grade of the parking lot. Because groundwater is less than 3 feet below the proposed ground elevation of most of the parcel, infiltration is infeasible, and the site is considered restricted.

For restricted sites, subsection 3.3 of Rule J requires rate control in accordance with subsection 3.1.a and that abstraction and water-quality protection be provided in accordance with the following sequence: (a) Abstraction of 0.55 inches of runoff from site impervious surface determined in accordance with paragraphs 2.3, 3.1 or 3.2, as applicable, and treatment of all runoff to the standard in paragraph 3.1c; or (b) Abstraction of runoff onsite to the maximum extent practicable and treatment of all runoff to the

standard in paragraph 3.1c; or (c) Off-site abstraction and treatment in the watershed to the standards in paragraph 3.1b and 3.1c. Given the high groundwater conditions, soils, and location of the onsite wetland the engineer finds that the applicant has maximized stormwater abstraction in accordance Subsection 3.3b of Rule J by reducing the impervious footprint by 261 square feet acres (1% reduction) and providing trees to extend over a portion of the impervious surface. The existing stormwater facility provides no abstraction because it is a wet pond and the high groundwater on the site prevents infiltration of runoff. The designed abstraction performance for the project site is summarized in the table below and demonstrates the applicant is proposing abstraction to the maximum extent practicable, thus conforming to Rule J, Subsection 3.3b.

	Abstraction Depth (inches)	Abstraction Volume (cubic feet)
Requirement	1.1	755
Provided	0.03	18.2

#### ***Water Quality Management***

Subsection 3.1.c of Rule J requires the applicant provide for at least 60 percent annual removal efficiency for total phosphorus (TP), and at least 90 percent annual removal efficiency for total suspended solids (TSS) from site runoff, and no net increase in TSS or TP loading leaving the site from existing conditions. The applicant is proposing to use the existing stormwater pond to achieve the required TP and TSS removals and submitted a P8 model to estimate the TP and TSS removals. The results of this modeling are summarized in tables below showing the annual TSS and TP removal requirements are achieved and that there is no net increase in TSS and TP leaving the site. The applicant submitted site survey data of the existing stormwater pond that allowed the engineer to determine the results below based on current (still available) treatment capacity in the pond. The engineer concurs with the modeling and finds that the proposed project is in conformance with Rule J, Subsection 3.1.c.

**Annual TSS and TP removal summary**

Pollutant of Interest	Regulated Site Loading (lbs/yr)	Required Load Removal (lbs/yr)	Provided Load Reduction (lbs/yr)
Total Suspended Solids (TSS)	126	113.4 (90%)	116.8 (92.7%)
Total Phosphorus (TP)	0.4	0.24 (60%)	0.26 (63.9%)

**Summary of net change in TSS and TP leaving the site**

Pollutant of Interest	Existing Site Loading (lbs/yr)	Proposed Site Load after Treatment (lbs/yr)	Change (lbs/yr)
Total Suspended Solids (TSS)	37.3	34.9	-2.4
Total Phosphorus (TP)	0.6	0.5	-0.1

### ***Low floor Elevation***

No structure may be constructed or reconstructed such that its lowest floor elevation is less than 2 feet above the 100-year event flood elevation according to Rule J, Subsection 3.6. The applicant is not proposing to construct any structures as part of the project. Because the project impacts the 100-year flood elevation of the stormwater detention pond, the applicant must demonstrate that the results will not bring the low floor elevation of the adjacent structure into noncompliance with this criteria. The low floor elevation of the adjacent structures and the stormwater detention pond are summarized below. The RPBCWD Engineer concurs that the proposed project is in conformance with Rule J, Subsection 3.6.

Adjacent Lowest Structure Locations	Low Floor Elevation of Building (feet)	Adjacent Facility	100-year Event Flood Elevation of Adjacent Stormwater Facility (feet)	Freeboard (feet)
CorTrust Bank	889.11	Existing Pond (1P)	884.55	4.56

### ***Maintenance***

Subsection 3.7 of Rule J requires the submission of a maintenance plan. All stormwater management structures and facilities must be designed for maintenance access and properly maintained in perpetuity to assure that they continue to function as designed.

- J1. Permit applicant must provide a draft maintenance and inspection plan for the stormwater facility, providing for preservation and maintenance of planned trees. Once reviewed and approved by RPBCWD, the plan must be recorded on the title in a form acceptable to the District.

### ***Chloride Management***

Subsection 3.8 of Rule J requires the submission of chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan. To close out the permit and release the \$5,000 in financial assurance held for the purpose, Permit applicant must provide a chloride management plan that designates the individual authorized to implement the chloride.

### ***Wetland Protection***

Because the proposed activities discharge to a wetland on the site, the proposed activities must conform to RPBCWD wetland protection criteria (Rule J, subsection 3.10). Because the applicant has demonstrated, and

the engineer concurs, that the proposed flow rate and volumes flowing towards the wetland are the same as existing for the 1-, 2-, and 10-year events, the project will not increase bounce or inundation period, thus the project meets the Bounce and Inundation criterion and is in conformance with Rule J, subsection 3.10a.

Rule J, Subsection 3.10b requires that any discharge to medium value wetland be treated to the water quality treatment criteria in Rule J, subsection 3.1c. The computations demonstrate the existing stormwater facility provides 92.7% TSS and 63.9% TP removal from runoff prior to discharging to the wetland, thus the proposed project is in conformance with Rule J, Subsection 3.10b.

#### **Rule K: Variances and Exceptions**

The following table summarizes the applicant's request for two variances from the RPBCWD regulatory requirements.

**Variance request summary**

Rule	Subsection	Requested Variance	Notes
D	3.2	Buffer width and area	Not providing the minimum buffer width or average
D	3.3.d	Impervious surface within minimum	Reconstruction of impervious surface is within minimum 20-foot buffer width

The attached variance request information submitted on behalf of the applicant cites several facts related to the development in support of the request. Rule K requires the Board of Managers to find that because of unique conditions inherent to the subject property, the application of rule provisions will impose a practical difficulty on the applicant. Assessment of practical difficulty is conducted against the following criteria:

1. how substantial the variation is from the rule provision;
2. the effect of the variance on government services;
3. whether the variance will substantially change the character of or cause material adverse effect to water resources, flood levels, drainage or the general welfare in the District, or be a substantial detriment to neighboring properties;
4. whether the practical difficulty can be alleviated by a technically and economically feasible method other than a variance. Economic hardship alone may not serve as grounds for issuing a variance if any reasonable use of the property exists under the terms of the District rules;
5. how the practical difficulty occurred, including whether the landowner, the landowner's agent or representative, or a contractor, created the need for the variance; and
6. in light of all of the above factors, whether allowing the variance will serve the interests of justice.

It is the applicant's obligation to address these criteria to support a variance request.

The variance request is from the minimum width requirement for a medium value wetland (Rule D, Subsection 3.2.b.iii). Subsection 3.1.a.iii states that buffer with a minimum width of 20 must be created. The applicant also requested a variance from Rule D, Subsection 3.3.d, to allow the reconstruction of the impervious surface within the minimum buffer width (subsection 3.3.d). Because the two variance are

connected to the location of the proposed trail within the buffer, they are concurrently analyzed below. For purposes of the Board of Managers' consideration, the following factors were analyzed based on Rule K.

- Related to variance criterion 1 – The proposed wetland buffer will have minimum width of 0.1 feet, which is less than 1% of the required minimum from the entrance road.
- With regard to variance criteria 2 and 3 – The information submitted demonstrates that the proposed buffer minimum width of 0.1 feet will not have an adverse effects to the resource because the runoff from the impervious surface on the site, which is within the minimum 20 foot width, is routed to the existing stormwater facilities for treatment prior to runoff entering the wetland.
- Technical measures considered to alleviate the practical difficulty (variance criterion 4) was reducing the pavement widths. This is not feasible due to functionality concerns and the need to create a continuous curb and gutter (C&G) line between section of undisturbed C&G . Placing the reconstructed C&G at the minimum buffer width would create impassible drive lanes.
- With regard to variance criterion 5, the applicant has created the need for the variance by reconstructing some existing curb and gutter to address pavement settlement and restore the site drainage patterns so the runoff drains to the existing stormwater facility for rate control and water quality treatment as originally intended.

The engineer finds there is adequate technical basis for the managers to rely on to grant the requested variance from the minimum buffer width for the wetland and allowing the reconstructed of the impervious surface within the minimum buffer width.

#### **Rule L: Permit Fee Deposit:**

The RPBCWD permit fee schedule adopted in February 2020 requires permit applicants to deposit \$3,000 to be held in escrow and applied to cover the \$10 permit-processing fee and reimburse RPBCWD for permit review and inspection-related costs and when a permit application is approved, the deposit must be replenished to the applicable deposit amount by the applicant before the permit will be issued to cover actual costs incurred to monitor compliance with permit conditions and the RPBCWD Rules. A permit fee deposit of \$5,000 was received on May 3, 2023, which included the additional fee related to the variance request. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. Subsequently, if the costs of review, administration, inspections and closeout-related or other regulatory activities exceed the fee deposit amount, the applicant will be required to replenish the deposit to the original amount or such lesser amount as the RPBCWD administrator deems sufficient within 30 days of receiving notice that such deposit is due. The administrator will close out the relevant application or permit and revoke prior approvals, if any, if the permit-fee deposit is not timely replenished.

- L1. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of September 28, 2023 the amount due is \$2,734.

**Rule M: Financial Assurance:**

	Unit	Unit Cost	# of Units	Total
<b>Rule C: Erosion Control</b>				
Silt Fence	LF	\$2.50	1,420	\$3,550
Inlet Protection	EA	\$100	11	\$1,100
Rock Entrance	EA	\$250	1	\$250
Restoration of Disturbance	AC	\$2,500	1.08	\$2,700
<b>Rule D: Wetland Buffer</b>	LS	\$5,000	1	\$5,000
<b>Rule J: Stormwater Management</b> 125% of engineer's opinion of cost (\$0 – using existing BMP)	EA	125% OPC	1	\$0
Chloride Management Plan	LS	\$5,000	1	\$5,000
Contingency (10%)		10%		\$1,760
<b>Total Financial Assurance</b>				<b>\$19,360</b>

**Applicable General Requirements:**

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

8. If the conditions herein are met and the permit is issued by RPBCWD, the applicant, by accepting the permit, grants access to the site of the work at all reasonable times during and after construction to authorized representatives of the RPBCWD for inspection of the work.

**Findings**

1. The proposed project includes the information necessary, plan sheets, and erosion control plan for review.
2. The proposed project will conform to Rule B.
3. The applicant has requested a variance from compliance with the Rule D criteria related to minimum buffer width for medium value wetland and allowing an impervious surface reconstruction within the minimum buffer width but will otherwise conform the Rule D if the Rule Specific Permit Condition listed above is met..
4. The proposed project will conform to Rules C and J if the Rule Specific Permit Conditions listed above are met.

