

SOUTHVIEW ADDITION REQUIREMENTS

City of Glyndon
Minnesota

1. The finished grade height of the foundation will be 30" above the top edge of the curb, take elevation shot where the driveway will be.
2. The finished grade height of fill is 24" above curb, with proper drainage around the structure. **Ulteig Engineering will shoot a final grade height. Kris Carlson, Ulteig at 701-793-6559**
3. All area wells must be concrete walls with footings and must be waterproofed along with foundations.
4. The main structure cannot be over 35' in height at any point from finished grade.
5. Dual water meters are required to be installed at the time of construction. One meter must be plumbed for external water use. The cost of the water and sewer hookups, along with the cost of the meters and reader will be included in the plumbing permit charge. The electrician will have to install two wires from the meters to the exterior of the house, they need to be a 3 strand 22-gauge wire. The homeowner will have their plumber install the meters and the City maintenance crew will wire the meters and install the reader before the final inspection of the house is performed.
6. The sewer line will need a backflow valve and a vertical knife valve after it, this should be located in an accessible area in the basement or crawl space.
7. The sump pump discharge will need two knife valves installed in the discharge pipe; in the summer months, the discharge should go to the outside, and in the winter, it can be drained to the sewer line.
8. A sump discharge pipe was laid along the curb of the street, the exterior sump pipe can be ran underground and connected into this pipe. The hookup is included with the house plumbing permit.
9. Approaches (Driveways) into the street. This area has been designed, and will need to meet the design on the information sheet that will be handed out.
10. The sidewalk section is 6" above the top of the curb with a 40 to 1 slope. The sidewalk is 5' wide. The edge of the sidewalk will start 12" from front property line towards the curb. (street right of way)
11. **Call for an inspection before pouring concrete in this area. Steven Schroeder at 218-849-3618**

**CITY OF GLYNDON
MINNESOTA**

ORDINANCE #185

**AN ORDINANCE REGULATING THE CONSTRUCTION OF HOUSING
STRUCTURES IN THE SOUTHVIEW ADDITION TO BE BUILT WITH
THE LOW OPENING ABOVE THE 925.00 ELEVATION**

EFFECTIVE DATE: July 3, 2017

WHEREAS, the Buffalo River Watershed District has approved permitting for the Southview Addition based on the requirement that housing structures be built with the low opening to elevation 925.00.

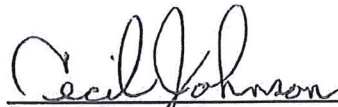
WHEREAS, the City of Glyndon will approve building permits for the Southview Addition that adhere to this requirement for the low opening to meet the 925.00 elevation or above; and, that any housing structures permitted with basements shall have at a lowest elevation of 925.00, concrete window wells, that are monolithically poured and waterproofed with the adjacent concrete foundation walls.

WHEREAS, the lots within the portion of the Southview Addition which lie within the FEMA designated Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood, as shown on Map Number 27027C0502E, that became effective April 17, 2012, shall be governed under City Ordinance #171 - MN Floodplain Management Ordinance: 2012 City of Glyndon, Minnesota.

EFFECTIVE DATE

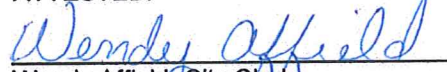
This Ordinance shall become effective upon publication.

Passed by the Council this 28th day of June, 2017.



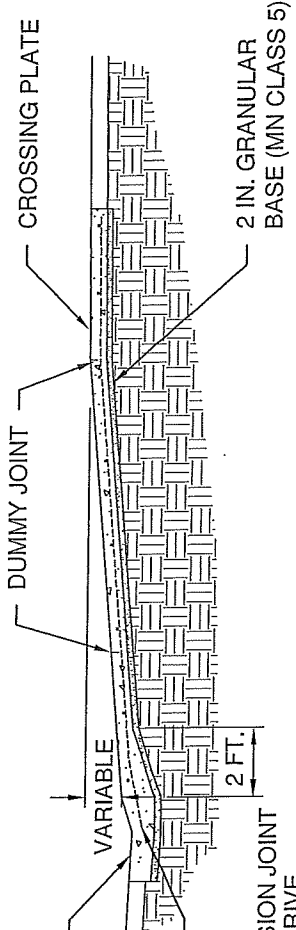
Cecil Johnson, Mayor

ATTESTED:

