

UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY  
REGION 8

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FILED  
EPA REGION VIII  
HEARING CLERK

IN THE MATTER OF:

Valley Realty, Inc.  
1268 West Main St.  
Valley City, North Dakota 58072

Respondent.

Docket No. CWA-08-2009-0023

RESPONDENT'S PREHEARING  
SUBMISSION

Pursuant to the Honorable U.S. Administrative Law Judge William Moran's January 27, 2010 Order, please accept this pleading as Respondent's Prehearing Submission.

**1. Witness List**

Respondent intends to call the witnesses listed herein at the hearing on this matter. A brief narrative summary of their expected testimony is included.

- a. Bruce Hoyt, Construction Superintendent for Valley Realty Calico Apartment Project. Mr. Hoyt will testify regarding the project, the permit application process, and the efforts undertaken to avoid stormwater discharge.
- b. Paul Carter, Construction Foreman for Valley Realty Calico Apartment Project. Mr. Carter will testify regarding the project and the efforts undertaken to avoid stormwater discharge.
- c. Jim Knutson, Vice President of Valley Realty. Mr. Knutson will testify as to the nature of this development and the fact that the parcel at issue was not developed as part of a common plan for development with other developers so as to increase the size of the construction site to over 52 acres, as is alleged by EPA.
- d. John Retterath, City of Fargo Stormwater permitting. Mr. Retterath issued the ESC Permit to Valley Realty. Mr. Retterath drove by the construction site on a daily basis to look for violations.

- e. Steve Sly, City of Fargo stormwater permitting. Mr. Sly is a department supervisor in the stormwater permitting area. He will be in a position to testify regarding the City's file on the Valley Realty project. Mr. Sly indicates that there was only one violation of their ESC permit noted regarding during Valley Realty's entire construction period, based upon their daily inspections. That violation was a notice to Valley Realty that the construction trucks hauling dirt left some dirt on the roadway on one occasion. Mr. Sly advises that the report indicates that the dirt was cleaned up and Valley Realty installed a temporary bag on the drain so there would be no active contamination of the storm water system. Mr. Sly advised that, if there were active contamination, a 'stop work order' would have been issued, but no such 'stop work order' was issued regarding that incident. As such, there was not necessarily any contamination of the waters of the United States as a result of that violation.
- f. Dave Johnson, City of Fargo Deputy City Engineer. Mr. Johnson will be in a position to testify regarding the storm system hookup in the area of the Valley Realty construction site. Mr. Johnson can also testify as to the process the City goes through when hooking up storm sewers to make sure there is not contamination of the waters of the United States when the system is hooked up.
- g. Respondent reserves the right to call any witnesses listed in the EPA's Complaint and discovery documents.

**2. Exhibit List**

- a. Copies of all exhibits are attached hereto.

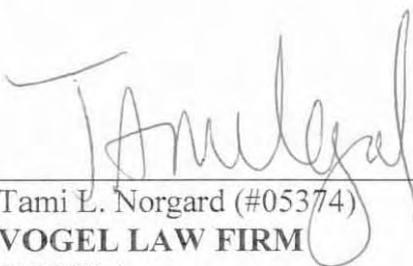
**3. Respondent's View of Hearing Location.**

Since the alleged violations occurred in Fargo, North Dakota, with many witnesses located in Fargo, North Dakota, Respondent respectfully requests that the hearing in this matter be held in Fargo, North Dakota. To hold the hearing in Denver or Washington, D.C., would be extremely burdensome and expensive for Respondent, given the transportation costs for its employees and for City of Fargo staff who will testify.

Regarding the timing of the hearing, Respondent's legal counsel is scheduled to have a baby on April 30, 2010, and plans to be out of the office on maternity leave through July 31, 2010. Respondent respectfully requests a hearing date after August 15, 2010. Respondent could present its direct case within one day.

Dated this 29th day of March, 2010.

BY:



Tami L. Norgard (#05374)

**VOGEL LAW FIRM**

218 NP Avenue

PO Box 1389

Fargo, ND 58107-1389

Telephone: (701) 237-6983

Fax: (701) 237-0847

ATTORNEYS FOR RESPONDENT

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CHAPTER 37

STORM WATER MANAGEMENT

Article

- 37-01 General Provisions, §§ 37-0101 to 37-0104.
- 37-02 Permanent Storm Water Management, §§ 37-0201 to 37-0205.
- 37-03 Erosion and Sediment Control Permit, §§ 37-0301 to 37-0312.
- 37-04 Violations and Enforcement, §§ 37-0401 to 37-0411.

ARTICLE 37-01

GENERAL PROVISIONS

Section

- 37-0101 Purpose.
- 37-0102 Definitions.
- 37-0103 Waivers.
- 37-0104 Extraterritorial zoning jurisdiction.

37-0101. Purpose.--This chapter sets forth uniform requirements for storm water management systems within the city of Fargo. In the event of any conflict between the provisions of this chapter or other regulations adopted by the city of Fargo, Cass County, State of North Dakota or Federal authorities, the more restrictive standard prevails.

The objectives of this chapter are as follows:

- A. To promote, preserve, and enhance the natural resources within the city of Fargo from adverse or undesirable impacts occasioned by development or other activities;
- B. To protect and promote the health, safety, and welfare of the people and property through effective storm water quantity and quality management practices.
- C. To regulate land development activity, land disturbing activity, or other activities that may have an adverse and/or potentially irreversible impact on storm water quantity, water quality and/or environmentally sensitive lands and to encourage compatibility between such uses;
- D. To establish detailed review standards and procedures for land development activities throughout the city of Fargo, thereby achieving a balance between urban growth, development, and the protection of water quality; and
- E. To provide for adequate storm water system analysis and design as necessary to protect public and private property, water quality and existing natural resources.

Source: 4510 (2006).

37-0102. Definitions.--For the purpose of this chapter, the following terms, phrases, and words, and context, words used in the present tense include the future tense. Words in the plural number include the singular number, singular include the plural number. The word "shall" is always mandatory and the word "may" is always permissive.

1. "Applicant" means any person that applies for a building permit, subdivision approval, zoning change, approach, excavation or special use permit, erosion and sediment control plan approval, erosion and sediment control permit, or any other permit which allows land disturbing activities. Applicant also means that person's agents, employees, and others acting under this person's direction. The term "applicant" also refers to the permit holder or holders and the permit holder's agents, employees, and others acting under this person's direction.

2. "Best Management Practices" (BMP) means the schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the state and including treatment requirements, operating procedures and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage which are promulgated or approved and adopted by the city engineer.

3. "City" means the city of Fargo or its board of city commissioners.

4. "City engineer" means the city engineer of the city of Fargo or his designee.

5. "Erosion and sediment control permit" means a permit issued by the city in accordance with this chapter.

6. "Control measure" means a practice or combination of practices to control erosion and attendant pollution, see also Best Management Practices.

7. "Development" means any land disturbing activity that changes the site's runoff characteristics in conjunction with residential, commercial, industrial or institutional construction or alteration.