**Recommendation:**

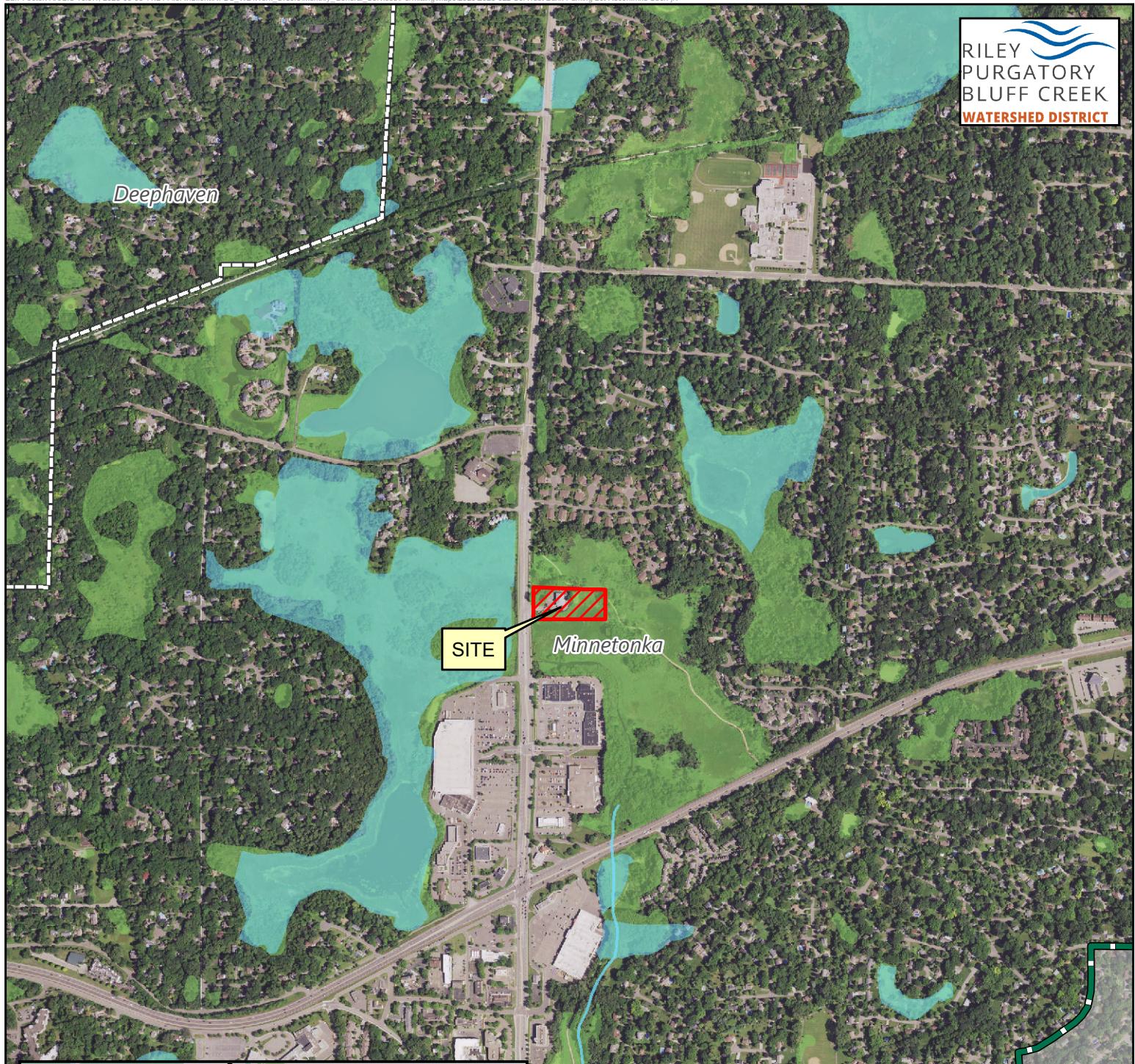
Approval of the permit contingent upon:

1. Financial Assurance in the amount of \$19,360.
2. Applicant providing the name and contact information of the individual responsible for erosion and sediment control at the site.
3. Receipt in recordation a maintenance declaration for maintenance of the wetland buffer and associated maintenance requirements as well as all stormwater management facilities, including preservation of trees relied on for abstraction. Drafts of all documents to be recorded must be provided to the District for review and approval prior to recordation.
4. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of September 28, 2023 the amount due is \$2,734.

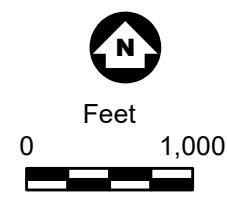
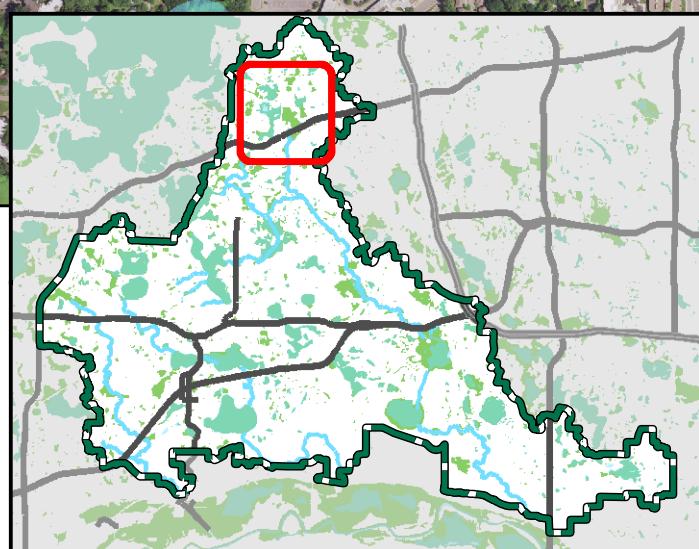
By accepting the permit, when issued, the applicant agrees to the following stipulations:

1. Continued compliance with General Requirements.
2. Per Rule J Subsection 4.5, upon completion of the site work, the permittee must submit as-built drawings demonstrating that at the time of final stabilization, stormwater facilities conform to design specifications as approved by the District.
3. To close out the permit and release the \$5,000 in financial assurance held for the purpose, the permit applicant must provide a chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan at the site.
4. The work on the CorTrust parcel under the terms of permit 2023-022, if issued, must have an impervious surface area and configuration materially consistent with the approved plans. Design

that differs materially from the approved plans (e.g., in terms of total impervious area) will need to be the subject of a request for a permit modification or new permit, which will be subject to review for compliance with all applicable regulatory requirements.



RILEY  
PURGATORY  
BLUFF CREEK  
WATERSHED DISTRICT



Permit Location Map

CORTRUST BANK PARKING  
LOT RECON  
**Permit 2023-022**  
Riley Purgatory Bluff Creek  
Watershed District



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**Wetland Buffer (RPBCWD Rule D):**

This site is surrounded by existing wetlands. The wetlands exist on the east side of the site and the west side of the site. A MNRAM analysis has been completed which indicates that these are medium quality wetlands with a required average buffer width of 40' and a minimum buffer width of 20'.

Based on the original wetland delineation line that was completed by Schoell and Madsen, Inc. in 1995, the existing wetland boundary was within 40' of the existing parking lot, but provided some areas where the wetland was greater than 40' away from the existing parking lot. A new wetland delineation was completed by Jacobson Environmental in June of 2023 that indicates the wetland boundary is only a few feet off of the existing parking lot in most areas. When the original project was constructed these wetland buffer rules were not in place.

As part of this project, we will need to provide wetland buffer where the project will be disturbing impervious area upland of the wetland. This only occurs where the site will be disturbing curb and gutter upland of the wetland or where trees are being removed or planted. Areas where curb and gutter is not disturbed, wetland buffer does not need to be provided.

The reason for the curb reconstruction is because the site has developed low areas with no outlet and the site no longer drains to the existing stormwater pond that was designed and constructed as part of the original project. The original project has the entire site impervious area draining to the onsite stormwater pond. Approximately half the site now discharges to the existing wetland without being routed to the stormwater pond. If the site is not regraded and new storm structure installed, the site will not function as designed and will not be providing full water quality treatment.

Wetland buffer will be provided to the maximum extent practicable in the areas adjacent to the disturbed curb and gutter, which is four locations on this site. Because the existing wetland is so close to the existing parking lot and the curb and gutter is being replaced in its existing locations, we will provide the buffer to within 18" of the curb line. The proposed buffer will not meet the buffer averaging rules and will not meet the minimum buffer width requirement.

We are requesting a variance because the proposed wetland buffer will need to be less than the required buffer average and less than the minimum width of 20' in the five locations where wetland buffer needs to be provided.

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### Wetland Buffer Area Information (See Wetland Buffer Exhibit C2.1)

#### Wetland Buffer #1

40' Average Buffer Area Required = 7223 SF

Provided Area (North) = 877 SF

Minimum Width (North) = 10.0'

Provided Area (South) = 194 SF

Minimum Width (South) = 0.1'

#### Wetland Buffer #2

40' Average Buffer Area Required = 722 SF

Provided Area = 35 SF

Minimum Width = 1.3'

#### Wetland Buffer #3

40' Average Buffer Area Required = 3384 SF

Provided Area = 993 SF

Minimum Width = 4.0'

#### Wetland Buffer #4

40' Average Buffer Area Required = 1488 SF

Provided Area = 827 SF

Minimum Width = 16.9'

#### Wetland Buffer #5

40' Average Buffer Area Required = 928 SF

Provided Area = 250 SF

Minimum Width = 8.5'

### VARIANCE REQUEST TO MINIMUM BUFFER AREA AND WIDTH REQUIREMENT (RPBCWD Rule K)

*To grant a variance, the Board of Managers must find, based on demonstration by the applicant, that because of unique conditions inherent to the subject property, which do not apply generally to other land or structures in the Riley Purgatory Bluff Creek watershed, strict application of a rule provision will impose a practical difficulty on the applicant, not a mere inconvenience. For purposes of the Board of Managers' determination of whether a practical difficulty exists, the following factors will be considered for each variance request:*

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#### *K-1.1 How substantial the variation is from the rule provision.*

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- K-1.2 The effect of the variance on government services.*
- K-1.3 Whether the variance will substantially change the character of or cause material adverse effect to water resources, flood levels, drainage or the general welfare in the District, or be a substantial detriment to neighboring properties.*
- K-1.4 Whether the practical difficulty can be alleviated by a technically and economically feasible method other than a variance. Economic hardship alone may not serve as grounds for issuing a variance if any reasonable use of the property exists under the terms of the District rules.*
- K-1.5 How the practical difficulty occurred, including whether the landowner, the landowner's agent or representative, or a contractor, created the need for the variance.*
- K-1.6 In light of all the above factors, whether allowing the variance will serve the interests of justice.*

K-1.1 – This project is proposing to provide a wetland buffer around the existing wetland onsite in five locations where it is required because of disturbance upstream of the wetland boundary. Existing impervious that will not be disturbed need not be removed. The wetland buffer provided will be to the maximum extent practicable.