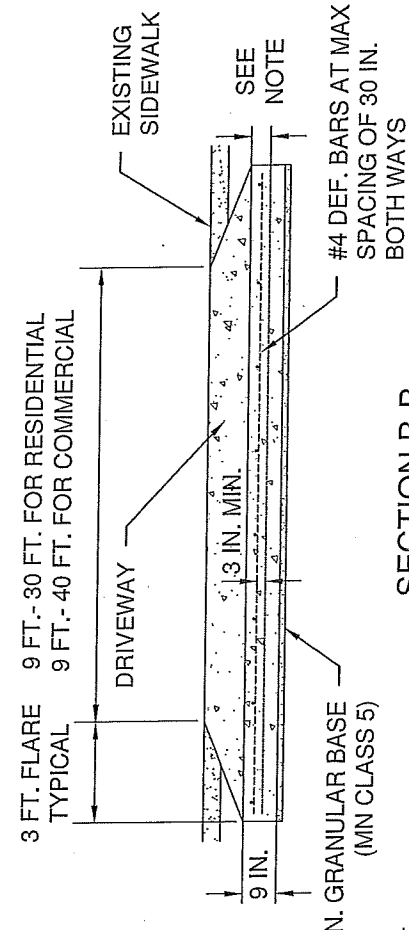


Wendy Affield, City Clerk

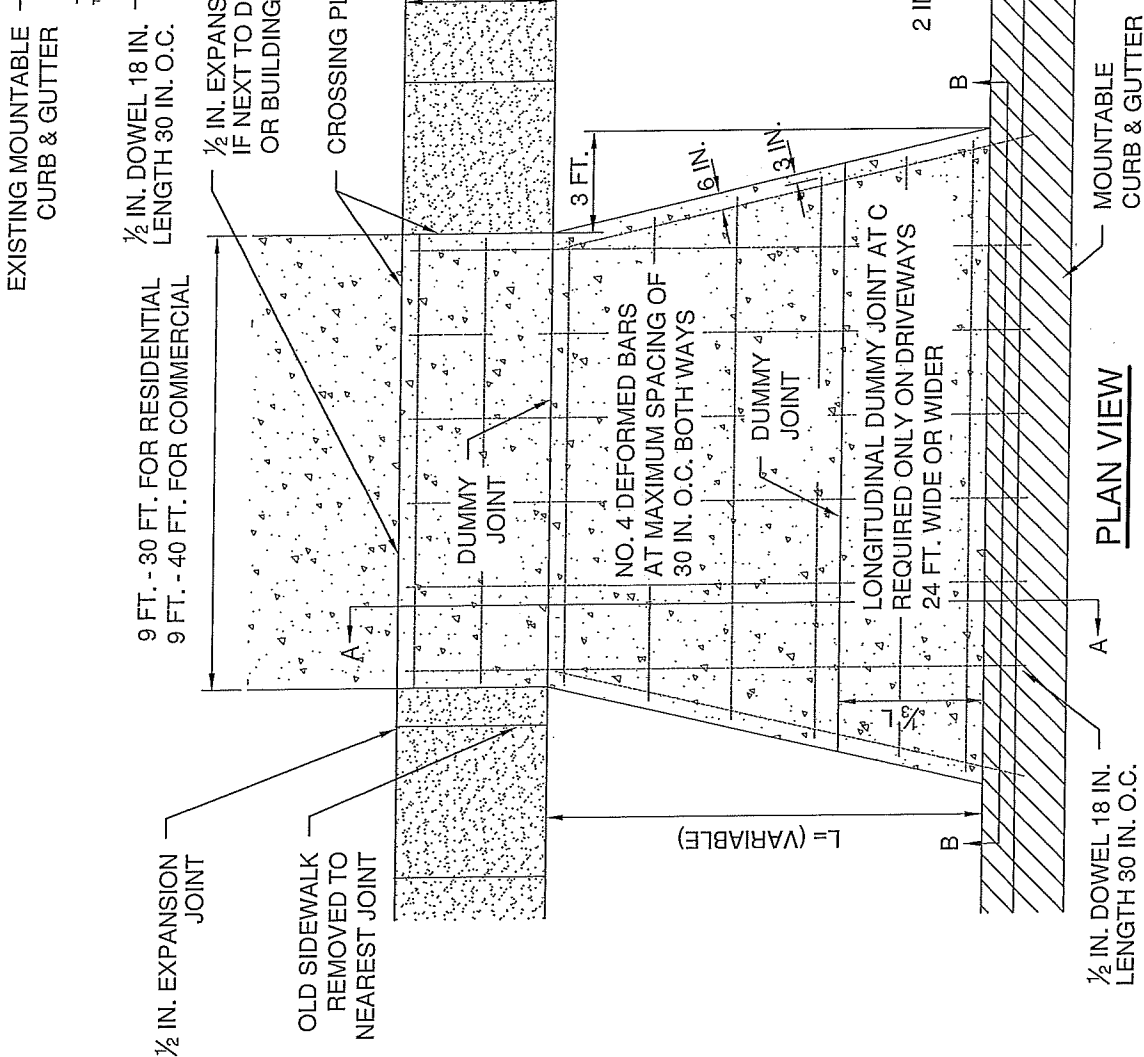
1st Reading – May 10, 2017
2nd Reading – May 24, 2017
Public Hearing – June 28, 2017
3rd Reading – June 28, 2017
Published – July 3rd, 2017 Clay County Union News



SECTION A-A



SECTION B-B



PLAN VIEW

NOTE:
THICKNESS OF DRIVEWAY TO BE 6 IN. FOR RESIDENTIAL AND COMMERCIAL 7 IN. FOR INDUSTRIAL

STANDARD PRIVATE DRIVE ABUTTING MOUNTABLE CURB
NO SCALE

City of Glyndon
Standard Driveway Apron



Date of Original: November 29 2016
Date of Revision: 11/29/2016