8. "Developer" means a person, firm, corporation, sole proprietorship, partnership, federal or state agency, or political subdivision thereof engaged in a land disturbing and/or land development activity.

9. "Discharge" means the release, conveyance, channeling, runoff, or drainage, of storm water, including snowmelt.

10. "Drainage easement" means a right to use the land of another for a specific purpose, such as a right-of-way for the movement of water across or under the land surface or the storage of water.

11. "Dwelling unit" means a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

12. "Erosion" means removing or wearing away of the surface of the land by the action of water, wind, ice, or gravity. Erosion can be accelerated by the activities of man and nature.

13. "Erosion and sediment control plan" means a written description or plan indicating the number, locations, sizes, and other pertinent information about best management practice methods designed to reduce erosion of the land surface and the deposition of sediment within a waterway. The Erosion and Sediment Control Plans are used in developing the State mandated Storm Water Pollution Prevention Plan (SWPPP).

14. "Erosion control" means methods employed to prevent erosion. Examples include soil stabilization practices, horizontal slope grading, temporary or permanent cover, and construction phasing.

15. "Exposed soil" means all areas of the construction site where the vegetation (trees, shrubs, brush, grasses, etc.) or impervious surface has been removed thus rendering the soil more prone to erosion. This includes topsoil stockpile areas; borrow areas and disposal areas within the construction site. It does not include temporary stockpiles or surcharge areas of clean sand, gravel, concrete or bituminous, which have less stringent protection. Once soil is exposed, it is considered "exposed soil," until it meets the definition of "final stabilization."

16. "Final stabilization" means that disturbing activities at the site have been completed and a uniform perennial vegetative cover with a density of 70 percent of the native cover for unimproved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

17. "Hydric soils" means soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile.

18. "Hydrophytic vegetation" means macrophytic (large enough to be observed by the naked eye) plant life growing in water, soil, or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.

19. "Impervious area" means a constructed hard surface that either prevents or retards the entry of water into the soil, and causes water to run off the surface in greater quantities and at an increased rate of flow than existed prior to development. Examples include rooftops, sidewalks, patios, driveways, parking lots, storage areas; and concrete, asphalt, or gravel parking lots and roads.

20. "Land development activity" means the act of subdivision or platting properties for personal use, adding value or for the purposes of resale. This includes the construction and/or demolition of buildings, structures, roads, parking lots, paved storage areas, and similar facilities.

21. "Land disturbing activity" means any land change that may result in soil erosion from water or wind and the movement of sediments into or upon waters or lands within the city's jurisdiction, including construction, clearing & grubbing, grading, excavating, transporting and filling of land. Within the context of this ordinance, land disturbing activity does not mean:

- A. Minor land disturbing activities such as home gardens and an individual's home landscaping, repairs, and maintenance work, which will not result in sediments entering the storm water system.
- B. Additions or modifications to existing single family structures that result in creating under five thousand (5,000) square feet of exposed soil or impervious surface and will not result in sediments entering the storm water system.
- C. Construction, installation, and maintenance of trees, fences, signs, posts, poles, and electric, telephone, cable television, utility lines or individual service connections to these utilities, which result in creating less than five thousand (5,000) square feet of exposed soil or impervious surface and will not result in sediments entering the storm water system.

- D. Tilling, planting, harvesting or customary field maintenance activities associated with agricultural, horticultural, or silvicultural (forestry) crops.
  - E. Emergency work to protect life, limb, or property and emergency repairs, unless the land disturbing activity would have otherwise required an approved erosion and sediment control plan, except for the emergency. If such a plan would have been required, then the disturbed land area shall be shaped and stabilized in accordance with the city's requirements as soon as possible.
22. "Landowner" means any person holding title to or having a divided or undivided interest in land.
23. "National pollution discharge elimination system permit" ("NPDES permit") means any permit or requirement enforced pursuant to the United States Clean Water Act [insert legal citation], as amended, for the purpose of regulating storm water discharge.
24. "Noncompliance fee" means the administrative fee charged to offset the additional costs and oversight necessary for re-inspection of a property which may be assessed to a permittee, land owner, developer or their contractor(s) for noncompliance with the provisions and/or conditions of an approved storm water plan and/or permit or the violation of any other provisions contained in this storm water ordinance.
25. "One or two dwelling unit building" means any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.
26. "Outlet" means any discharge point, including storm sewers, into a watercourse, pond, ditch, lake or other body of surface or groundwater.
27. "Operator" means the person (usually the general contractor), who has day to day operational control and/or the ability to modify project plans and specifications related to the SWPP plan. The person must be knowledgeable in those areas of the permit for which the operator is responsible and must perform those responsibilities in a workmanlike manner.
28. "Owner" means the person or party possessing the title of the land on which the construction activities will occur; or if the construction activity is for a lease holder, the party or individual identified as the lease holder; or the contracting government agency responsible for the construction activity.
29. "Permanent cover" means final stabilization. Examples include grass, gravel, asphalt, and concrete.
30. "Permit" within the context of this chapter is a grant Erosion and Sediment Control Permit.
31. "Permittee" means any person who applies for and receives approval of an erosion and sediment control plan and/or permit from the city.
32. "Person" means a developer, individual, firm, corporation, partnership, franchise, association, owner, occupant of property, or agency, either public or private.
33. "Prohibited discharge" (also known as an illicit discharge) means a discharge into the storm water system or river, stream, pond, channel or ditch, including but not limited to:
- A. Dumping of debris or other materials such as grass clippings, vegetative materials, tree branches, earth fill, rocks, concrete chunks, metal, other demolition or construction materials, or structures.

- B. Connecting storm water collection systems, such as roof gutters, roof drains, drain tile and sump systems, or other such facility, with a municipal sanitary sewer system unless authorized under Chapter 17. The term municipal separate storm sewer system includes a storm sewer opening, a drainage ditch, waterway or other storm water conveyance. A storm water collection system is connected with a municipal separate storm sewer or sanitary system when storm water is allowed to be directly deposited into the municipal system.
- C. The disposal or misuse of chemicals or any other materials that would degrade the quality of waters within the system, including, but not limited to chemicals (fertilizers, herbicides, pesticides, etc.) or petroleum based products (gasoline, oil, fuels, solvents, paints, etc.).
- D. Erosion and sediment originating from a property and deposited onto city streets, private properties or into the storm water conveyance system, including those areas not specifically covered under an approved erosion and sediment control plan or erosion and sediment control permit.
- E. Failure to remove sediments transported or tracked onto city streets by vehicles or construction traffic by the end of each work day, or as needed to prevent or minimize the transport of sediment to the storm sewer system.
- F. For the purposes of this ordinance, prohibited discharges do not include the following, unless information is available to indicate otherwise:
  - 1) Water line flushing
  - 2) Landscape irrigation
  - 3) Diverted stream flows
  - 4) Rising ground water
  - 5) Uncontaminated ground water infiltration
  - 6) Uncontaminated pumped ground water
  - 7) Discharges from potable water sources
  - 8) Foundation drains
  - 9) Air conditioning condensate
  - 10) Irrigation water
  - 11) Springs
  - 12) Water from crawl space pumps
  - 13) Footing drains
  - 14) Lawn watering
  - 15) Individual residential car washing
  - 16) Flows from riparian habitats and wetlands
  - 17) De-chlorinated swimming pool discharges
  - 18) Street wash water
  - 19) Sump pump connections (properly connected) to the storm sewer.