When this site was originally developed in the late 1990's, existing wetland was filled in to allow the entry drive for this site. Additional wetland was provided onsite to meet the mitigation requirements. At the time of the original construction, the current buffer rules did not exist. Over the last 25 years, since the building and site was originally constructed, the delineated wetland edge has moved substantially closer to the existing parking lot. The area between the existing buffer edge and the existing parking lot edge does not allow enough room to provide the required wetland buffer area and meet the minimum buffer width.

The provided buffer area is all of the landscaped area between the delineated wetland boundary and the existing curb and gutter location, except for an 18" maintenance strip, in the locations where the wetland buffer is required.

K-1.2 – Allowing this variance will not impact any government services.

The City of Minnetonka has already indicated that the work on this site will not require any additional wetland buffers.

K-1.3 – Allowing this variance will not change the character of or cause material adverse effect to water resources, flood levels, drainage or the general welfare in the District, or be a substantial detriment to neighboring properties.

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Completing this project will actually be beneficial to water resources in the area because the current parking lot grades do not allow the runoff from approximately half the impervious surface area to drain to the existing stormwater pond. Instead, this water runs off directly to the wetland untreated. The proposed project would regrade the existing curbs in a couple of locations and reconstruct new storm sewer infrastructure so that all the site impervious area will again be treated by the onsite stormwater pond.

K-1.4 – This practical difficulty that this project is attempting to resolve cannot be alleviated by a feasible alternative method other than a variance.

Any work on the curbs for this site would require a variance to the wetland buffer requirements. To regrade the curbs to provide proper site drainage and to get the impervious area to drain to the onsite stormwater pond will require a variance.

K-1.5 – This practical difficulty is not the result of actions taken by the current landowner, or any of their agents, representatives or contractors.

The Watershed's buffer rules were established after this site was developed. The only reason that this project is triggering the need to provide this buffer is because some of the curbs need to be reconstructed due to get the site to drain to the onsite stormwater pond properly.

K-1.6 – This variance request will serve the interests of justice because the project will lead to significant site improvements. Additionally, allowing this variance will not change the character of or cause material adverse effect to water resources, flood levels, drainage or the general welfare in the District and no other properties will be impacted by approving this request. The buffer rule sought to be varied was implemented years after the site was developed. The project will also lead to an improvement in water quality by restoring the functionality of the stormwater treatment system onsite.

## **Conclusions:**

For the reasons stated above, CorTrust respectfully requests approval of the variances sought for this important project needed to restore stormwater treatment and site safety.

---

# CORTRUST BANK - MINNETONKA

MINNETONKA, MINNESOTA

ISSUED FOR: WATERSHED SUBMITTAL



<b>CivilSite</b> Civil Engineering Software • Land Surveying • Construction 489 W 28th Street, Suite 200 St. Louis Park, MN 55416 612-549-0500 <a href="http://civilsite.com">civilsite.com</a>		CORTRUST BANK 100 EAST HAVENS AVENUE, MITCHELL, SD 57301	
CORTRUST BANK - MINNETONKA 4625 COUNTY ROAD 101, MINNETONKA, MN 55345		I HEREBY CERTIFY THAT THIS PLAN, WHICH IS A CIVIL ENGINEERING PLAN, IS PREPARED BY ME OR ON MY BEHALF FOR THE USE OF THE STATE OF MINNESOTA AND IS FOR THE USE OF THE STATE OF MINNESOTA.  J. J. Kunkle	
PROJECT DRAFT 1, FOR DRAFTER DATE 9/1/2023, License No. 49770		ISSUE SUBMITTAL SUMMARY DATE DESCRIPTION 09/01/2023 SUBMISSIONS RECEIVED	
SHEET INDEX SHEET NUMBER   SHEET TITLE C00   TITLE SHEET V1.0 SITE SURVEY C1.0 REMOVAL PLAN C2.0 SITE PLAN C2.1 WETLAND BUFFER EXHIBIT C2.2 FLOODPLAIN EXHIBIT C3.0 GRADING PLAN C3.0 UTILITY PLAN C3.0 CIVIL DETAILS C3.1 CIVIL DETAILS L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE PLAN NOTES & DETAILS SW1.0 SWPPP - EXISTING CONDITIONS SW1.1 SWPPP - PROPOSED CONDITIONS SW1.2 SWPPP - DETAILS SW1.3 SWPPP - NARRATIVE		DRAWN BY: DK PROJECT NUMBER: 1440 REVIEWED BY: DK REVISED BY: DK REVISION SUMMARY DATE DESCRIPTION	
PROPERTY OWNER: CORTRUST BANK 4625 COUNTY ROAD 101 CONTACT: DEAN SCHAFER 765-972-2129		ENGINEER / LANDSCAPE ARCHITECT: CIVIL SITE GROUP 489 W 28TH STREET SUITE 200 ST. LOUIS PARK, MN 55416 CONTACT: DAVE KUNKLE 612-549-0500	
SURVEYOR: CIVIL SITE GROUP 489 W 28TH STREET SUITE 200 ST. LOUIS PARK, MN 55416 CONTACT: KOR STANTELIEN 612-549-0500		GEOTECHNICAL ENGINEER: NORTHERN TECHNOLOGIES, INC. 8101 CARMENATE E INNER GROVE HEIGHTS, MN 55076 CONTACT: STEVEN D. GERBER 612-549-4119	
TITLE SHEET		C0.0 CONTINUATION, CIVIL SUBDIVISION	



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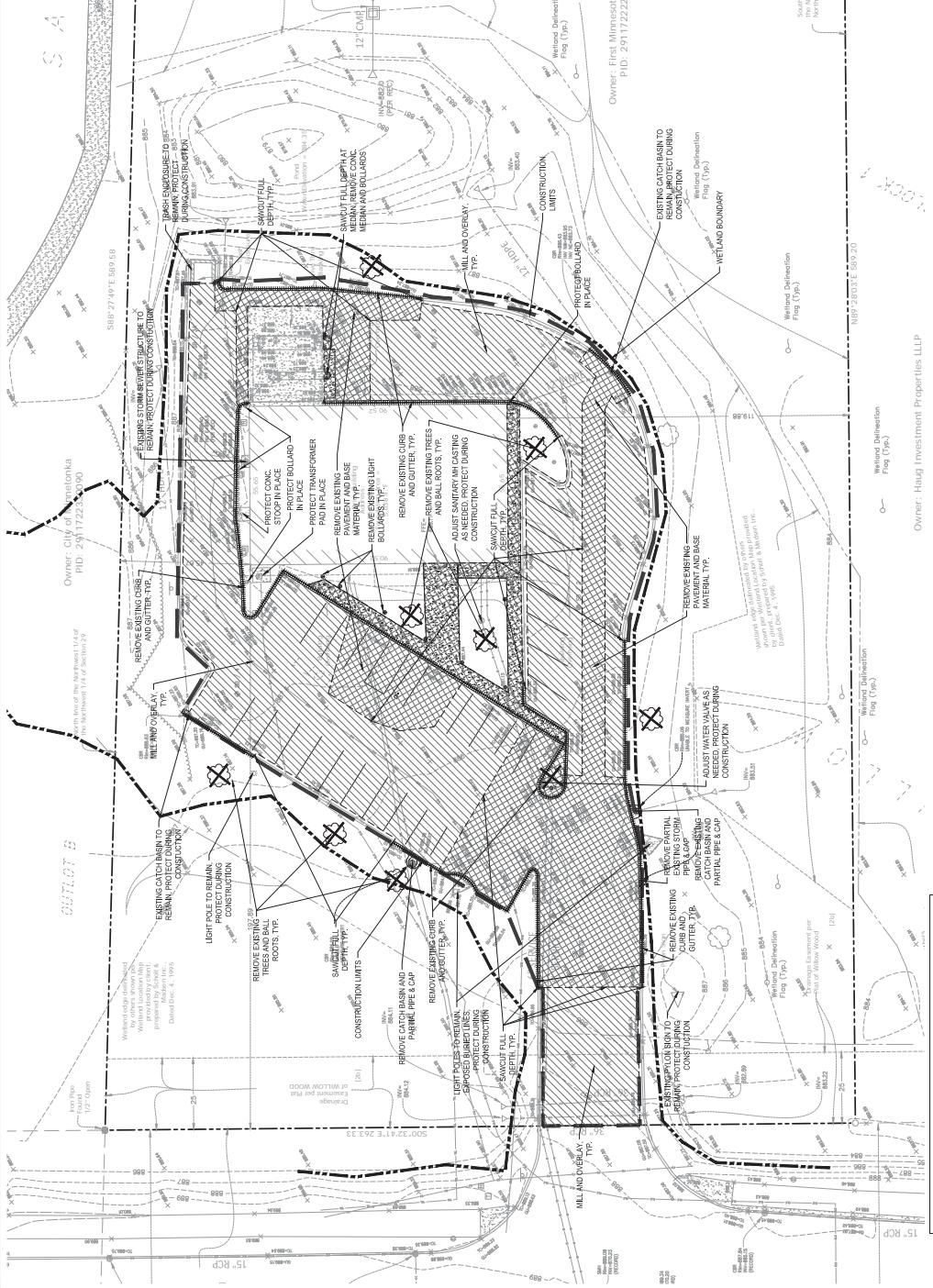


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## REMOVAL NOTES:

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT NOTES ON THE DRAWINGS SHALL BE COORDINATED WITH PROPERTY OWNER, STATE AND LOCAL REGULATIONS.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE COORDINATED WITH PROPERTY OWNER, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH PROPERTY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PATHWAYS SHALL BE SHOWN IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE REMOVAL NOTES. REMOVAL NOTES DESCRIBE THE LOCATION AND DESCRIPTION OF THE LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND CITY REQUIREMENTS.
- GENERAL CONTRACTORS AND PROFESSIONALS NOTED ON THE DRAWINGS SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LINES UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LINES SHALL INCLUDE STAGING, DEMOLITION AND CLEAR-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LINES SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- THE PLAN AND PER CITY REQUIREMENTS.
- DAMAGES BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAID IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK BUILDINGS AND AREA SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND PROVIDED IN A MANNER TO PROTECT CANAL AND THE PROPERTY LINE.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROTECT CANAL AND THE PROPERTY LINE.
- ON DRAWINGS, WORK WITHIN THE GENERAL CONSTRUCTION LINES SHALL INCLUDE STAGING, DEMOLITION AND CLEAR-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED TO DELIVER AND INSPECT CONSTRUCTION MATERIALS DURING NORMAL OPERATING HOURS, INCLUDING THROUGH THE DURATION OF THE CONTRACT.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED TO DELIVER AND INSPECT CONSTRUCTION MATERIALS DURING NORMAL OPERATING HOURS, INCLUDING THROUGH THE DURATION OF THE CONTRACT.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED FOR THE REQUIREMENTS OF THE CONTRACT. NON-EXISTING CONTROLS SHALL BE PROVIDED AND ESTABLISHED AS SHOWN ON THE DRAWINGS. ALL PUBLIC STREETS BUT THOSE IDENTIFIED AS PRIVATE PROPERTY SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT MITCH APPROVAL FROM THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND APPROVED BY THE OWNER, PROVIDED THAT THE EXCAVATION IS IN A MANNER THAT DOES NOT DAMAGE THE DRAWINGS AND CLEAR-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC REGULATORY SIGNS TO BE INTEGRATED AND IF REMOVED FOR CONSTRUCTION SHALL BE RELOCATED TO THE CITY.
- ALL EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS SHALL BE CONTACTED PRIOR TO CONSTRUCTION ACTIVITIES.
- OWNER AGREES TO PAY ALL FEES AND EXPENSES RELATED TO REMOVAL OF EXISTING UTILITIES THAT ARE MANAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



## CITY OF MINNETONKA REMOVAL NOTES:

SEE SWPPP ON SHEETS SW1-0 - SW1-3

1. RESERVED FOR CITY-SPECIFIC REMOVAL NOTES

## REMOVALS LEGEND:

REMOVAL OF PIPE AND CONCRETE, INCLUDING BIT CONCRETE AND GRAVEL PANTS.	PARKER HILL & GIBBON	REVIEWED BY DK
REMOVED DURING GUTTER, IF IN RIGHT-OF-WAY,	COORDINATE WITH LOCAL GOVERNING UNIT.	REVISION NUMBER: 1.0
TREE PROTECTION	TREE REMOVAL - INCLUDING ROOTS AND STUMPS	REMOVALS PLAN

C1.0  
REVISION NUMBER: 1.0



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57301

## COTRUST BANK - MINNETONKA

4625 COUNTY ROAD 101, MINNETONKA, MN 55345

PROJ#:

Figs 101, 102, 103, 104  
Rev. 01

*J. P. Kunkel*  
Date: 9/17/2003  
FAX: 612-927-4343

100

EAST

HAVENS

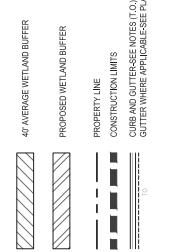
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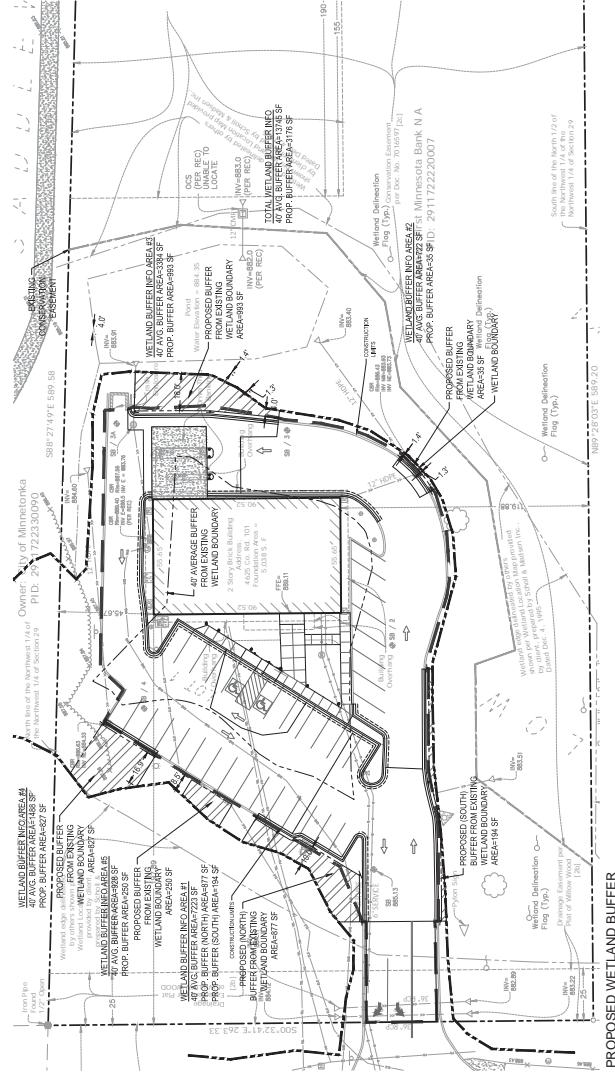
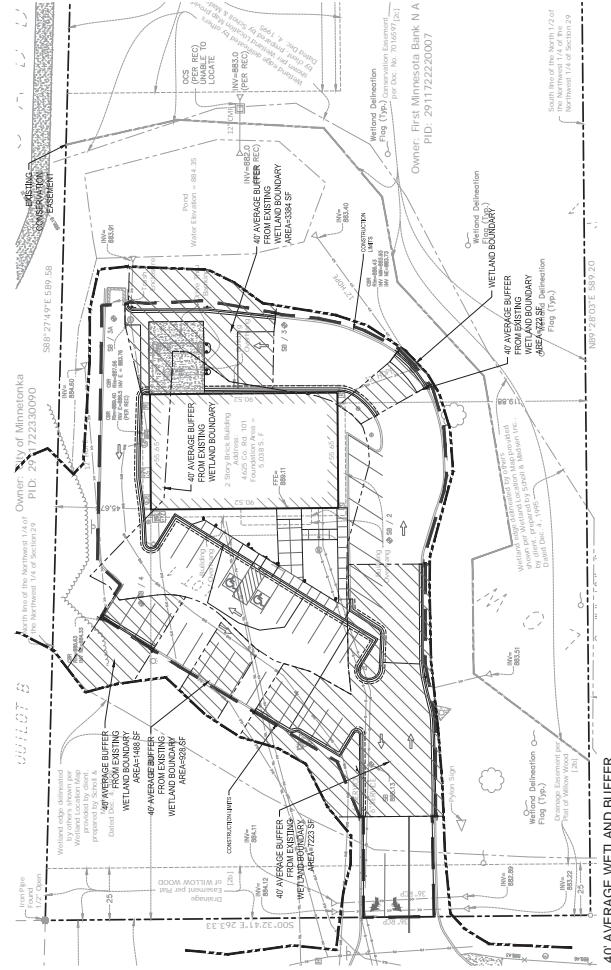
57301



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C2.1

WETLAND BUFFER  
EXHIBIT



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4625 COUNTY ROAD 101, MINNETONKA, MN 55345  
CORTRUST BANK - MINNETONKA

PROJECT

J.D. / J.K. [Signature]

DATES: 9/23/2023

REVIEWED BY OK

PROJECT NUMBER: TBA

REVISED SUMMARY

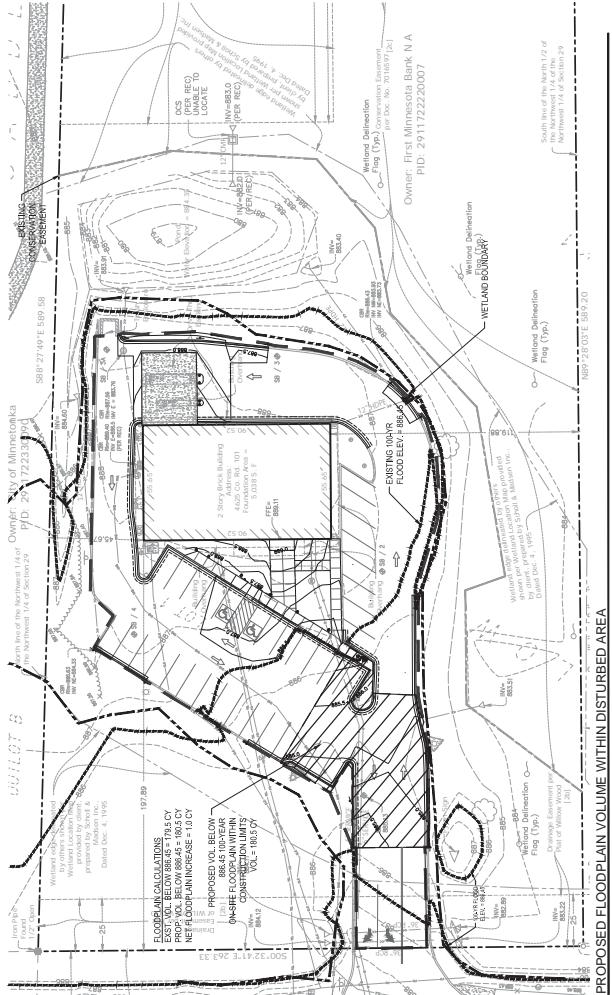
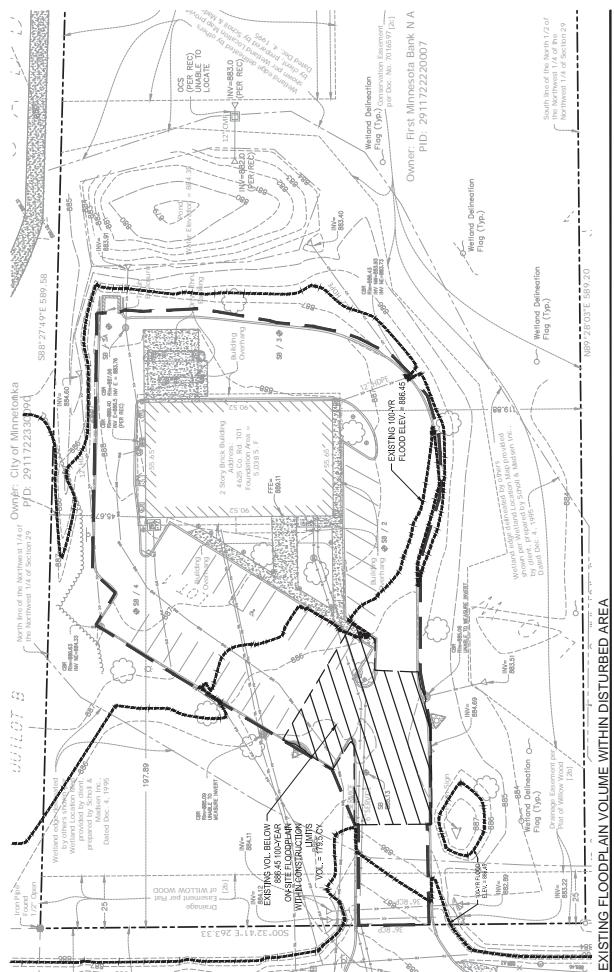
DATE DESCRIPTION

