

**TO: Cannon Falls City Council**  
**FROM: Neil Jensen, City Administrator**  
**SUBJECT: FINAL PLAN APPROVAL FOR THE KELLER-BAARTMAN**  
**APARTMENT COMPLEX**  
**DATE: January 18, 2022**

## **BACKGROUND**

A Planning Commission meeting was held Monday, January 10, 2022 for a discussion to consider a request for Final Plat Approval for the Keller-Baartman apartment complex, PID #52.730.0010. This lot is to be zoned *R-4 High Density Residential District/Planned Unit Development Process*.

## **Project Details:**

The following exhibits are enclosed to further describe the proposal:

1. GIS overhead depiction of lot
2. Full color photo example of Keller-Baartman Apartment Complex
3. MN Pollution Control Agency SWPPP
4. Zoning Response Letter, dated January 5, 2022
5. G-Cubed Cannonball Apartment Complex site plan resubmittal per December 8<sup>th</sup> 2021 review comments for Bill Angerman, dated January 3, 2022
6. Bill Angerman's email response, dated January 6, 2022
7. January 6, 2022 G-Cubed Plan Revisions per review(s) of Cannonball Apartments dated January 5<sup>th</sup> and via email dated January 6, 2022
8. Updated Cannonball Apartment Complex site plan
9. Updated Cannonball Apartment Complex grading plan
10. Cannonball Apartment Landscape Plan

Staff recommends approval of the Application.

## **REQUESTED COUNCIL ACTION**

City Council is being asked to adopt Resolution 2613 for Final Plan Approval for the Keller-Baartman Apartment Complex.

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**RESOLUTION NUMBER 2613**

**FINAL PLAN APPROVAL FOR THE KELLER-BAARTMAN APARTMENT  
COMPLEX BEING PROPOSED AT 415 HICKORY DRIVE**

WHEREAS, Andy Baartman of Keller-Baartman has made application for Final Plan Approval for the Keller-Baartman Apartment Complex being proposed at 415 Hickory Drive, PID #52.730.0010, as regulated by the Zoning Ordinance; and

WHEREAS, the Planning Commission held a discussion on January 10, 2022 to accept testimony relating to the application, and

WHEREAS, the Planning Commission finds the granting of the Final Plan Approval is reasonable and in harmony with the general purposes and intent of the Zoning Ordinance, and in conformance with the City of Cannon Falls Comprehensive Plan.

WHEREAS, The Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for Final Plan Approval be approved.

**NOW THEREFORE, LET IT BE RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA**, that based on the findings of the Planning Commission which are hereby adopted by the City Council that the Final Plan Approval be approved subject to compliance with all applicable requirements of the City of Cannon Falls Zoning Chapter 152 and the State of Minnesota Building Code Requirements.

**ADOPTED** by the City Council of Cannon Falls this 18<sup>th</sup> day of January, 2022.

**CITY OF CANNON FALLS**

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John O. Althoff, Mayor

ATTEST: \_\_\_\_\_  
Neil L. Jensen, City Administrator



64TH AVE

HIGHWAY 52

HICKORY DR

4TH ST S

425 ARCHLAND PROPERTY TILLS 527 300020

410 PETER T BODEN 527 195200

1103 CANNON FALLS OIL COMPANY INC 527 195000

1152 TRIANGLE AUTO SUPPLY INC 527 195500

1161 COUNTRYSIDE LAND DEVELOPMENT 527 194800

1:1,200

USHWY

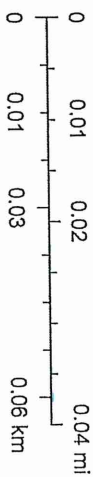
PIN

## Parcels

Full Name

House Number

## ArcGIS WebApp Builder









# SWPPP template for small construction sites

## Construction Stormwater Program

### Stormwater Pollution Prevention Plan (SWPPP)

*Doc Type: Stormwater Pollution Prevention Plan*

**Instructions:** This Stormwater Pollution Prevention Plan (SWPPP) template is intended to provide a means for small (three acres or less) construction sites to comply with the General Stormwater Permit for Construction Activity. Before completing this SWPPP, you must read and understand the requirements in the Minnesota General Stormwater Permit for Construction Activity (MN R100001) available from Minnesota Pollution Control Agency's (MPCA) website at <https://www.pca.state.mn.us/water/construction-stormwater>. A list of the SWPPP requirements can be found at <http://www.pca.state.mn.us/index.php/view-document.html?qid=7423>. This template will help you complete the SWPPP components required in Section 5 of the permit. **Persons preparing SWPPPs are required to have had training in preparation of SWPPPs (Section 21).**

## I. General construction activity information

- a. **Project name:** Cannonball Apartments
- b. **Describe the construction project location (address/city or township/county/latitude/longitude):**  
 Address or describe area: 415 Hickory Drive  
 City or Township: Cannon Falls State: MN Zip code: 55009  
 Latitude/Longitude of approximate centroid of project: 44°29'28.73"N, 92°54'25.41"W
- c. **Describe the construction activity (type of construction, phases, timelines, potential for discharge of sediment and other pollutants, etc.):**  
 Construction of a 4 story 79 unit apartment building and parking lot.
- Project type:**  
☒ Residential ☐ Commercial/Industrial ☐ Road construction  
☐ Residential and road construction ☐ Other (describe): \_\_\_\_\_
- d. **Number total of acres to be disturbed:** 3.04 (tenths of an acre)  
 e. **Pre-construction acres of impervious surface:** 3.04 (tenths of an acre)  
 f. **Post-construction acres of impervious surface:** 1.96 (tenths of an acre)  
 g. **Total new impervious surface acres:** 0.00 (tenths of an acre)  
*(Examples of impervious surface include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete, asphalt, or gravel roads.)*