34. "Public storm sewer" means a storm sewer located entirely within publicly-owned land or easements.

35. "Runoff" means the rainfall, snowmelt, dewatering, or irrigation water flowing over the ground surface and into open channels, underground storm sewers, and detention or retention ponds.

36. "Sediment" means solid material or organic material that, in suspension, is being transported or has been moved by air, water, gravity, or ice, and deposited at another location.

37. "Sediment control" means the methods employed to prevent sediment from leaving the development site. Examples of sediment control practices include, but are not limited to silt fences, sediment traps, earth dikes, drainage swales, check dams, subsurface drains, pipe slope drains, storm drain inlet protection, and temporary or permanent sedimentation basins.

38. "Site" means the entire area included in the legal description of the parcel or other land division on which the land development or land disturbing activity is proposed.

39. "Stabilize" means the exposed ground surface has been covered by appropriate materials such as mulch, staked sod, riprap, wood fiber blanket, or other material that prevents erosion from occurring. Grass seeding alone is not stabilization.

40. "Stabilized" means the exposed ground surface after it has been covered by sod, erosion control blanket, riprap, pavement or other material that prevents erosion. Simply sowing grass seed is not considered stabilization. Ground surfaces may be temporarily or permanently stabilized (also see Final Stabilization).

41. "State" means the State of North Dakota.

42. "Storm sewer" means a pipe or conduit for carrying storm waters, surface runoff, and drainage, excluding sewage and industrial wastes.

43. "Storm water" means precipitation runoff, storm water runoff, snow melt runoff, and any other surface runoff and drainage.

44. "Storm water detention" means temporary storage of storm water runoff in ponds, parking lots, depressed grassy areas, rooftops, buried underground tanks, etc.. for future or controlled release. Used to delay and attenuate flow.

45. "Storm water management" means the planned set of public policies and activities undertaken to regulate runoff and reduce erosion, and maintain or improve water quality under various specified conditions within various portions of the drainage system.

46. "Storm water management system" means physical facilities that collect, store, convey, and treat storm water runoff in urban areas. These facilities normally include detention and retention facilities, streets, storm sewers, inlets, open channels, and special structures, such as inlets, manholes, and energy dissipaters.

47. "Storm water pollution prevention plan" (SWPPP) means a joint storm water and erosion and sediment control plan that is written as a prerequisite to obtaining an NPDES Storm Water Permit for Construction Activity that, when implemented, will decrease soil erosion on a parcel of land and off-site non-point pollution and includes both temporary and permanent controls.

48. "Structure" means anything manufactured, constructed, or erected which is normally attached to or positioned on land, including portable structures, earthen structures, roads, parking lots, and paved storage areas.

49. "Subdivision" means any tract of land divided into building lots for private, public, commercial, industrial, etc. development for the purpose of sale, rent, or lease, including planned unit development.

50. "Temporary protection" means short-term methods employed to prevent erosion. Examples of such protection are straw, mulch, erosion control blankets, wood chips, and erosion netting.

51. "Undeveloped land" means land that in its current state has not been impacted by significant land disturbing activities annexed into the city or subdivided into multiple ownership lots and is typically zoned agricultural.

52. "User" means any person who discharges, causes, or permits the discharge of storm water into the city's Storm Water Management System.

53. "Waters of the state" means any and all surface waters that are contained in or flow in or through the state of North Dakota as defined in NDCC 61-28-02. This definition includes all water courses, even if they are usually dry.

54. "Watercourse" means the natural path for the flow of water where there is sufficient natural and accustomed runoff to form and maintain a distinct and defined channel or an open channel facility that has been constructed for such purpose. This shall include any easements obtained for the purposes of runoff conveyance.

55. "Wetlands buffer area" means a protective vegetated zone located adjacent to a natural resource, such as a water of the state that is subject to direct or indirect human alteration. Such a buffer strip is an integral part of protecting an aquatic ecosystem through trapping sheet erosion, filtering pollutants, reducing channel erosion and providing adjacent habitat.

56. "Wetlands" means lands transitional between terrestrial and aquatic systems (excluding drainage ditch bottoms) where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this definition, wetlands must have the following three attributes:

- A. A predominance of hydric soils;
- B. Are inundated or saturated by the surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and
- C. Under normal circumstances support the prevalence of such vegetation.

Source: 4510 (2006).

37-0103. Waivers.--The city engineer may waive any requirements of this chapter upon making a finding that compliance with the requirement will involve an unnecessary hardship, and that waiver of such requirement is not contrary to the objectives of this chapter. The city engineer may require as a condition of the waiver, a dedication or construction, or agreement to dedicate or construct, as may be necessary to adequately meet the said standards and requirements. All waivers must be in writing to be valid.

Source: 4510 (2006).

37-0104. Extraterritorial zoning jurisdiction.--This chapter is intended to be enacted as a zoning regulation and to apply to all areas within the city's extraterritorial zoning jurisdiction as authorized by state law. This chapter shall, therefore, apply to the city's extraterritorial zoning jurisdiction and references in this chapter to violations occurring within the city shall be deemed to include the extraterritorial zoning jurisdiction of the city.

Source: 4510 (2006).

## ARTICLE 37-02

### PERMANENT STORM WATER MANAGEMENT

Section	
37-0201	Permanent storm water facilities design--One and two dwelling units exempt.
37-0202	Methodologies and computations.
37-0203	Operation, maintenance and inspection.
37-0204	Easements.
37-0205	Record drawings.

37-0201. Permanent storm water facilities design--One and two dwelling units exempt.--An owner must submit to the city engineer a plan for storm water management and control including detention and retention facilities. The plan shall be submitted, and approval obtained from the city engineer prior to the owner (a) obtaining approval of an application for a plat, pursuant to §20-0907 of the Land Development Code of the city, or (b) engaging in any land disturbing activity. Said plan may include, in the discretion of the city engineer, arrangements for further planning and implementation of permanent facilities for storm water management and control by subsequent owners of the property being platted or by the current owner at a later time. Plans submitted for review shall at a minimum contain the total acreage of the development, total impervious area being added by the improvement, and a calculation showing the water detention/retention capacity of the facility. Construction of one or two dwelling unit buildings shall be exempt from the requirements of this article. Projects administered by the city engineering department that include storm water facilities shall be designed under the guidance of the city engineer and shall be approved by a registered professional engineer, but shall be exempt from the requirements of this section.

Source: 4510 (2006).

37-0202. Methodologies and computations--Storm water control facilities and erosion/sediment control features shall be designed in conformance with the city's storm water management and control policy approved by resolution of the board of city commissioners.

Source: 4510 (2006).