## FLOODPLAIN PLAN LEGEND:



FLOODPLAIN EXHIBIT

**C2.2**

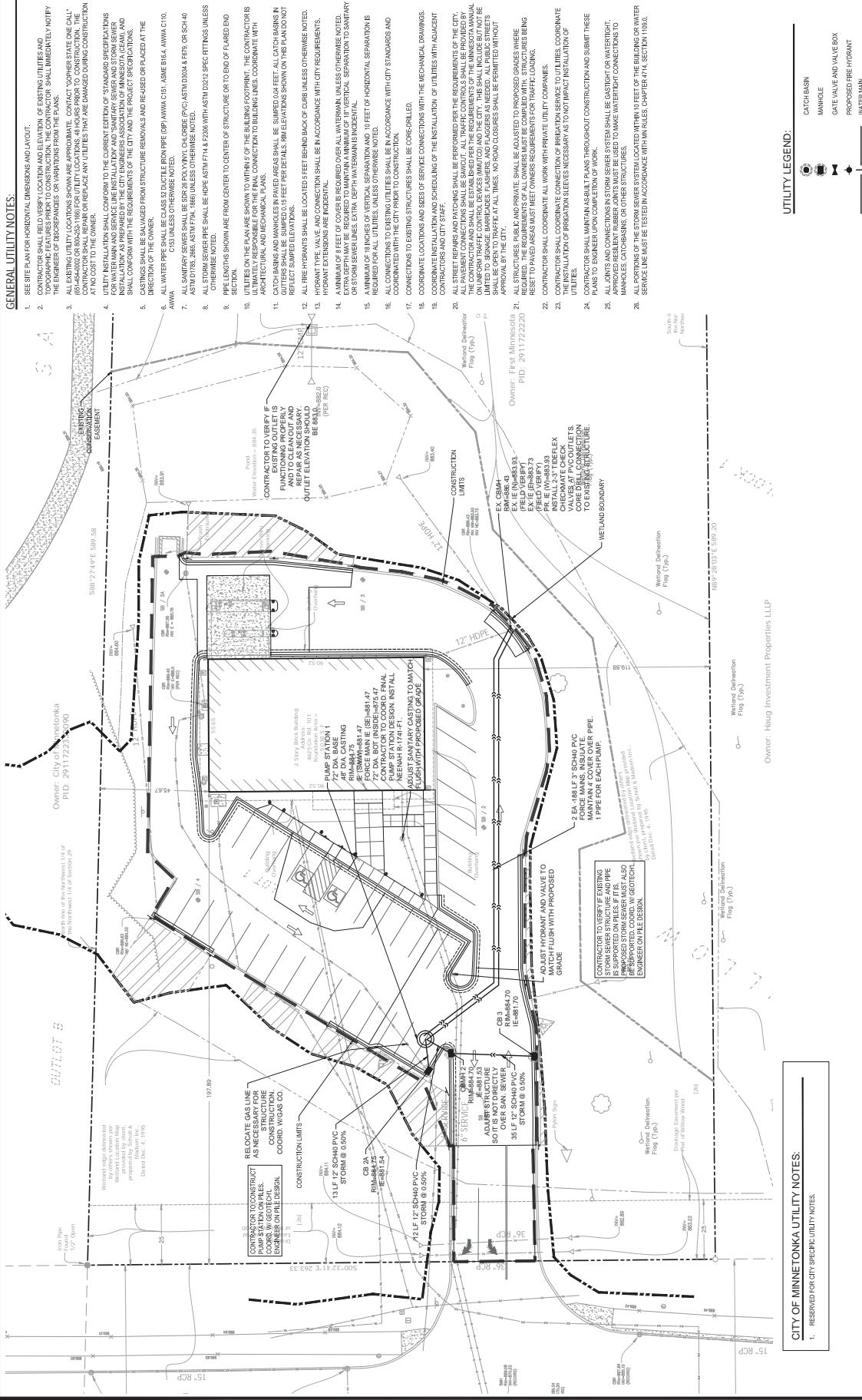




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City Engineering Services • Civil Site Plan  
Project ID: 2911722304903  
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St. Louis Park, MN 55416  
612-641-0000  
engineering.com

## GENERAL UTILITY NOTES:



Utility Plan  
C4.0

Coordinate: C4.0

REVIEWED BY DK

DRAWN BY BM

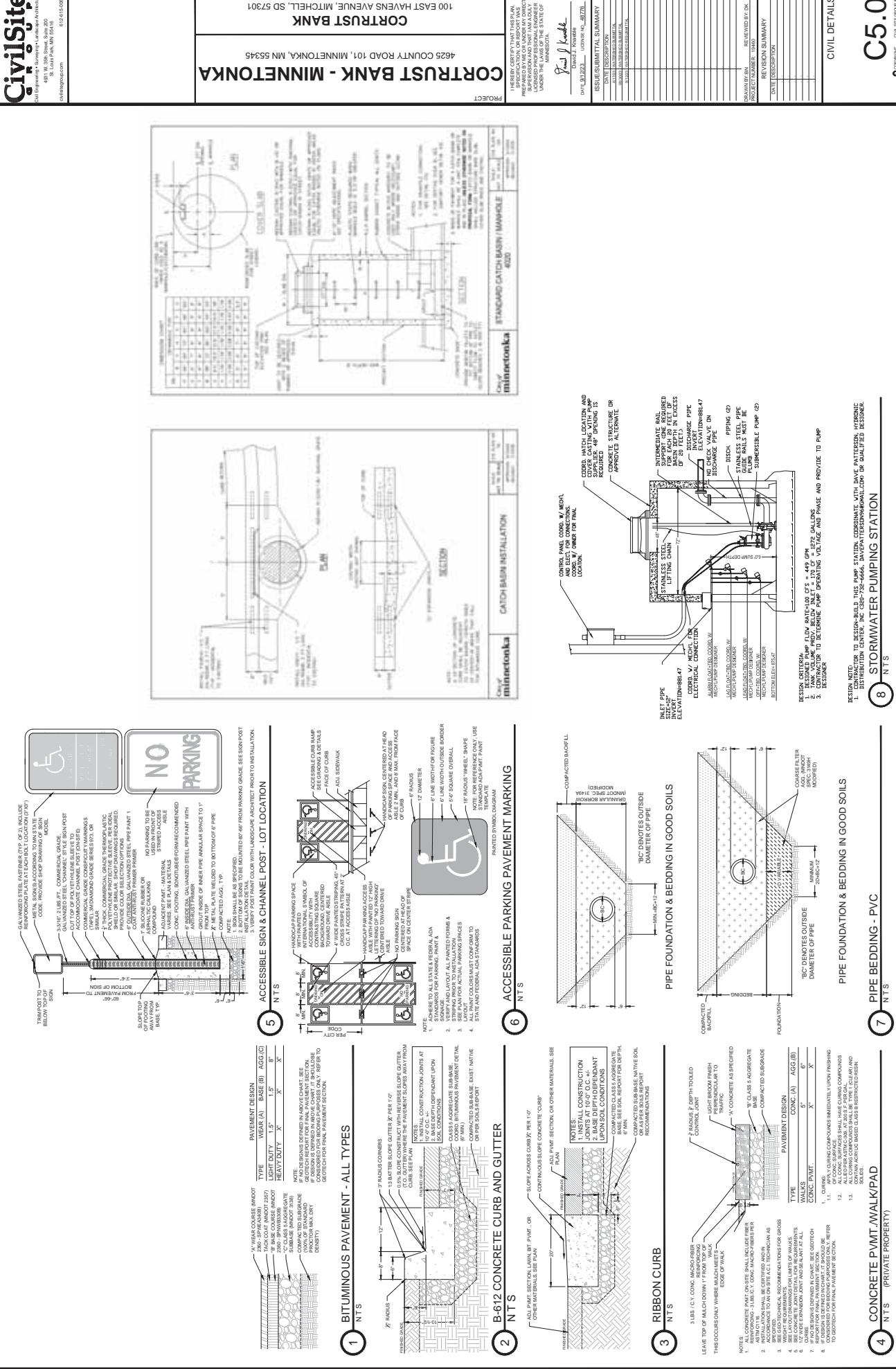
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REVISION SUMMARY

DATE DESCRIPTION

# CivilSite

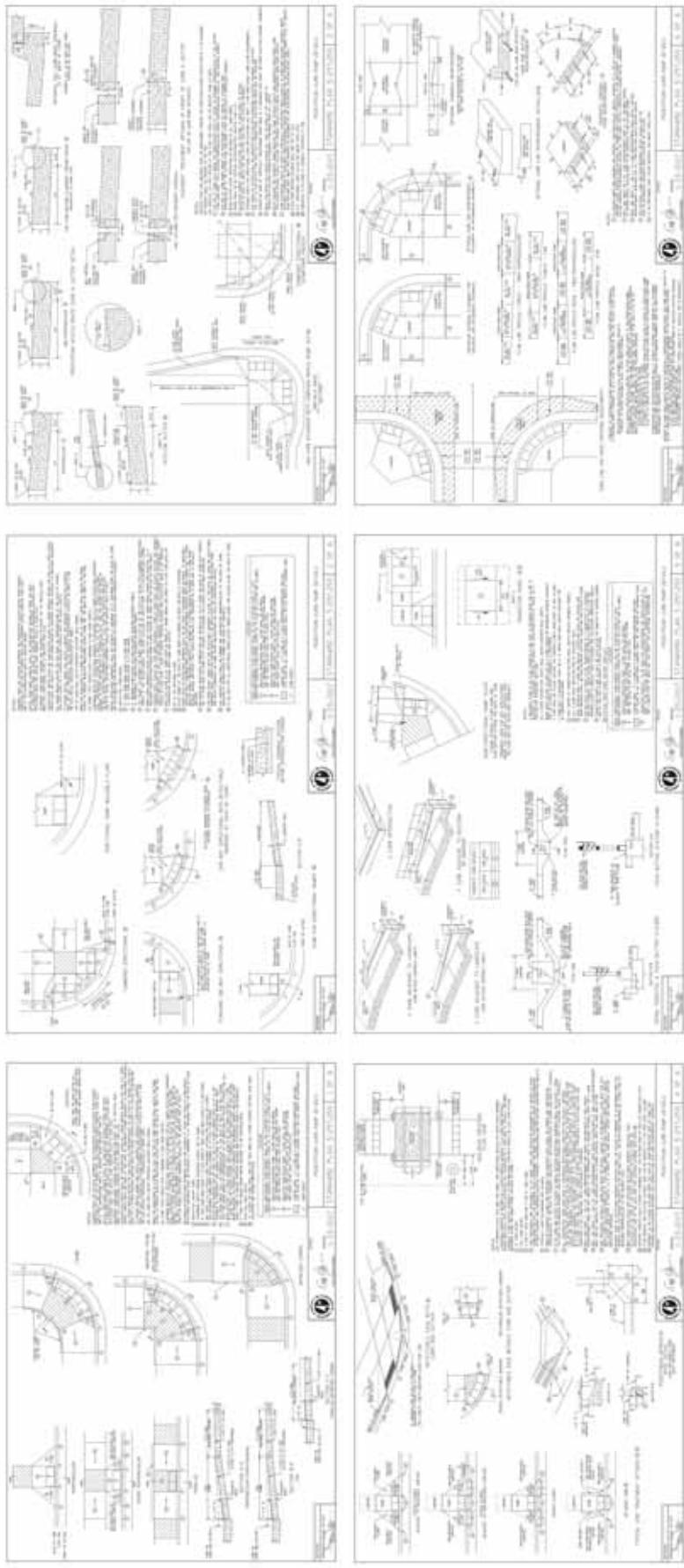
CivilEngineering Solutions • Architecture  
4918 W 36th Street, Suite 200  
St. Louis Park, MN 55416  
info@engis.com