## II. Receiving waters

- a. List all waters within one mile (nearest straight line distance) that are likely to receive stormwater runoff from the project site both during or after construction:

Receiving waters **within one mile of project property edge:**

Water body ID*	Name of water body	Type (ditch, pond, wetland, calcareous fen, lake, stream, river)	Special water? (See Section 23)	Impaired Water?*** (See Section 23)
	Little Cannon River	River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

\* Water Body identification (ID) might not be available for all water bodies. Use the Special and Impaired Waters Search Tool at: <https://pca-gis02.pca.state.mn.us/CSW/index.html>

\*\* Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment.

- b. Use the Special and Impaired Waters Search Tool to locate special and impaired waters found on the MPCA website at <https://pca-gis02.pca.state.mn.us/CSW/index.html>.

See attached map

- c. Identify adjacent public waters where the Minnesota Department of Natural Resources (DNR) has declared "work in water restrictions" during fish spawning timeframes:

N/A

- d. Attach maps (U.S. Geologic Survey 7.5 minute quadrangle, National Wetland Inventory maps or equivalent) showing the location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project. Use arrows showing the direction of flow and distance to the water body.

See attached receiving waters and wetlands maps

- e. Identify wetland impacts:

1. Will construction result in any potential adverse impacts to wetlands, including excavation, degradation of water quality, draining, filling, permanent inundation or flooding, conversion to a stormwater pond? ☐ Yes ☒ No
2. If yes, describe impacts and mitigation measures that were taken to address the impacts (Section 22 of the permit) and attach to this SWPPP, copies of permits or approvals from an official state wide wetland program issued specifically for this project or site:

**Reminder: For all projects, construction activity cannot commence until all required approvals from the U.S. Army Corps of Engineers or other governmental entities for impacts to wetlands or determination of impacts have been received.**

- f. Describe any stormwater mitigation measures that will be implemented, as a result of an environmental review, endangered or threatened species review or archeological site review:

N/A

### III. Project plans and specifications

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- a. Attach to this SWPPP site maps and/or plan sheets that depict the following features:

- The project location and construction limits.
- Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
- Soil types at the site.
- Locations of impervious surfaces.
- Locations of areas not to be disturbed (e.g., buffer zones, wetlands, etc.).
- Steep slope locations.
- Locations of areas where construction will be phased to minimize duration of exposed soils.
- Portions of the site that drain to a public water with DNR work in water restrictions for fish spawning timeframes.
- Locations of all temporary and permanent erosion and sediment control best management practices (BMPs).
- Buffer zones as required in item 9.17 and 23.11 of the permit.
- Locations of potential pollution-generating activities identified in Section 12 of the permit.
- Standard details for erosion and sediment control BMPs to be installed at the site.

- b. List all anticipated erosion prevention and sediment control BMP quantities needed for the life of the project (e.g., linear ft. silt fence, square feet erosion blanket, tons mulch, etc.):

Silt fence/bioroll, seeding and mulching, erosion control blanket, rip rap, and inlet protection as required at all new and downstream inlets

### IV. Temporary erosion prevention practices

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- a. Describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction:

1. Methods of temporarily stabilizing soils and soil stockpiles (e.g., mulches, hydraulic tackifiers, erosion blankets, etc.):

Temporary seeding and mulching, cover stockpiles

2. Methods to be used for stabilization of ditch and swale wetted perimeters (Note that mulch, hydraulic soil tackifiers, hydromulches, etc. are not acceptable soil stabilization methods for any part of a drainage ditch or swale with a continuous slope of greater than 2%):



Erosion Control Blanket (stapled)

3. **Methods to be used for energy dissipation at pipe outlets (e.g., rip rap, splash pads, gabions, etc.):**

Rip rap

4. **Methods to be used to promote infiltration and sediment removal on the site prior to offsite discharge, unless infeasible (e.g., direct stormwater flow to vegetated areas):**

N/A

- b. **Describe timelines to be implemented at this site for completing the installation of the erosion prevention BMPs listed in i, ii, iii, and iv. (see Section 8 of the permit for minimum requirements). If applicable, include the timeline for completing soil stabilization for areas within 200 feet of a public water with work in water restrictions due to fish spawning time frames (item 8.4) and soil stabilization timelines for portions of the site that drain to special or impaired waters as required in item 23.9:**

1. Install erosion control measures such as biorolls, silt fence, rock construction entrance, inlet protection, infiltration basins and any applicable BMP's shown on the plan.
2. Salvage topsoil and stock pile on site. Stockpiles of materials shall have erosion controls installed immediately downstream of the stockpiles lasting more than 7 days shall have temporary seeding or be covered.
3. Grading of the site shall take place.
4. Stabilize denuded areas and stockpiles within 7 days of last construction activity in that area.
5. Complete final grading as well as permanent seeding and/or sod.
6. When all construction activity is complete and the site is stabilized, remove temporary erosion control devices and reestablish areas disturbed during the removal.