37-0203. Operation, maintenance and inspection.--All storm water management systems shall be designed to minimize the need for maintenance, to provide easy vehicle (typically eight (8) feet or wider) and personnel access for maintenance purposes, and to be structurally sound. All storm water management systems shall have a plan of operation and maintenance that assures continued effective removal of pollutants carried in storm water runoff. The city engineer may inspect all public and private storm water management systems at any time. Inspection records will be kept on file at the city engineer's office. It shall be the responsibility of the applicant to obtain any necessary easements or other property interests to allow access to the storm water management system for inspection and maintenance purposes.

Source: 4510 (2006).

37-0204. Easements.--Easements may be required as conditions to the issuance of an erosion and sediment control permit. If a storm water management system involves directing some or all of the site's runoff to a drainage easement, the applicant or his designated representative shall obtain from the property owners any necessary easements or other property interests concerning the flowing of such water.

Source: 4510 (2006).

37-0205. Record drawings.--The owner shall provide the city engineer notice, in writing, any changes or material modifications to the original permitted design in the form of as-built, or record, drawings. The record drawings shall contain the final configuration for all improvements as constructed. A professional engineer registered in the state shall certify the record drawings. If no significant or material changes occurred between the approved plan and final construction, the record drawings need not be submitted to the city engineer. The owner, however, is responsible to retain copies of said drawings and provide them to the city engineer upon request. Failure to provide these drawings upon written request constitutes a violation of this chapter.

Source: 4510 (2006).

## ARTICLE 37-03

### EROSION AND SEDIMENT CONTROL PERMIT

Section	
37-0301	Erosion and sediment control permit.
37-0302	Single or two dwelling unit buildings--Exemption.
37-0303	Permit delays.
37-0304	Permit conditions.
37-0305	Permit duration.
37-0306	Permit modification.
37-0307	Permit amendments.
37-0308	Permit transfer.
37-0309	Monitoring facilities.
37-0310	Inspection.
37-0311	Frequency of inspection.
37-0312	Construction plans and specifications.

37-0301. Erosion and sediment control permit.--Prior to engaging in any land disturbing activity, an owner shall first (a) submit for review and approval the owner's erosion and sediment control plan and (b) obtain from the city engineer an erosion and sediment control permit. The owner shall complete and file with the city an application for an erosion and sediment control permit in the form prescribed by the city engineer and accompanied by a fee established by the board of city commissioners. No application for an erosion and sediment control permit may be considered unless the applicant has obtained from the North Dakota Department of Health an ND PES permit. Projects administered by the city engineering

department shall include erosion and sediment control plans that are designed under the guidance of the city engineer and shall be approved by a registered professional engineer, but shall be exempt from the requirements of this section.

Source: 4510 (2006).

37-0302. One or two dwelling unit buildings--Exemption.--Construction of one or two dwelling unit buildings shall be exempt from the requirement of submitting or obtaining approval of a plan for permanent facilities for storm water management and control, as provided in Article 37-02, and shall be exempt from the requirement of submitting for review and approval an erosion and sediment control plan as required by this section; however, said construction must comply with the requirement of obtaining an erosion and sediment control permit and construction must conform with best management practices, as described in the City of Fargo's Guide to Erosion and Sediment Control Practices for One Family and Two Family Dwelling Construction.

Source: 4510 (2006).

37-0303. Permit delays.--The city engineer may withhold granting approval of an erosion and sediment control permit until all issues associated with the site are resolved to the satisfaction of the city engineer. Permits may be conditioned with delays such that work cannot begin until a specified date or until after the site is inspected.

Source: 4510 (2006).

37-0304. Permit conditions.--Permits are issued subject to all provisions of this chapter and all other applicable regulations, user charges and fees established by the board of city commissioners. Permits may contain, but are not limited to, any of the following conditions:

1. Limits on the maximum rate of allowable storm water discharge;
2. Requirements for water quality of storm water discharge;
3. Requirements for the installation, operation and maintenance of storm water facilities including detention/retention or other treatment facilities;
4. Requirements for erosion and sediment control, including measures to be implemented and other procedures necessary to protect the storm water system;
5. Compliance schedule;
6. Requirements for notification to and acceptance by the city engineer of any land disturbing activities which have the potential for increasing the rate of storm water discharge resulting in degradation of storm water quality; and
7. Easements
8. Other conditions as deemed appropriate by the city engineer to insure compliance with this chapter.

Source: 4510 (2006).

37-0305. Permit duration.--Permits must be issued for a time period specified by the city engineer. An extension of a permit may be granted, in the discretion of the city engineer, upon application for such extension submitted in writing at least thirty (30) days prior to the expiration of the permit.

Source: 4510 (2006).

37-0306. Permit modification.--The city engineer is authorized to modify erosion and sediment control permits for cause. The city engineer shall provide written notice of the modification to the permit, and state the cause therefore, at least thirty days before the modified permit is to take effect. Written notice shall be deemed to be delivered upon mailing the notice to the address of the applicant and the owner as provided in the application or such other address as the applicant or owner may provide to the city engineer in writing. Cause for modifying the permit shall include but not be limited to:

1. Promulgation of new federal, state or local regulatory requirements;
2. Changes in the requirements of this chapter;
3. Changes in the process used by the permittee or changes in discharge rate, volume, or character; and
4. Changes in the design or capability of receiving storm water systems.

The city engineer shall include within the modified permit a reasonable time schedule for compliance with the altered or added requirements in the modified permit.

Source: 4510 (2006).

37-0307. Permit amendments.--Permits may be amended by the applicant or owner by a written request submitted to the city engineer. This request shall contain the reason for the change and documentation related to any additional impacts, which may result from amendment approval. Amendment requests submitted prior to issuance of a permit shall be considered part of the original submittal. Amendment requests filed after permit approval shall be considered and reviewed under the same procedures and guidelines used for the permit applications under this section. Depending on the extent of the amendment, the city engineer may waive any additional fees for a permit amendment review.

Source: 4510 (2006).

37-0308. Permit transfer.--A permit runs with the property it covers, until the permitted activities are completed, and is transferable to new landowners in its entirety or by parcel, with each parcel being subject to the permit and any conditions, which apply to that parcel. In the event land under such a permit is transferred or conveyed in fee, such transfer or conveyance must be reported in writing, to the city engineer within seven (7) days of the transfer. This section refers to city-issued permits and does not release the applicant or owner from transfer requirements of a NPDES permit including, but not limited to, permit transfers.

Source: 4510 (2006).

37-0309. Monitoring facilities.--The city engineer may require the owner to provide and operate at the owner's expense a monitoring facility to allow inspection, sampling, and flow measurements of each storm water system component. Where at all possible, the monitoring facility shall be located on the owner's property as opposed to being located on public rights-of-way. Ample room must be allowed for accurate flow measuring and sampling and the facility shall be kept in a safe and proper operating condition.

Source: 4510 (2006).