J. J. Kunkle  
DATE: 9/1/2011

COTRUST BANK

DATE: 9/1/2011



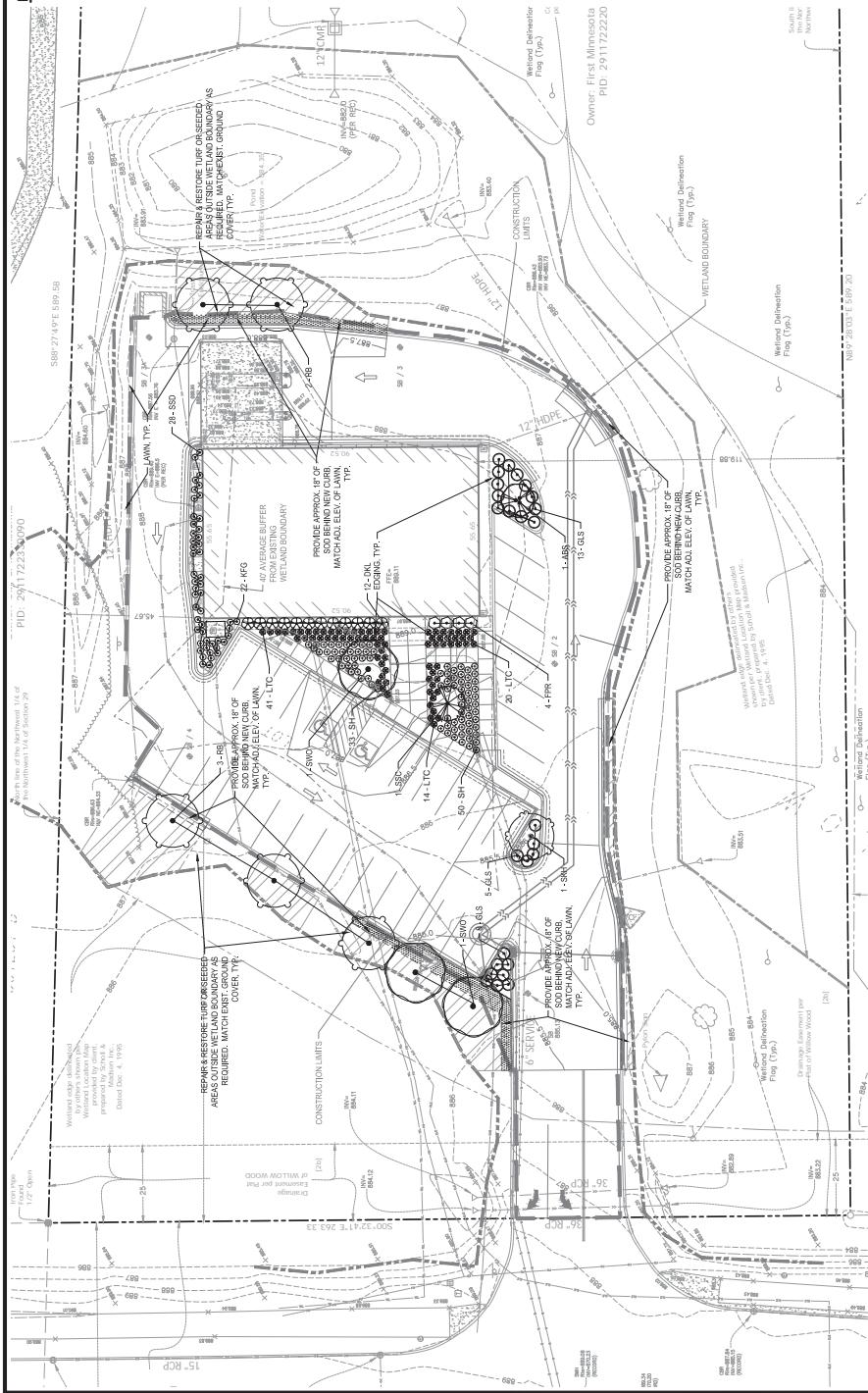
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[www.civilsite.com](http://www.civilsite.com)

## LANDSCAPE NOTES

1. WHERE SHOWN SHRUBS & FERNAL BEADS SHALL BE MULCHED WITH 4" DEPTH MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS - SHREDDED WOODY MULCH.
2. ALL STAND ALONE TREES SHALL BE TAUCED WITH SHREDDED CEDAR MULCH AT THE EDGE OF THE PLANTING TIN. THESE SEEDS SHALL BE PER ESD. ALL MULCH SHALL BE KEPT WITHIN MIN. 2' OF THE PLANTING TIN.
3. PLANT MATERIALS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF IRREGULAR STANDARDS AND STICK FREE FROM DAMAGE, DEFECTS, AND DISTORTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
4. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLANS SHALL GO FORWARD.
5. CONDITION OF IRIGATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE WORK PERIOD. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR DAMAGE CAUSED BY THE LANDSCAPE ARCHITECT'S FAILURE TO RECOGNIZE DAMAGE FROM THE PLANTING ACTIVITIES.
6. ALL SURFACES INDICATED BY CONSTRUCTION ACTIVITIES SHALL BE LEVEL TO THE DRAWINGS, PROVIDED UNLESS OTHERWISE NOTED.
7. COORDINATE LOCATION OF IRRIGATION SYSTEM ON UNDERBANK AND DENEHEM. DENEHEM LIGHTING TREES, DOORS AND WINDOWS. CONTRACTOR SHALL TAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
9. REPAIR AT COST TO OWNER AL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR ACTIVITIES.
10. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR ACTIVITIES.
11. REPAIR AT COST TO OWNER IRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONTRACTOR ACTIVITIES.
12. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY FUNCTIONAL AND MEET SPECIFICATIONS AS SHOWN ON THE DRAWINGS. SYSTEM SHALL BE PROVIDED TO OWNER IN THE COVERAGE AND CAPACITY OF THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT PER CONTRACTOR. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRONGING FROM OWNER, PRIOR TO INSTALLATION.



## PLANT SCHEDULE OVERALL

TREES	QTY	COMMON BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
RB	5	River Birch / Betula nigra		NATIVE	Y
SHR	5	Glow Light Sumac / Rhus aromatica 'Glow'	#5 CON	NATIVE	Y
SVO	3	Swamp White Oak / Quercus bicolor	#5 CON	NOT NATIVE	Y
ORNAMENTAL TREES	QTY	COMMON BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
ASB	1	Aurum Bilestone / Amelanchier alnifolia 'Aurum Bilestone'	#20 CLUMP	NATIVE	Y
SSC	1	Snowball Tree / Malus 'Snowball'	1.5' Cal. B&B	NATIVE CULTIVAR	Y

## PLANT SCHEDULE GROUND COVERS

COMMON BOTANICAL NAME	SIZE	TYPE	DESCRIPTION
Decorative Rock Mulch	12'x12'	Mulch	
Decorative Rock Mulch / Decorative Rock Mulch	2'-4'	Decorative, provide samples	

## GROUND COVER SCHEDULE

COMMON BOTANICAL NAME	SIZE	TYPE	DESCRIPTION
Bee Glass Based / Sod	100 ft x 100 ft	Sod	
Core & Gravel / Rock	100 ft x 100 ft	Rock	Preferred

## ISSUE SUBMITTAL SUMMARY

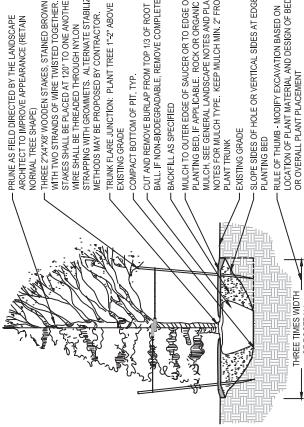
DATE SUBMISSION	REVIEWED BY	PROJECT NUMBER
09/20/2023	DK	291172220090

L1.0  
ISSUE DATE: 09/20/2023  
SUBMITTED BY: Civil Site LLC  
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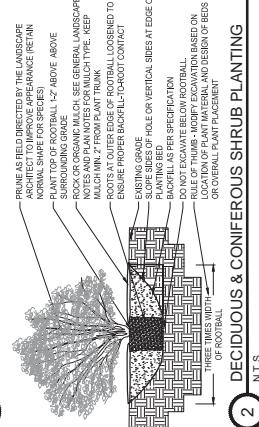
100 EAST HAVENS AVENUE, MITCHELL, SD 57301  
4625 COUNTY ROAD 101, MINNETONKA, MN 55345  
CORTRUST BANK - MINNETONKA  
PROJ#:

L1.0

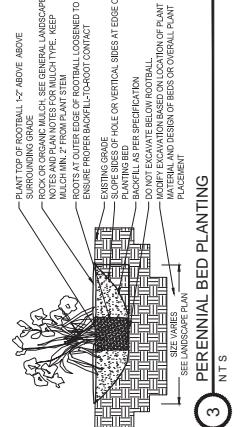
LANDSCAPE PLAN



1 DECIDUOUS & CONIFEROUS TREE PLANTING  
NTS



2 DECIDUOUS & CONIFEROUS SHRUB PLANTING  
NTS



3 PERENNIAL BED PLANTING  
NTS

<b>COTRUST BANK - MINNETONKA</b> PROJECT 4625 COUNTY ROAD 101, MINNETONKA, MN 55345	<b>COTRUST BANK</b> 100 EAST HAVENS AVENUE, MITCHELL, SD 57301
---	---