- c. **Describe additional erosion prevention measures that will be implemented at the site during construction (e.g., construction phasing, minimizing soil disturbance, vegetative buffers, horizontal slope grading, slope draining/terracing, etc.):**

Phased grading and stabilization. Phased seeding at the time of finished grading. Minimized grading limits and silt fence.

- d. **For those projects (or portions of projects) that drain to special waters an undisturbed buffer zone of not less than 100 linear feet from a special water (not including tributaries) must be maintained both during construction and as a permanent feature post construction, except where a water crossing or other encroachment is necessary to complete the project. Permittees must fully document the circumstance and reasons the buffer encroachment is necessary in the SWPPP and include restoration activities:**

N/A

- e. **If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration or filtration areas:**

N/A

## V. Temporary sediment control practices

- a. **Describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including curb and gutter systems:**

1. **Methods to be used for down gradient perimeter control:**

Silt fence and biorolls

2. **Methods to be used to contain soil stockpiles:**

Silt fence, biorolls, covering, and temporary seeding

3. **Methods to be used for storm drain inlet protection:**

Inlet protection barriers

4. **Methods to minimize vehicle tracking at construction exits and street sweeping activities:**

Rock construction entrances and street sweeping if necessary

5. **If applicable, additional sediment controls (e.g., diversion berms) to be installed to keep runoff away from planned infiltration or filtration areas when excavated prior to final stabilization of the contributing drainage area:**

N/A

6. **Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site:**

Minimize construction traffic on pervious areas

7. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible:

N/A

8. Describe plans for use of sedimentation treatment chemicals (e.g., polymers, flocculants, etc.).

N/A

- b. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water? ☐ Yes ☒ No

If yes, describe (or attach plans ) showing how the basin will be designed and constructed in accordance with Section 14.

- c. Will the project include dewatering, basin draining? ☐ Yes ☒ No

If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Section 10 of the permit):

- d. Will the project include use of filters for backwash water? ☐ Yes ☒ No

If yes, describe how filter backwash water will be managed on the site or properly disposed:

## VI. Permanent Stormwater Management System

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- a. Will the project result in one acre or more of new impervious surfaces or result in one acre or more of new impervious in total if the project is part of a larger plan of development? ☐ Yes ☒ No

- b. If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (see Section 15 the permit) through infiltration unless prohibited due to one of the reasons in item 16.14 through item 16.21. If infiltration is prohibited, identify other methods of stormwater treatment used (e.g., filtration system, wet sedimentation basin, regional ponding or equivalent method):

N/A

- c. Attach design parameters for the planned permanent stormwater management system, including volume calculations, discharge rate calculation, construction details including basin depth, outlet configurations, location, design of pre-treatment devices and timing for installation. For more design information consult the *Minnesota Stormwater Manual* on the MPCA website at [http://stormwater.pca.state.mn.us/index.php/Main\\_Page](http://stormwater.pca.state.mn.us/index.php/Main_Page).

Refer to:

Site & Grading Plan for Cannonball Apartments

Cannonball Apartments – Drainage Report

These plans and reports include all calculations as required by the City of Cannon Falls.

- d. For infiltration systems, provide at least one soil boring, test pit or infiltrometer test in the location of the infiltration practice for determining infiltration rates. For design purposes, divide field measured infiltration rates by two as a safety factor or use soil-boring results with the infiltration rate chart in the Minnesota Stormwater Manual to determine design infiltration rates. When soil borings indicate type A soils, permittees should perform field measurements to verify the rate is not above 8.3 inches per hour. This permit prohibits infiltration if the field measured infiltration rate is above 8.3 inches per hour. Attach on site soil testing results:

N/A

- e. For linear projects with lack of right of way to install treatment systems capable of treating the entire water quality volume, identify other method(s) for providing treatment of runoff prior to discharge to surface waters (e.g., grassed swales, filtration systems, smaller ponds or grit chambers, etc.):

N/A

- f. Attach to this SWPPP documentation of reasonable attempts made to obtain right of way for stormwater treatment systems.

N/A

- g. For projects that discharge to trout streams, including tributaries to trout streams, identify method of



incorporating temperature controls into the permanent stormwater management system:

N/A

## VII. Inspection and maintenance activities

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- a. **Identify the trained individual(s) responsible for installing, supervising, repairing, inspecting, and maintaining erosion prevention and sediment control BMPs at the site:**

G-Cubed:

Design of Construction SWPPP & Construction Site Management – Mark Welch, Andrew Buck, & Jacob Frank

Construction Site Management – Ryan Stevens

- b. **Attach training documentation for each individual:**

See attached

- c. **Describe procedures to routinely inspect the construction site, including:**

1. **A description of record-keeping requirements and content (see item 11.11):**

Records shall be kept regarding the adequacy and function of both in-place and proposed storm infrastructure. Records of the infiltration basins also shall be kept. These records shall contain the condition and function of the basin, documenting erosion and/or scouring location and severity.

2. **Frequency of inspections (see item 11.2 and item 11.10 of the permit):**

Inspections shall occur after precipitation events and throughout the duration of the construction process until stabilization of the watershed occurs.