37-0310. Inspection.--The city engineer may inspect the storm water management system of any permittee to determine compliance with the requirements of this chapter. The

owner shall promptly allow the city and their authorized representatives, upon presentation of credentials to:

1. Enter upon the permitted site for the purpose of obtaining information, examination of records, conducting investigations, inspections or surveys.
2. Bring such equipment upon the permitted site as is necessary to conduct such inspections, surveys and investigations.
3. Examine and copy any books, papers, records, or memoranda pertaining to activities or records required to be kept under the terms and conditions of this permitted site.
4. Inspect the storm water pollution control measures.
5. Sample and monitor any items or activities pertaining to storm water pollution control measures.

Any temporary or permanent obstruction to the safe and easy access of such an inspection shall be promptly removed upon the inspector's request. The cost of providing such access shall be born by the owner.

Source: 4510 (2006).

37-0311. Frequency of inspections.--The owner shall be responsible for inspecting any measures called for by the approved erosion and sediment control plan or in the owner's approved SWPPP, as applicable. From the date the permit is issued, during construction and until final stabilization, inspections shall be done at least once every 14 days by the owner, and within twenty-four (24) hours after every storm or snow melt event large enough to result in runoff from the site (approximately 0.5 inches or more in twenty-four (24) hours). The owner shall be responsible for providing to the city engineer, upon request, documentation of the inspections performed, and action taken in response to such inspections, as applicable.

Source: 4510 (2006).

37-0312. Construction plans and specifications.--The erosion and sediment control plan shall be submitted in a format acceptable to the city engineer. The plan shall contain a drawing or drawings delineating the features incorporated into the SWPPP including details of perimeter protection, construction phasing, storm drain inlet protection, erosion control measures, temporary and final stabilization measures, and all BMPs. In addition the plan shall contain construction specifications containing technical provisions describing erosion, sedimentation, and water control measures to be utilized during and after construction as well as to define the entities responsible for the installation and maintenance of BMPs. The permittee shall notify the city engineer, in writing, as to any changes or material modifications to the original permitted design. The permittee is responsible for retaining copies of said drawings and providing them to the city engineer upon request. Failure to provide these drawings upon written request constitutes a violation of this chapter.

Source: 4510 (2006).

ARTICLE 37-04

VIOLATIONS AND ENFORCEMENT

Section	
37-0401	Definitions.
37-0402	Responsibility for enforcement.
37-0403	Violations.
37-0404	Management of site vegetation.
37-0405	Enforcement procedures.
37-0406	Remedies and enforcement powers.
37-0407	Enforcement, noncompliance and re-inspection fees.
37-0408	Other powers.
37-0409	Continuation.
37-0410	Power and authority of inspectors--Right of entry.
37-0411	Savings clause--Conflict.

37-0401. Definitions.--The following definitions apply to this article.

- A. Notice of violation. A notice of violation is a written notice of the violation of an ordinance in this article which identifies the nature of the violation, the section or ordinance allegedly violated and the time of occurrence of the violation, if known.
- B. Administrative compliance order. An administrative order is an order issued by the city engineer which identifies the nature of the violation, the section or ordinance allegedly violated, the time of occurrence of the violation, if known, the corrective steps necessary and the nature of subsequent penalties and enforcement actions should the situation not be corrected and ordering that the alleged violator come into compliance with the section or ordinance allegedly violated. The administrative order may provide a time period within which compliance must occur.
- C. Administrative compliance order with fine. An administrative order with fine is an administrative order that also provides that the city will impose a civil fine if compliance does not occur within the time provided in the order.
- D. Order to show cause. An order issued by the city engineer issued when there is reason to believe that the violation identified in the administrative order has not ceased or been corrected as required, and directing the alleged violator to appear before the administrative enforcement board to show cause why further enforcement measures should not be taken or ordered or fees imposed, or both.

Source: 4510 (2006).

37-0402. Responsibility for enforcement.--The city engineer is authorized to enforce this article.

Source: 4510 (2006).

37-0403. Violations.--All of the following represent violations of this chapter and of law and will be subject to the remedies and penalties provided in this article, the Fargo Municipal Code and state law, where applicable. The city includes the extraterritorial zoning jurisdiction of the city as provided in Section 37-0104.

- A. Land disturbing activity without required permit or approval. No person shall initiate within the city any land development activity, land disturbing activity, or other activity resulting in an increase in storm water quantities, degradation of storm water quality, or restriction of flow in any storm sewer system, open ditch or natural channel, storm water easement, water body, or wetland outlet, without having first complied with the terms of this chapter.
- B. Authorities inconsistent with requirements. No person shall engage in land disturbing activities on an owner's land in contravention of the plans set forth in an approved SWPPP, an erosion and sediment control permit, any conditions for such plan or permit, any provision of this chapter or any other term, condition, or qualification imposed by city engineer, or other decision-making body, imposed or stated as part of a permit, certificate, or other form of authorization. This section applies to all persons including owners, their contractors and any utility companies or their contractors engaging in land disturbing activities.
- C. Permanent facilities inconsistent with requirements. It is a violation of this article to erect, construct, reconstruct, remodel, alter, maintain, move, or use any permanent storm water management or control facility in violation or contravention of this chapter or of an approved plan as provided in this chapter.
- D. No person shall cause a prohibited discharge within the city.
- E. The owner shall cause to be removed sediments transported or tracked from owner's land onto city streets by vehicles or construction traffic before the end of the each work day and failure to do so shall be a violation of this chapter.
- F. As to construction activities on owner's land, the owner shall comply with the requirements of the erosion and sediment control permit, and with the following, and failure to do so shall be a violation of this chapter:
  - 1. Site dewatering. Water pumped from the site shall be treated by temporary sedimentation basins, grit chambers, sand filters, upflow chambers, hydro-cyclones, soil concentrators, sediment bags or other appropriate controls as approved by the city engineer. Water may not be discharged in a manner that causes erosion, sedimentation, or flooding on the site, on downstream properties, in the receiving channels, or in any wetland.
  - 2. Waste and material disposal. All waste and unused building materials (including garbage, debris, cleaning

- wastes, wastewater, petroleum based products, paints, concrete or concrete wash water, toxic materials, or other hazardous materials) shall be properly disposed of off-site and shall not be allowed to be carried by runoff into a receiving channel, storm sewer system, or wetland.
3. Tracking management. The use of clay or other cohesive soils to construct access roads or ramps over curbs or onto paved streets shall not be allowed.
  4. Water quality protection. The construction contractor, including the general contractor and all subcontractors, shall be required to control oil and fuel spills and chemical discharges to prevent such spills or discharges from entering any watercourse, sump, sewer system, water body, or wetland.
- H. One or two dwelling unit building. Construction of a one or two dwelling unit building must comply with in-place BMPs and any existing permitted SWPPP for the subdivision, including NPDES permit requirements and failure to do so shall be a violation of this chapter.
- I. Utility service lines. Utility companies or contractors working in a street right-of-way to repair existing or install new utilities that involve land disturbing activities shall obtain an excavation permit from the city engineer, in accordance with Chapter 18 of the Fargo Municipal Code. With respect to utility companies that are working in a street right-of-way and are engaging in land disturbing activities, in addition to the requirements of Chapter 18, including the obligation of obtaining an excavation permit, the excavation permittee shall implement storm water protection measures and utilize construction methods to minimize the potential for sediment or other contaminants to enter the city's storm sewer system. The utility company or contractor shall provide street sweeping as necessary to prevent sediments from their activities from entering the storm sewer system. All sediments or other materials shall be removed from the site within one working day of completion of utility installation on the site. All disturbed vegetation shall be replaced with seed or sod within seven (7) days of completion of utility installation on the site or other appropriate means of erosion and sediment control shall be implemented and maintained until the restoration is complete. All seeded or sodded areas shall be maintained by the utility company or contractor until vegetation is established except in the case of a utility repair for a private residence. For utility repairs to private residences the homeowner shall be responsible for the maintenance of vegetation until it is established. The contractor shall provide the homeowner with a "Sediment and Erosion Control for New Homeowners" fact sheet from the ND State Health Department. The city will make available guidelines for acceptable temporary protection BMPs until the requirements for final stabilization are met.