REVIEWED BY DK

PROJECT NUMBER: 1040

REVISION SUMMARY

DATE DESCRIPTION

DRAWN BY BN

05/05/2023

UNIVERSAL SURVEY

LANDSCAPE PLAN  
NOTES & DETAILS

L1.1

SEE SHEET L1.0 FOR GENERAL  
LANDSCAPE NOTES & LEGEND



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Civil Site Solutions - Project Management

449 W 38th Street, Suite 200  
St. Louis Park, MN 55416

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## SWPPP NOTES:

1. NOTIFICATION LESS THAN ONE ACRE AND WILL NOT REQUIRE AN INDIVIDUAL EROSION CONTROL PERMIT. THIS REPORT IS FOR USE ONLY BY ANY EROSION CONTROL PERMIT REQUIRED BY THE CITY.  
 2. SEE SHEETS SW1.0 SH1.0 FOR ALL EROSION CONTROL NOTES, DETAILED NOTES, AND FACTS.  
 3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

## RPPBCWD EROSION CONTROL NOTES:

- NATURAL TOPOGRAPHY AND SOIL CONDITIONS MUST BE PROTECTED, INCLUDING RETENTION SITE OF NATIVE TOPSOIL TO THE GREATEST EXTENT POSSIBLE.
- ADDITIONAL MEASURES, SUCH AS HYDRAULIC MILCHING AND OTHER PRACTICES AS SPECIFIED BY THE DISTRICT MUST BE USED ON SLOPES OF 3:1 (H:V) OR STEEIER TO PROVIDE ADEQUATE STABILIZATION.
- FINAL SITE STABILIZATION MEASURES MUST SPECIFY THAT AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER SOIL HAS BEEN REMOVED.
- CONSTRUCTION SITE WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE MUST BE PROPERLY MANAGED.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND REMAINING ASKED UPON COMPACTATION. CONSTRUCTION MUST BE DECOMPACTED TO DETERMINED BY THE DISTRICT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE REMOVED UPON FINAL STABILIZATION.
- ALL DISTURBED AREA'S MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LANDDISTURBING WORKS HAS TEMPORARILY CEASED ON THE SITE AS DETERMINED BY THE DISTRICT.
- SIDEWALLS COMPACTED DURING CONSTRUCTION AND REMAINING SOIL COMPACTATION PRESSURE OF LESS THAN 400 KILOPOSCALS OR 200 POUNDS PER SQUARE INCH IN THE UPPERT 12 INCHES OF SOIL.
- POULDS PER SQUARE FOOT IN THE LOWER 24 INCHES OF SOIL ARE 400 POUNDS PER SQUARE FOOT.
- IN ADDITION UTILIZE TEE ROOTS AND OTHER SUSTAINING VEGETATION INSIDE BE PROTECTED UNTIL FINAL REVEGETATION OR OTHER STABILIZATION OF THE SITE.
- ACTIVITIES MUST BE CONDUCTED SO AS TO MINIMIZE THE POTENTIAL TRANSFER OF FOUL WASTEWATER SPECIES (G. ZEBRA MUSSELS, EURASIAN MOSQUITO ETC) TO WATERWAY ENVIRONMENT.
- THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACE'S AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AT LEAST WEEKLY UNTIL LANDCAST TURFING ACTIVITY HAS CEASED HE THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VERTICATE COVERS IS ESTABLISHED. THE PERMITEE IS REQUESTED TO VERTICATE COVERS UNDER THIS SECTION FOR INSPECTION BY THE DISTRICT ON REQUEST.

## COTRUST BANK - MINNETONKA

100 EAST HAVENS AVENUE, MITCHELL, SD 57301

4625 COUNTY ROAD 101, MINNETONKA, MN 55345

PROJECT

DATE ISSUED: 01/23/2023

EXPIRATION: 01/23/2025

REVIEWED BY: DK

PROJECT NUMBER: 100

REV. SUMMARY

DATE ISSUED:

REVIEWED BY: DK

PROJECT NUMBER: 100

REV. SUMMARY

DATE ISSUED:

REVIEWED BY: DK

PROJECT NUMBER: 100

REV. SUMMARY

DATE ISSUED:

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REV. SUMMARY

DATE ISSUED:

REVIEWED BY: DK

PROJECT NUMBER: 100

REV. SUMMARY

DATE ISSUED:

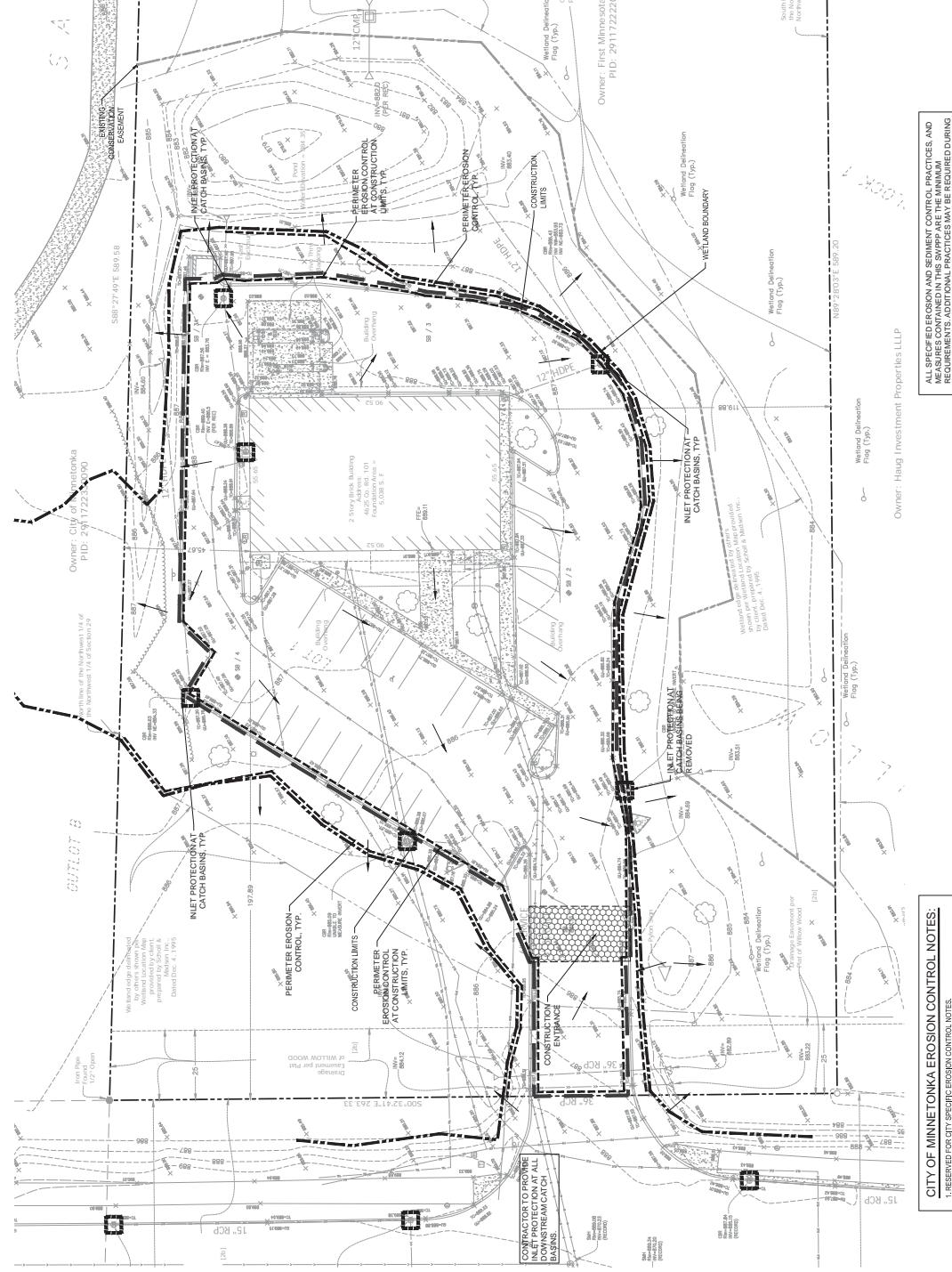
REVIEWED BY: DK

PROJECT NUMBER: 100

REV. SUMMARY

SW1.0

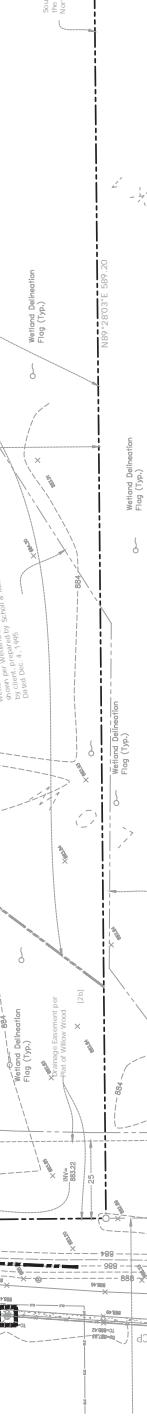
Knowns below,  
Call before you dig.



## CITY OF MINNETONKA EROSION CONTROL NOTES:

1. REFERENCED FOR CITY SPECIFIC EROSION CONTROL NOTES.

Owner: Haug Investment Properties, LLP



J. H. Klemke

300010323

4001 7th St. N.

Minneapolis, MN 55408

(612) 331-5270

Fax: (612) 331-5296

E-mail: jklemke@hauginvest.com

Website: www.hauginvest.com

MAILING ADDRESS:

4001 7th St. N.

Minneapolis, MN 55408

Tel: (612) 331-5270

Fax: (612) 331-5296

E-mail: jklemke@hauginvest.com

WEBSITE:

www.hauginvest.com

TELEPHONE:

(612) 331-5270

FAX:

(612) 331-5296

E-mail:

jklemke@hauginvest.com

EMAIL:

jklemke@hauginvest.com

TELECONFERENCE:

CONFERENCE CALL:

Call before you dig.

# CivilSite

Civil Engineering Software  
CivilSite.com  
489 W 38th Street, Suite 200  
St. Louis Park, MN 55416  
612-611-0000

## SWPPP NOTES:

This project is less than one acre and will NOT require an Erosion Control Permit by the city. See Sheets SW-0-SM-1 for all erosion control notes, descriptions, and practices.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH PERMIT.