3. **Areas to be inspected and maintained (see item 11.3 through 11.6 of the permit):**

As detailed in VII.1, both in-place and proposed storm infrastructure shall be inspected and maintained. The infiltration basin will require inspections to ensure its function and routing of stormwater adheres to its design.

## VIII. Pollution prevention management measures

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- a. **Describe practices for storage of building products and landscape materials with a potential to leach pollutants to minimize exposure to stormwater:**

Job trailer or bringing materials onsite when they are needed.

- b. **Describe practices for storage of pesticides, fertilizers, and treatment chemicals:**

N/A

- c. **Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including secondary containment if applicable:**

No industrial hazardous wastes or municipal solid wastes will be generated or stored on the site. Storage tanks for diesel fuel will be located at an off-site facility that is permitted independently of the proposed activities, fueling of the equipment will be done out of tanks in the back of pickup trucks. An on-site water storage tank may be located at the site and utilized for dust control mitigation measures. Water to fill the tank may be procured from city water distribution systems or trucked to the site.

Trucks and equipment will contain fuels and lubricating oils in onboard fuel tanks and in the engines. No fuel or lubricating oils will be stored on site. Common equipment and their hazardous reservoirs are:

- o 40 ton truck: approximately 140 gal fuel tank and 16 gal of oil in the crankcase
- o Dump truck: approximately 50 gal fuel tank and 10 gal oil in crankcase
- o Hydraulic Excavator: approximately 200 gal fuel tank and 14 gal engine oil
- o Front End Loader: approximately 280 gal fuel tank and 25 gal of oil in the crankcase

- d. **Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:**

Dumpsters to be hauled to approved landfill or construction material sorting facilities.

- e. **Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with**

**Minn. R. ch. 7041:**

Employees shall be trained in spill prevention and planning. Training will include familiarity with site drainage patterns; spill control equipment and supplies, and proper notification procedures. In the event that a fuel spill does happen, mitigation measures including: observing safety precautions and stopping the spill, calling 911 if fire or public safety hazards are created, containing the spilled material, reporting the spill to the Minnesota Duty Officer and clean up. Spill containment and emergency preparedness can minimize damage and cost of cleanup. Materials such as containment sorbent and pads may be kept on-site during construction and mining operations. Any spill greater than five gallons of petroleum requires the operator to contact the Minnesota Duty Officer at (651) 649-5451 or (800) 422-0798 and report the spill. The MPCA will direct the operator on disposal of the wastes. The law provides penalties of up to \$10,000 per day for violations. The contractor will not use toxic or hazardous materials which would lead to a regulated waste, discharge or emission.

**f. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:**

Concrete washouts, which prohibit washout liquid and solid wastes from contacting the ground and entering the groundwater, may be; approved facilities offsite, portable onsite facilities, or facilities constructed onsite. All washouts facilities constructed on site must be in approved communal locations and/or located on the individual lot being developed. On site constructed facilities shall have a leak-proof, impermeable liner and follow the construction, maintenance and removal processes as recommended on the MPCA website (<http://www.pca.state.mn.us/publications/wq-strm2-24.pdf>).

## **IX. Permit termination conditions**

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**a. Describe method of final stabilization (permanent cover) of all disturbed areas:**

All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased.

**b. Describe methods used to clean all stormwater treatment systems and stormwater conveyance systems of accumulated sediment:**

Stormwater Treatment Maintenance Agreements

**c. Describe methods for removing all temporary synthetic erosion prevention and sediment control BMP's:**

The Contractor shall maintain all erosion control until the vegetation is fully established and all evidence of erosion is addressed.



## MPCA's Construction Stormwater Special Waters Search



12/15/2021, 8:36:24 AM

Waterbody Units - Lakes (1)

Waterbody Units - Streams (1)

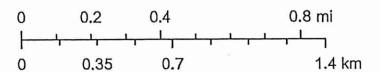
Impaired Lakes without additional construction requirements

Impaired Lakes with additional construction requirements

Impaired Wetlands without additional construction requirements

Impaired Wetlands with additional construction requirements

1:36,112



Dakota County, Maxar

Minnesota Pollution Control Agency  
 NOAA/NOS/IOCS nowCOAST, NOAA/NWS and NOAA/OAR/NSSL | Minnesota Pollution Control Agency | Dakota County, Maxar |

# UNIVERSITY OF MINNESOTA

**Examine your card carefully.** To report errors and request a corrected card, contact the Erosion and Stormwater Management Program at (612) 625-9733, or write: Erosion and Stormwater Management Program, 1390 Eckles Avenue, St Paul MN 55108.

Mark R. Welch  
G-Cubed, Inc.  
14070 Highway 52 SE  
Chatfield, MN 55923

UNIVERSITY OF MINNESOTA

**Mark R. Welch**



Construction Site Management (May 31 2021)  
Design of Construction SWPPP (May 31 2022)

See reverse side for important information.

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**Andrew Buck**



Construction Site Management (May 31 2023)  
Design of Construction SWPPP (May 31 2022)

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**Jacob Frank**



Construction Site Management (May 31 2023)  
Design of Construction SWPPP (May 31 2022)

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**Ryan Stevens**



Construction Site Management (May 31 2023)





January 5, 2022

G-Cubed Inc.  
Mark Welch, PE  
14070 Highway 52 S.E.  
Chatfield, MN 55923

RE: Cannonball Apartments-Zoning Response

Dear Mr. Welch,

OPEN SPACE – was sufficient addressed by G-Cubed Inc. with their calculation of 0.88 acres of the 3.04 acres, leaving 29% open space.