- J. Illicit connections. Storm water systems are designed to carry uncontaminated storm water. Legal connection to the city's storm water system includes sump pumps lawfully connected to the storm sewer system under chapter 17, and uncontaminated storm water conveyances (such as roof drains). All other connections shall be considered illicit connections and therefore constitute a prohibited discharge and a violation of this chapter.
- K. Illicit dumping. The dumping or disposal of debris materials such as grass clippings, vegetative materials, tree branches, stumps, earth fill, rocks, concrete chunks, metal, other demolition or construction materials, or structures, any chemicals, or other materials that could degrade the quality of waters within the system by dumping in a manner that allows them to come into contact with storm water is prohibited. It is a violation of this chapter to allow such a discharge to occur.

Source: 4510 (2006).

37-0404. Management of site vegetation.--All landowners shall provide for the installation and maintenance of vegetation on their property as follows regardless as to whether or not an erosion and sediment control permit has been approved or is necessary under this chapter and failure to do so shall be a violation of this chapter. All unimproved areas shall be covered either by plants or vegetative growth or, in the alternative, by other means of storm water protection approved by the city engineer. The term unimproved area means all areas other than driveways, sidewalks, patios, areas occupied by structures and landscaped areas.

Source: 4510 (2006).

37-0405. Enforcement procedures.--The following enforcement procedures shall apply to violations of this article, in addition to the procedures set forth in Article 1-04 pertaining to administrative enforcement.

- A. Non-emergency matters. In the case of violations of this article that do not constitute an emergency, the city engineer may:
  - 1. Issue a notice of violation;
  - 2. Issue an administrative order; or,
  - 3. Issue an administrative order with fine;All notices and orders shall be issued to the property owner and to any other person who is alleged to be in violation of this article or of the terms of any permit or condition granted and to any applicant for any relevant permit.
- B. Emergency matters. In the case of violations of this article that do constitute an emergency situation, the city shall use all remedies, penalties and enforcement powers available under this article without prior notice, but the city engineer must send notice simultaneously with beginning enforcement action to the property owner, to any other person who is party to the agreement and to applicants for any relevant permit and must advise persons affected by the action taken that a hearing will be held within seven days from the date of such action. At the hearing, the

administrative enforcement board will determine whether there were appropriate grounds for the action taken, and whether the action taken should continue.

- C. Administrative compliance orders--Procedure. Persons receiving an administrative order or an administrative order with fee shall have 10 days, or such longer period as the city engineer allows, to correct the violation. If the violation is not corrected within the required time-frame, the city engineer and city attorney shall use all penalties, remedies and enforcement powers available under this article. Any notice or order issued by the city engineer must be given in the manner required by the administrative enforcement ordinance, Article 1-04 of the Fargo Municipal Code.
- D. Administrative compliance order with fee/administrative complaint or citation--Procedure. The city engineer shall include in the administrative complaint the amount of administrative fee to be paid by the person against whom the citation or complaint is issued. The authorized city employee or representative issuing the administrative citation need not issue an administrative order before issuing an administrative complaint.
- E. Order to show cause--Hearing. In the event the city engineer has issued an administrative order or an administrative order with fee, if the violation is not corrected by timely compliance, the city engineer may order any person who causes or allows an unauthorized discharge to show cause before the administrative enforcement board why sewer service should not be shut off. A notice shall be served on the offending party, specifying the time and place of a hearing to be held by the administrative enforcement board regarding the violation, and directing the offending party to show cause before said board why an order should not be made directing the shut off of service. The notice of the hearing shall be served personally or by registered or certified mail (return receipt requested) at least 10 days before the hearing in accordance with the provisions of Article 1-04. The hearing before the administrative enforcement board shall be held in the same manner, and under the same rules and procedures as provided in Article 1-04.

Source: 4510 (2006).

37-0406. Remedies and enforcement powers.--The city shall have the following remedies and enforcement powers, including all the authority as set forth in Article 1-04 of the municipal code regarding administrative enforcement.

- A. Withhold permits. The city may deny or withhold all permits, certificates or other forms of authorization as to any applicant for a permit. Instead of withholding or denying an authorization, the city may grant such authorization subject to the condition that the violation be corrected. This enforcement provision applies regardless of whether the current owner or applicant is responsible for the violation in question. The city may deny or withhold all permits, certificates or other forms of authorization on any

- land or structure or improvements owned by a person who owns, developed or otherwise caused an uncorrected violation of a provision of this article or of a condition or qualification of a permit, certificate, approval or other authorization previously granted by a decision-making body. This provision applies regardless of whether the property for which the permit or other approval is sought is the property in violation.
- B. Revoke Permits. A permit may be revoked when the city engineer determines that:
1. There is departure from the plans, specifications, or conditions as required under terms of a permit or approved plan;
  2. The plans, specifications, or conditions were obtained by false representation or was issued by mistake; or
  3. Any of the provisions of this chapter are being violated as to the project under the permit.
- C. Revoke plan or other approval. When a violation of this article involves a failure to comply with approved plans or conditions to which the approval of such plans was made subject, the city engineer or administrative enforcement board charged with enforcement of the provisions of this article may, upon notice to the applicant and other known parties in interest (including any holders of building or other permits affected) and after a public hearing, revoke the plan or other approval or condition its continuance on strict compliance, the provision of security or such other conditions as the city engineer or administrative enforcement board may reasonably impose.
- D. Injunctive relief. The city may seek an injunction or other equitable relief in court to stop any violation of this article or of a permit, certificate or other form of authorization granted hereunder.
- E. Abatement. The city may seek a court order in the nature of mandamus, abatement, injunction or other action or proceeding to abate or remove a violation or to otherwise restore the premises in question to the condition in which they existed prior to the violation.
- F. Restitution. The city may seek an order requiring restitution as a condition to be met by a person before the person's permit is restored, before the person is allowed to lawfully discharge into the sewer system, or before other action may be taken by the person as determined by an appropriate order.
- G. Costs of damage. Any person violating any of the provisions of this chapter or who initiates an activity causes a deposit, obstruction, or damage or other impairment to the city's storm water management system is liable to the city for any expense, loss, or damage caused by the violation or the discharge. The city may bill the person violating this chapter the costs of any cleaning, repair or replacement work caused by the violation of storm water discharge, and if unpaid within ninety (90)

days may result in assessment of such costs against the violator's property.