### RBCVCD EROSION CONTROL NOTES:

1. NATURAL TOPOGRAPHY AND SOIL CONDITIONS MUST BE PROTECTED, INCLUDING RETENTION OF NATIVE TOPSOIL TO THE GREATEST EXTENT POSSIBLE.

2. ADDITIONAL MEASURES, SUCH AS HYDRAULIC CATCHING, ANOTHER PRACTICES AS SPECIFIED BY THE DISTRICT MUST BE USED ON SLOPES OF 3:1 (H/V) OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.

3. CONSTRUCTION SITE WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHDOWN CHEMICALS, LITTER, SANITARY WASTE MUST BE PROPERLY MANAGED.

4. CONSTRUCTION TRUCK WASHDOWN AREAS MUST SPECIFY THAT AT LEAST ONE INCHES OF FINE ORGANIC MATTER BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER SOIL HAS BEEN REMOVED.

5. CONSTRUCTION ACTIVITIES MUST BE CONDUCTED SO AS TO MINIMIZE THE POTENTIAL TRANSFER OF AQUATIC INVASIVE SPECIES (E.G. ZEBRA MUSSELS, EURASIAN MILFAL, ETC.) TO THE MAXIMUM EXTENT POSSIBLE.

6. ALL TEMPORARY SITES AND SEDIMENT CONTROL BMP'S MUST BE REMOVED AFTER CONSTRUCTION IS TERMINATED.

7. ALL DISTURBED AREA'S MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND DISTURBING WORKS HAS TEMPORARILY OR PERMANENTLY CEASED ON A ROVER TRAIL TRANSPORTER TO AN IMMOBILE VEHICLE WITHIN 14 DAYS ELSEWHERE.

8. SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING PREVIOUS TO COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO A SOIL COMPATITION TESTING PRESSURE OF LESS THAN 140 KILOPASCALS OR 200 POUNDS PER SQUARE INCH (PSI).

9. A BURDEN OF AT LEAST 10 INCHES OF SOIL OR GRASS PER CUBIC CENTIMETER (OR 87 CUBIC FEET PER YARD) MUST BE MAINTAINED IN ADDITION TO OTHER STABILIZATIONS IN ORDER TO MITIGATE EROSION, ROOTS, AND OTHER EROSION VULNERABILITY OF THE PLANT MATERIAL AND OTHER STABILIZATION OF THE GROWTH FORMS OF PLANTS.

10. THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES ON A DAILY BASIS FOR THE DURATION OF THE PERMIT. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATION COVERS IS ESTABLISHED OVER THE ENTIRE PLANTATION AND OTHER STABILIZATION IS UNDER THIRTY-FIVE PERCENT BY THE END OF THE TWENTY-FIRST MONTH.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS UNDER THE LAWS OF THE STATE OF MINNESOTA.

✓ J. J. Kunkle

Date: 9/1/2023

License No. 49776

100 EAST HAVENS AVENUE, MITCHELL, SD 57301

PROJECT NUMBER: 14625

PROJ. NAME: COUNTY ROAD 101, MINNETONKA, MN 55345

PROJ. CODE: COTRUST BANK

PROJ. TYPE: COTRUST BANK

PROJ. DESCR.: COTRUST BANK

PROJ. STATUS: APPROVED

PROJ. DATE: 11/1/2023

PROJ. VER: 1

PROJ. REV: 0

PROJ. FILE: COTRUST BANK

PROJ. LOC: COTRUST BANK

PROJ. CO: COTRUST BANK

PROJ. CR: COTRUST BANK

PROJ. ST: COTRUST BANK

PROJ. PT: COTRUST BANK

PROJ. DS: COTRUST BANK

PROJ. ST: COTRUST BANK

PROJ. PT: COTRUST BANK

PROJ. DS: COTRUST BANK

PROJ. ST: COTRUST BANK

PROJ. PT: COTRUST BANK

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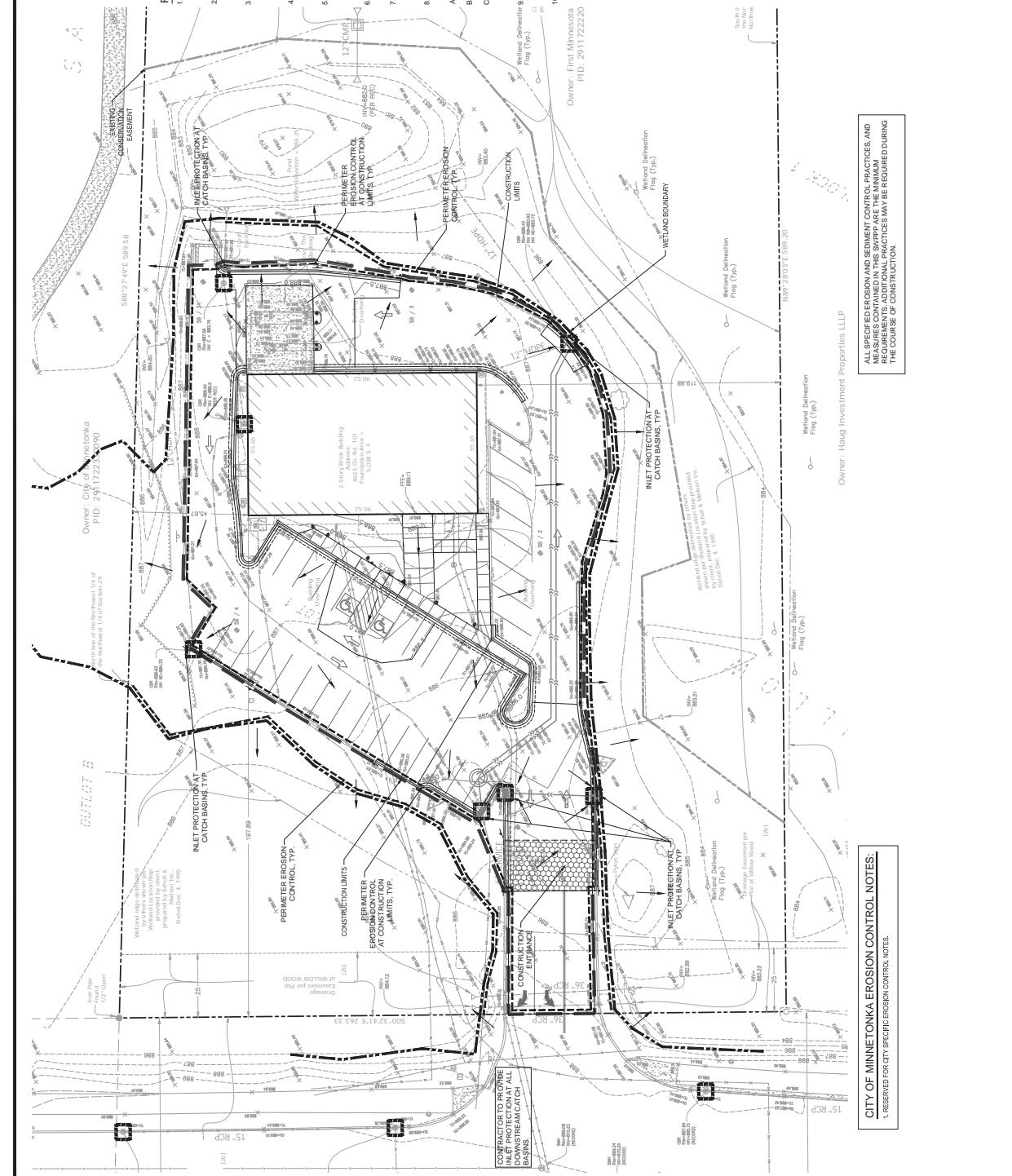
PROJ. ST: COTRUST BANK

PROJ. PT: COTRUST BANK

PROJ. DS: COTRUST BANK

PROJ. ST: COTRUST BANK

PROJ. PT: COTRUST BANK



## CITY OF MINNETONKA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

Owner: Haug Investment Properties LLP

Owner: First Minnesota

Box containing notes for the City of Minnetonka Erosion Control Notes.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

**SW1.1**

See drawing below.

Call before you dig.



100 EAST HAVENS AVENUE, MITCHELL, SD 57301

14625 COUNTY ROAD 101, MINNETONKA, MN 55345

COTRUST BANK - MINNETONKA

CONTRACTORS: HAGG INVESTMENT PROPERTIES LLC

OWNER: FIRST MINNESOTA BANK

DESIGNER: CIVIL SITE

PERMIT HOLDER: COTRUST BANK

PERMIT NUMBER: 14625

PERMIT DATE: 11/1/2023

PERMIT VER: 1

PERMIT REV: 0

PERMIT FILE: COTRUST BANK

PERMIT LOC: COTRUST BANK

PERMIT PT: COTRUST BANK

PERMIT DS: COTRUST BANK

PERMIT ST: COTRUST BANK

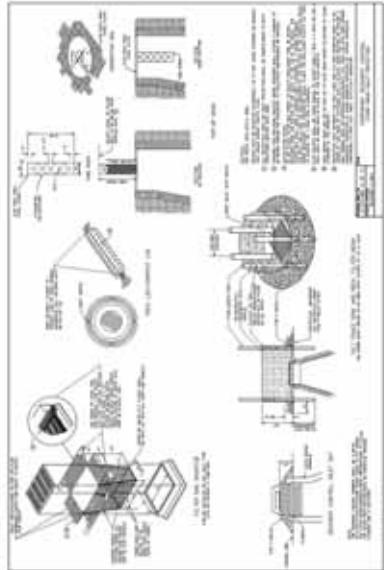
PERMIT PT: COTRUST BANK

PERMIT DS: COTRUST BANK

PERMIT ST: COTRUST BANK

PERMIT PT: COTRUST BANK

PERMIT DS: COTRUST BANK



100 EAST HAVENS AVENUE, MITCHELL, SD 57301  
**COTRUST BANK**

4625 COUNTY ROAD 101, MINNETONKA, MN 55345  
**COTRUST BANK - MINNETONKA**

PROJECT

J. J. Kunkle  
J. J. Kunkle

DATE 9/1/2013  
LICENSE NO. 49-705

ISSUE SUBMITTAL SUMMARY

DATE DESCRIPTION  
09/03/2013  
09/03/2013  
09/03/2013  
09/03/2013

REVIEWED BY DK

PROJECT NUMBER: 1400

REVISION SUMMARY

DATE DESCRIPTION

SWPPP - DETAILS

DRAWN BY: CIVIL SITE INC.

REVISED BY: DK

PROJECT NUMBER: 1400

REVISION SUMMARY

DATE DESCRIPTION

3 WEETLAND BUFFER SIGNAGE  
NTS

2 EROSION BLANKET  
NTS

1 STABILIZED CONSTRUCTION ACCESS  
NTS