OWNERSHIP OF OPEN SPACE – apartments are not called out in the PUD. A waiver is recommended to put responsibility on building ownership.

SURVEY – The dog park and curbing over the easement will require an agreement with the City regarding each party's responsibility for restoration if there is need for disturbance of the proposed improvement. This will need to be added to the Developer's Agreement.

TRAFFIC CIRCULATION – Signage must be installed along curb on south side of building to maintain an area for loading and unloading of vehicles. i.e. "No Parking – Loading Zone".

PEDESTRIAN/BIKE CIRCULATION – Not applicable at this time. Sufficiently addressed by G-Cubed Inc.

PARKING STALL IN SETBACK – A waiver will be required for the three parking stalls located in the northwest corner of the site plan, due mainly to the location and distance from the building.

SNOW STORAGE – Snow storage is depicted on the updated site plan provide by G-Cubed Inc.

CURB CUTS – Regarding access off Hickory Drive, an access permit will be needed and is forthcoming from the County.

COMMON AREAS – Due to the fact that this apartment is not an HOA and under one owner, this is not applicable.

Thank you for your clarification and assistance with these questions.

Sincerely,

Dianne Howard  
Zoning Administrator





ENGINEERING  
SURVEYING  
PLANNING

January 3, 2022

William Angerman  
WHKS  
2905 South Broadway  
Rochester, MN 55904

RE: Plan Revisions per review of Cannonball Apartments dated December 8<sup>th</sup>, 2021

Dear Bill,

Below is a summary of our responses to the December 8<sup>th</sup>, 2021 plan review for Cannonball Apartments Site & Grading Plans in the format you provided:

**Comments:**

1. Items not typical of engineering review but notes - We have created a separate letter addressing the zoning item.
2. Access Agreement with McDonalds. The revised agreement is being worked through with McDonalds.
3. Construction to McDonald's during construction will be phased to ensure one clear access is provided throughout construction. The proposed plan needs to be confirmed with both McDonalds and the building/site work contracts but it appears maintaining the access off CSAH 24 can be maintained until the access off Hickory Drive is regraded and can be paved. Once that access is in service, the changes to the access off CSAH 24 can be made and put back into service.
4. All permits will be applied for and obtained before construction shall begin.
5. A note has been added to the site plan labeling all utilities private.
6. The sewer pipe shall be 8" SDR 26 and be confirmed by the building mechanical engineer. Notes regarding the saddle have been removed and replaced with an "Inserta-tee" connection.
7. The water service size shall be 8" C-900 PVC. The storm invert at the crossing has been labeled on the plan with a note to maintain 18" clearance. The pipe size and clearance will only require the watermain to be about 2' lower at that point. The location and elevations can be staked during construction to ensure compliance.
8. Existing sanitary and watermain sizes are now labeled. We were unable to open the manholes to verify invert elevations. We have coordinated with City Public Works staff to confirm the depth. Based on building elevation and manhole near the connection, there should be flexibility to maintain separation from the existing watermain and still provide gravity service for the entire building. A note regarding the existing watermain & proposed storm crossing can be found on the plan.
9. A SWPPP has been prepared and can be found attached. Preliminary Landscape & lighting plans were provided and will be finalized upon approval of the project.

10. Based on review of Mn Fire Code, due to the building being sprinkled, the hydrant spacing exceeds requirements. Please let us know if we should be contacting the fire department or if they have been provided the plan for review and comment.
11. Parking stall measurements are labeled and the language regarding handicap signs was added to the site plan.
12. CSAH 24 was removed from the Hickory Drive road name.
13. The proposed curb and gutter match the existing bituminous edge of Hickory Drive. It has been extended to the westerly right of way of CSAH 24. Bituminous Typical Section detail can be found on the grading plan.
14. Driveway details per governing standards have been called out at both entrances.
15. Goodhue County reviewed the traffic study and commented on December 8<sup>th</sup>.
16. The southeast corner will have the existing bituminous/gravel surfacing removed where ever there is not parking/drives depicted. The area will be returned to grass to the concrete located by the existing sign. The sign is most likely to be reused unless there is objection from the City.
17. Parking spaces in the building setback are addressed in the zoning letter we created.

Feel free to contact with any questions.

507-867-1666 ext.105

markw@ggg.to

Thank you,

Mark Welch  
Mark Welch

Digitally signed by Mark Welch  
DN: cn=Mark Welch, o=G-Cubed,  
ou,email=markw@ggg.to, c=US  
Date: 2022.01.03 11:16:03 -06'00'

## Dianne Howard

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**From:** Bill Angerman <BAngerman@Whks.com>  
**Sent:** Thursday, January 6, 2022 11:02 AM  
**To:** MarkW; Dianne Howard; Neil Jensen  
**Cc:** Andy Baartman; Andrew Buck; Dean Stienessen  
**Subject:** RE: Cannonball Apartments - resubmittal

Neil and Mark – We have reviewed the resubmitted items and there are still a few items that need to be addressed. The comments below correspond to the numbering in the original review letter. Note the other items have all been addressed.