- H. City attorney's fees and costs. In addition to the fees and penalties provided herein, the city may recover reasonable attorney's fees, court costs, court reporter's fees, and other expenses of litigation by appropriate action against the person found to have violated this chapter or the orders, rules, regulations and permits issued hereunder.
- I. Other remedies. The city shall have such other remedies as are and as may be from time to time provided by North Dakota law and municipal codes for the violation of this article or related provisions.
- J. Remedies cumulative. The remedies and enforcement powers established in this article are cumulative. An administrative enforcement board may hold a single hearing to consider evidence and render decisions on appeals from administrative citations or complaints, orders to show cause or other administrative proceedings involving one or more alleged violators stemming from the same occurrence or series of occurrences.

Source: 4510 (2006).

37-0407. Enforcement--Non-compliance and re-inspection fees.--Any person who is found to have violated an order of the city engineer made in accordance with this chapter, or who has failed to comply with any provision of this chapter and the orders, rules, regulations and permits issued hereunder, is guilty of an offense. Each day on which a violation occurs or continues to exist shall be deemed a separate and distinct offense. A schedule for noncompliance and re-inspection fees, which may be imposed for violation of this chapter, may be approved by the board of city commissioners.

Source: 4510 (2006).

37-0408. Other powers.--In addition to the enforcement powers specified in this article, the city may exercise any and all enforcement powers granted to them by North Dakota law.

Source: 4510 (2006).

37-0409. Continuation.--Nothing in this article shall prohibit the continuation of previous enforcement actions undertaken by the city pursuant to previous and valid ordinances and laws.

Source: 4510 (2006).

37-0410. Power and authority of inspectors--Right of entry.--Where it is necessary to make an inspection to enforce the provisions of this code, or where the engineers or inspections officer has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the engineer or inspections officer is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the engineer or inspections officer shall first make a reasonable effort to locate the owner or other person having

charge or control of the structure or premises and request entry. If entry is refused, the engineer shall have recourse to the remedies provided by law to secure entry.

Source: 4510 (2006).

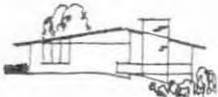
37-0411. Savings clause--Conflict.--In the event that any provision, paragraph, word, section or article of this ordinance is invalidated by any court of competent jurisdiction, the remaining provisions, paragraphs, words, sections and articles shall not be affected and shall continue in full force and effect; all ordinances and parts of ordinances inconsistent or conflicting with any part of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

Source: 4510 (2006)

COPY

GEORGE GAUKLER  
RES. PHONE 845-0376

JIM KNUTSON  
RES. PHONE 845-4552

Valley  Realty, Inc.

P.O. BOX 446 - 1330 WEST MAIN ST. - VALLEY CITY, NORTH DAKOTA 58072  
PHONE: 701-845-1291

February 16, 2009

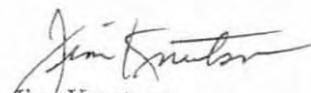
United States Environmental Protection Agency  
Region 8  
Attn: Darcy O'Connor and Matthew Cohn  
1595 Wynkoop Street  
Denver, CO 80202

Re: Request Information Pursuant to  
Section 308 of the Clean Water Act,  
33 U.S.C § 1318, and Compliance  
Inspection Report

Dear Mrs. O'Connor and Mr. Cohn:

Enclosed you will find information to answer your letter concerning Calico Apartments  
of December 29, 2008.

Sincerely,

  
Jim Knutson  
Vice President

## REQUESTS

1. Identify (by name, business address, and company title) each individual answering these requests on behalf of your company.
2. Identify (by name, business address, and telephone number) each individual representative of your company whom you wish to receive all further communications from EPA related to storm water issues at the Site.
3. Identify (by name and business address) the following for your company:
  - a. Each parent and subsidiary company, affiliated company, predecessor- or successor-in interest, division, branch, and any other related business entity, with a description of relationships between and among these entities, and
  - b. Each officer, director, manager, member, trustee, and partner of your company and of each additional entity identified in your response to request 3.a.
4. List each name under which your company has done business.
5. Specify your company's relationship (e.g., owner, developer, general contractor, builder, lessee, etc.) with construction that has occurred at the Site.
6. Provide the following for each parcel of real property either wholly or partially within the Site where construction has been conducted by or under the direction of your company:
  - a. A legal description and proof of ownership (such as a deed);
  - b. A map or plat with all parcels clearly labeled;
  - c. The name and business address of each person that owned any interest in the property or controlled such property at the time of the construction; and
  - d. If ownership or control of any parcel has changed since construction first began at the Site, the date of such change, the name and business address of each person involved in the transaction, and a copy of each document evidencing that transaction.
7. Provide the following regarding construction at the Site:
  - a. Date ground disturbing activity or other construction began (or if the Site is a phased project, the date that construction began on each parcel within each phase at the Site);
  - b. The number of acres disturbed for each phase of construction including any off-site staging areas;

- c. The total number of acres disturbed for construction;
  - d. Copies of construction logs, grading work orders, etc., showing the dates of ground disturbing activities or other construction;
  - e. The date that construction was or is expected to be completed at the Site (or, if the Site is a phased project, the date that construction was completed on each parcel within each phase at the Site); and
  - f. The date that the Site (or, if done in stages, each parcel within the Site) was or is expected to be finally stabilized (i.e., when a vegetative cover of at least 70% of the pre-disturbance density was or will be established).
8. If work described in Request 7 above was performed by any entity other than your company, provide the following regarding each other entity involved:
- a. Name and business address of that entity;
  - b. The responsibilities of that entity with regard to construction at the Site; and
  - c. A copy of each pertinent contract or work agreement outlining the division of roles and responsibilities between your company and that entity.
9. Specify if the Site is part of a larger common plan of development or sale such as a phased project, common marketing plan, common developer, single plat, etc.
- a. If the Site is part of a larger common plan of development or sale, identify the number of acres of the larger common plan of development or sale, the number of acres you purchased, and whether construction activity occurred at the Site prior to your ownership of the property. Provide a copy of each document evidencing that transaction and indicate what storm water construction activities and/or responsibilities were fully or partially transferred to you as the new owner.
  - b. If you are the original developer of the development and the Site was subdivided (pad or portions sold to another owner or lessee), identify the number of acres sold or leased, the date of when the transaction took place, and the name and business address of the entity that purchased the subdivided area. Provide a copy of each document evidencing that transaction and indicate what storm water construction activities/responsibilities were fully or partially transferred to the new owner or lessee.
10. If there is any entity other than your company that you believe may be responsible for compliance with storm water control requirements at the Site, provide the name and business address of that entity and state the basis for your belief.

11. Identify each person (by name and business address) that has provided management control over construction at the Site,

- a. describe the relationship of that person to your company (e.g., whether that person is an employee of your company or an entity with which your company has contracted);
- b. provide a copy of each such contract; and
- c. provide the dates each such person provided management control over construction at the Site.