6. The proposed sanitary service size was changed in the resubmittal to an 8-inch diameter pipe. An 8-inch inserta-tee connecting to the existing 8-inch main will not work. The proposed 8-inch sanitary service will need to be connected to the existing manhole just north of the proposed location.
9. A SWPPP was submitted for the project. A landscape and lighting plan were not submitted.
10. City staff should contact the fire department regarding hydrant spacing. Hydrant spacing appears adequate to us.
16. The stormwater runoff from the adjacent property to the south appears to drain through this Southeast area and sheet flows across the proposed driveway. A culvert beneath the driveway should be required to convey this drainage to the proposed drainageway to the north.

Please let me know if you have any questions.

Thanks

Bill

William Angerman, P.E. | Executive Vice President, COO  
Voice: 507.288.3923 | [www.whks.com](http://www.whks.com)



PSMJ Resources, Inc.  
A/E/C  
**PREMIER AWARD**  
FOR CLIENT SATISFACTION  
2021



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**From:** MarkW <markw@ggg.to>  
**Sent:** Monday, January 3, 2022 11:23 AM  
**To:** Bill Angerman <BAngerman@Whks.com>; Dianne Howard <dhoward@cannonfallsmn.gov>; Neil Jensen <njensen@cannonfallsmn.gov>  
**Cc:** Andy Baartman <andy@kbproperties.org>; Andrew Buck <andrewb@ggg.to>; Dean Stienessen <d.stienessen@hma-archs.com>  
**Subject:** Cannonball Apartments - resubmittal  
**Importance:** High

Bill, Diane and Neil,

Attached are updated plans addressing the items from Bills' review, a site plan resubmittal letter following the 17 items Bill commented on and the SWPPP requested. We also created a zoning comment response letter which expands on items raised during Campbell Knutson's review.

Please call with any questions.



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ENGINEERING  
SURVEYING  
PLANNING

January 6, 2022

Diane Howard  
Zoning Administrator  
City of Cannon Falls  
918 River Road  
Cannon Falls, MN 55009

William Angerman  
WHKS  
2905 South Broadway  
Rochester, MN 55904

RE: Plan Revisions per review(s) of Cannonball Apartments dated January 5<sup>th</sup> and via email  
January 6, 2022

Dear Diane,

We have reviewed your comments and are in concurrence with the recommendations for the waivers and agreements referenced in your letter dated January 5<sup>th</sup>, 2022. We have made a plan revision to identify the "No Parking - Loading Zone" location on the south side of the building. Signage to that effect will be placed at either end of the loading zone. We are also making application for the necessary curb cuts/driveway relocations as requested by the County and City.

Dear Bill,

We have reviewed your comments received via email dated January 6, 2022. There were four outstanding items which corresponded to the original review letter.

6 - We have revised the site/grading plan to add notes for a core and neoprene boot for the 8" service line to connect direct to the sanitary sewer manhole.

9 - A Landscape Plan has been provided. There is not a photometric lighting plan available as there are existing lights around the McDonalds site which will provide the necessary lighting for the drives and parking lot areas. The building will have flush mounted lights which will provide illumination of the garage entrance and at all service doors and common areas. Those lights will be down cast with cut offs that will have less illumination than the existing commercial lights needed for the safe operation of the McDonalds site.

16 - The drainage in the southeast corner has a very small watershed and has functioned as sheet flow with more impervious surfacing for many years. Because of the lack of a ditch section along the roadway or enough elevation to put in a standard 12 or 15 inch culvert, we have called out an inlet structure connected to an 8" perforated PVC pipe which will run on the property to where it can outlet into the swale being formed east of the apartment building. This allows for a shallow depression where we are converting the existing impervious to grass which is better depicted on these updated plans.

With these updates, we have addressed all of the comments.

Feel free to contact with any questions.

507-867-1666 ext.105

markw@ggg.to

Thank you,

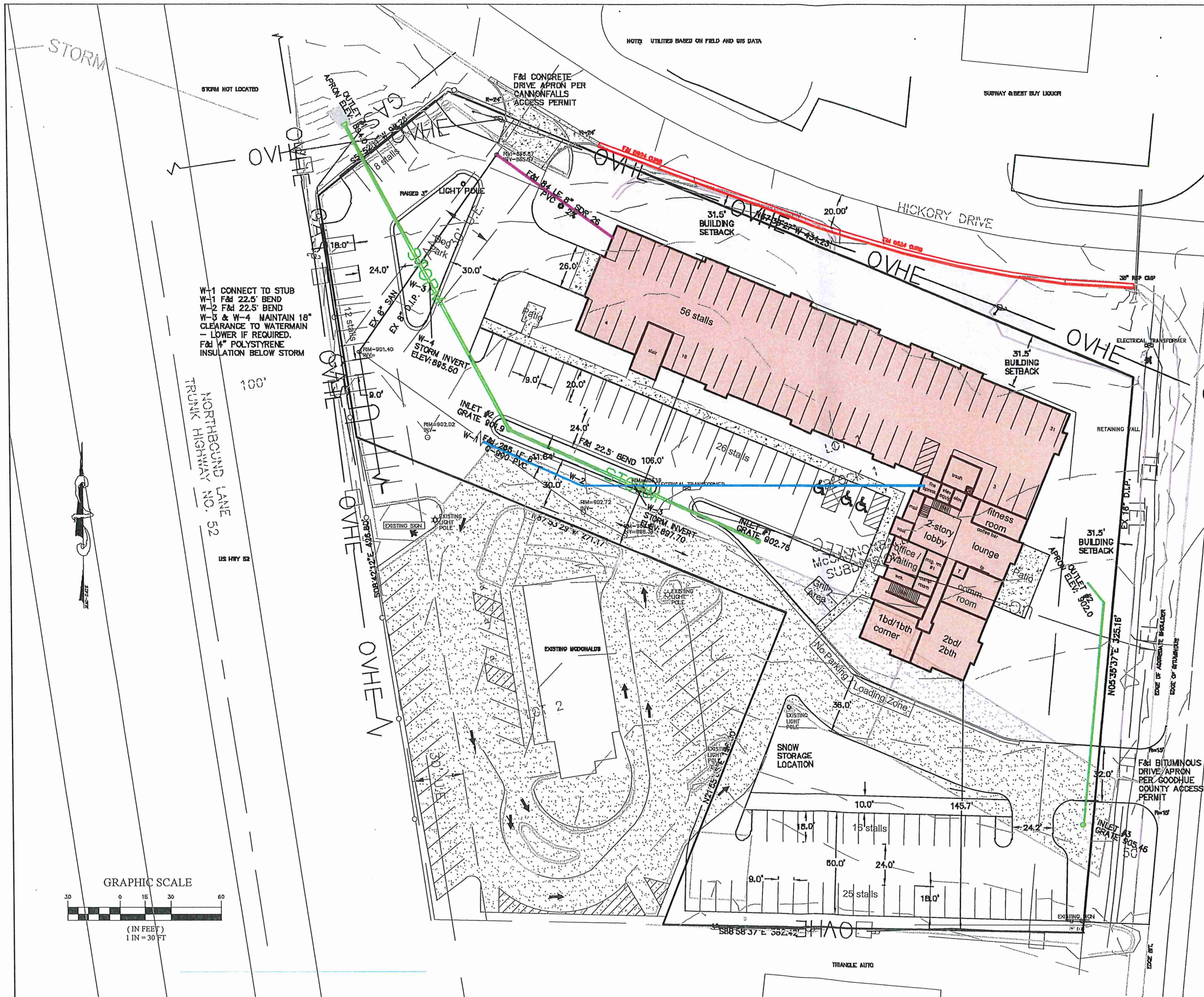
**Mark Welch**

Mark Welch

Digitally signed by Mark Welch  
DN: cn=Mark Welch, o=G-Cubed,  
ou, email=markw@ggg.to, c=US  
Date: 2022.01.06 16:05:39 -06'00'

Cc: Keller-Baartman





**SERVICE DISCONNECTION NOTE:**  
IF FOUND THE EXISTING SERVICES SHALL BE REMOVED TO THE RESPECTIVE MAIN AND PLUGGED.

**WATER SERVICE CONNECTION NOTE:**  
NEW 8" PVC WATER SERVICE SIZE SHALL BE CONFIRMED BY THE BUILDING MECHANICAL ENGINEER. PUBLIC WORKS SHALL BE CONTACTED PRIOR TO CONNECTION TO ALLOW FOR INSPECTION.  
WATER SERVICE LINE MUST BE SPLIT AT THE BUILDING EXTERIOR BETWEEN DOMESTIC AND FIRE SUPPRESSION EACH WITH A SHUT OFF VALVE. PIPE ROUTING TO BE DETERMINED AS PART OF THE FINAL PLANS.

**SANITARY SEWER CONNECTION NOTE:**  
NEW 8" SDR 26 SEWER SERVICE SIZE SHALL BE CONFIRMED BY THE BUILDING MECHANICAL ENGINEER. CORE & BOOT TO THE EXISTING MANHOLE IS ANTICIPATED. MINIMUM SLOPE SHALL BE 2%.

**STORM SEWER NOTES:**  
INLET No.1 - NYLOPLAST 18" STRUCTURE WITH DOME GRATE  
GRATE ELEV: 902.75  
INV OUT ELEV: 898.50  
F&I 160 LF 15" SOLID HDPE DUAL WALL PIPE @ 1.00%

INLET No.2 - NYLOPLAST 18" STRUCTURE WITH DOME GRATE  
GRATE ELEV: 901.90  
INLET IN ELEV: 898.90  
INLET OUT ELEV: 898.90  
F&I 200 LF 15" SOLID HDPE DUAL WALL PIPE @ 1.45%

OUTLET No.1  
F&I 15" METAL APRON  
INV ELEV: 894.00  
F&I MINIMUM 6.6 CY CLASS IV RIPRAP PER MNDOT STD PLATE 3134D

INLET No.3 - NYLOPLAST 12" STRUCTURE WITH GRATE  
GRATE ELEV: 905.45  
INLET OUT ELEV: 903.45  
F&I 145 LF 8" PERFORATED PVC @ 1.00%

OUTLET No.2  
INV ELEV: 902.00

\*ALL STORM, SEWER, & WATER UTILITIES ARE PRIVATE\*

**SITE ZONING INFORMATION**  
- CURRENT ZONING: B-2  
- PROPOSED ZONING: R-4 (PUD)  
- SITE ADDRESS: 415 HICKORY DRIVE  
- PARCEL ID: 527300010  
- LOT 1 - BLOCK 1 - McCANNONBALL SUBDIVISION  
- THIS PROJECT IS FOR THE CONSTRUCTION OF AN APARTMENT BUILDING AND PARKING LOT. THE PROPERTY IS SUBJECT TO EXISTING ACCESS, SIGN & DRAINAGE EASEMENTS ACROSS THE PROPERTY PER DOC. #466853.

**MINIMUM SETBACK FROM PROPERTY LINES (152.567)**  
- REQUIRED FRONT YARD: 31.5 FEET (30 FEET + 5% FOR THE 4TH STORY)  
- MINIMUM REQUIRED SIDE YARD: 15 FEET (30 FEET FOR THE SIDE YARD OF A CORNER LOT ADJUTING PUBLIC RIGHT OF WAY)  
- MINIMUM REAR YARD: 25 FEET

**BASE SITE AREA:** 132,609 SQ FT (3.04 ACRES)  
**EXISTING IMPERVIOUS SURFACING:** 129,494 SQ FT (97.7%)  
**PROPOSED IMPERVIOUS SURFACING:** 88,276 SQ FT (66.6%)  
**TOTAL REDUCTION IN IMPERVIOUS SURFACING:** 41,218 SQ FT (31.1%)

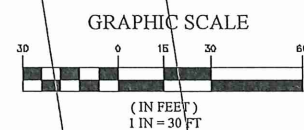
**DENSITY:**  
PLANNED DENSITY = 79 UNITS, LOT AREA 132,609 SQ FT = 1,678 SQ FT/UNIT

**UNIT BREAKDOWN:**  
TYPE: UNITS: PERCENTAGE:  
STUDIO 24 30%  
1 BDR 33 42%  
2 BDR 19 24%  
3 BDR 3 4%  
TOTAL: 79 UNITS

**TOTAL EXISTING BUILDING SQUARE FOOTAGE = 0 SQ FT**  
**TOTAL BUILDING SQUARE FOOTAGE PROPOSED = 26574 SQ FT FIRST FLOOR**  
**TOTAL BUILDING SQUARE FOOTAGE = 106,286 SQ FT**

**PROPOSED HEIGHT OF BUILDING = 4 STORIES 57' 4 3/4"**  
**PERMITTED MAX. HEIGHT OF BUILDING 45' (WAIVER REQUESTED)**

**PARKING:**  
- 1.75 PER UNIT = 143 SPACES PROVIDED: 66 INDOOR, 87 OUTDOOR  
- REQUIRED HANDICAP PARKING SPACES: 5 MINIMUM (PER ADAAG 4.1.2)  
- (5 HANDICAP PARKING SPACES PROVIDED)  
- (WAIVER REQUESTED) REQUIRED 2.25 PER UNIT  
- HANDICAP PARKING SPACES SHALL HAVE SIGNS SET BETWEEN 60 AND 68" INCHES ABOVE GROUND LEVEL DENOTING "HANDICAP PARKING, VEHICLE ID REQUIRED, UP TO \$200 FINE FOR VIOLATION"  
- IF SIGNAGE WOULD OBSTRUCT A CURB RAMP AND/OR PEDESTRIAN ROUTE, THE SIGNAGE CAN BE OMITTED IF "NO PARKING" IS PROVIDED ON THE SURFACE OF THE ACCESS AISLE



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
DATE: 1/03/2022 REG. NO. 42735

DATE: 11/01/2021  
Prepared For:  
KELLER-BAARTMAN PROPERTIES  
P.O. BOX 31  
RED WING, MN 55066  
FILE NO.: 21-327 SP

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DESIGNED: JLF  
DRAWN: JLF  
CHECKED: MRW

REVISED	BY	DATE
PRELIM. PUD	JLF	8/26/2021
TOPO	ASH	11/01/2021
GRADING PLAN	ASH	11/24/2021
PLAN UPDATE	MRW	1/03/2022
PLAN UPDATE	ADB	1/05/2022

CITY OF CANNON FALLS  
GOODHUE COUNTY

CANNONBALL APARTMENTS  
SITE/GRADING PLAN

SHEET 1  
OF 2 SHEETS





LEGEND

- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- GAS VALVE
- COMMUNICATIONS BOX
- ELECTRIC POLE
- LIGHT POLE
- MAJOR CONTOUR
- MINOR CONTOUR
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND COMMUNICATIONS LINE
- RAILING, CHAINLINK FENCE
- GAS LINE
- EASEMENT LINE
- GRADING LIMITS
- EXISTING SPOT ELEVATION
- F&I B624 CURB
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- RETAINING WALL
- EXISTING WATERSHED
- PROPOSED WATERSHED
- BITUMINOUS SURFACING
- CONCRETE SURFACING
- AGGREGATE SURFACING
- BUILDING
- BOULDER OR BIG BLOCK TRANSITION
- GARDEN
- PROPOSED BITUMINOUS SURFACING
- PROPOSED CONCRETE SURFACING (PER MNDOT 3885 CAT. 3N)
- ROCK CONSTRUCTION ENTRANCE (PER ROCH. STD. PLATE 7-06)
- EXISTING DRIVEWAY TO BE REMOVED