12. Identify each person (by name and business address) that has directed construction activity at the Site on a day-to-day basis and

- a. describe the relationship of that person to your company (e.g., whether that person is an employee of your company or an entity with which your company has contracted);
- b. provide a copy of each such contract; and
- c. provide the dates each such person directed day-to-day construction at the Site.

13. Describe all current and future plans for construction at the Site. To the extent not previously disclosed, provide a diagram showing where construction is planned.

14. Provide the following as it pertains to the version of the North Dakota Pollutant Discharge Elimination System Storm Water General Permit for Construction Activities (permit) in effect during the relevant time of construction of the Site or of any phase of the Site:

- a. A copy of each permit application or notice of intent (NOI) submitted to the North Dakota Department of Health (NDDH) for any construction at the Site, and any supporting documentation submitted to any federal, state, or local government agency relating in any way to construction at the Site;
- b. A copy of each notification from NDDH indicating that the Site was covered by the permit;
- c. A copy of each Storm Water Pollution Prevention Plan (SWPPP) and revisions thereto developed pursuant to the permit for each phase of construction at the Site. Please be sure that each revision is dated;
- d. The name and business address of each individual who has provided day-to-day operational control overseeing implementation of the SWPPP and the dates each such individual has served in that role;

- e. A chronology showing the installation and removal dates of Best Management Practices (BMPs) pursuant to the permit at the Site, with any available associated documentation or photograph(s) for any BMPs implemented. Label each photograph provided with the subject of the photograph, the specific location within the Site where it was taken, the date it was taken, and the name of the individual who took it;
- f. A description of how storm water is discharged from the Site.
- g. A description of the size and capacity, including any drawings, of the storm drain system at the Site, including the date the storm drain system was installed and date the storm drain system was connected to the City of Fargo's Municipal Separate Storm Sewer;
- h. A log showing each date street sweeping pursuant to the permit was performed at the Site, and the name and business address of each individual who ordered the street sweeping to occur and who performed the street sweeping;
- i. A copy of each document evidencing any transfer of permit coverage for the Site to any other person (e.g., if any part of the Site was sold);
- j. A copy of each Notice of Termination of storm water permit coverage submitted to NDDH for all or any portion of the Site;
- k. The cost of any work performed at the Site related to compliance with the permit and state or federal storm water regulations, including work orders, receipts, hourly wages for employees performing storm water work, and documentation showing the costs of BMPs employed at the Site;
- l. A copy of the report of each storm water self-inspection conducted at the Site pursuant to the permit;
- m. If storm water self-inspections were conducted by any entity other than your company, a copy of any agreement your company had with the other entity to conduct these inspections and how you believe that agreement is consistent with the permit requirement to conduct self-inspections;
- n. If a self-inspection report is not available for any storm water self-inspections conducted, a list of all dates the storm water self-inspections were conducted;
- o. Documentation of each corrective measure implemented pursuant to the periodic self-inspections pursuant to the permit;
- p. Precipitation data for the Site while construction was occurring and a description of where the precipitation was obtained from;
- q. A description, including date, duration, type, cause, and remediation, of any non-storm

water discharges of pollutants that have occurred at the Site;

r. A narrative description and documentation of any stabilization measures implemented at the Site; and

s. All other documents not included in response to the information requested above, that relate in any way to the Site's compliance with requirements in the permit.

15. Provide documentation of each drainage path at the Site, including a detailed map, showing the storm water runoff drainage paths between the Site and receiving waters (i.e., runoff from the Site to storm drains, any other drainage system, any Municipal Separate Storm Sewer Systems, intermediate creeks, drainage ditches, streams, rivers, or lakes).

16. Furnish a copy of each photograph in your possession of any part of the Site before, during, or after construction. Label each photograph provided with the subject of the photograph, the specific location within the Site where it was taken, the date it was taken, and the name of the individual who took it.

17. Provide a copy of each piece of correspondence with the NDDH regarding to the storm water management at the Site, including, but not limited to, any response to storm water inspection reports, each response to each (if any) NDDH Notice of Violation, documentation of any phone conversations with NDDH, meeting notes, etc.

18. Provide any other information about the Site that you believe may be useful in EPA's investigation.

## REQUESTS

1. Bruce Hoyt- 1330 West Main St. PO Box 446, Valley City, ND Construction Superintendent  
Paul Carter-1330 West Main St. PO Box 446, Valley City, ND Construction Foreman  
Jim Knutson-1330 West Main St. PO Box 446, Valley City, ND Vice President
2. Jim Knutson- 1330 West Main St. PO Box 446, Valley City, ND Vice President
3.
  - a. Valley Realty, Inc.- 1330 West Main St. PO Box 446 Valley City, ND 58072
  - b. George Gaukler- President  
Jim Knutson- Vice President
4. Valley Realty, Inc.
5. Developer- General Contractor
6. Attached
  - a. Attached
  - b. Attached
  - c. George Gaukler- 1330 West Main St. PO Box 446 Valley City, ND 58072
  - d. NA
7.
  - a. April 2008
  - b. 4.39 Acers
  - c. 4.39
  - d. Attached
  - e. March 2009
  - f. June 2009
8.
  - a. Pioneer Excavating
  - b. Building excavation, sewer & water lines, storm sewer installation
  - c. No formal contract
9.
  - a. NA
  - b. NA
10. None

11. Paul Carter- 1330 West Main St. PO Box 446 Valley City, ND 58072- Project Foreman

- a. Employee
- b. None
- c. Paul Carter- 08/04/08

12. Paul Carter- 1330 West Main St. PO Box 446 Valley City, ND 58072- Project Foreman

- a. Employee
- b. None
- c. Paul Carter- 08/04/08

13. Landscaping Plan

14. NA

- a. Attached
- b. Attached
- c. Attached
- d. Attached
- e. All BMP were installed 9-24-08 and have been removed to date
- f. All storm water was pumped out to field north of site
- g. Storm water sewer was hooked up on 10-02-08
- h. 4 Pages attached
- i. NA
- j. NA
- k. NA
- l. Copy Attached
- m. NA
- n. NA
- o. None
- p. Logged on Self Inspection Report
- q. Water mains were not hooked up until 11-01-08
- r. NA
- s. NA

15. None

16. None

17. None

18.

- a. Photo #25 – I altered by hand as per Amy's suggestion site drawing to include wash site and storage area.
- b. Photo #28- Sediment was dug to concrete trucks pouring at time of pictures and was cleaned up later.
- c. Photo 36- Storm Drain has plastic lining in it and street curb is retaining loose material.
- d. Photo 37- I altered site plan by hand as per Amy's suggestion.
- e. Photo 40- Drain had been installed the day before and was not hooked to cities sewer yet.
- f. Photo 45- They had just been moved due to rain.
- g. Photo 107- Drain has plastic lining in it at time of picture.

**LENABURG, FITZNER, NELSON &  
HOOPER, PLLP** ATTORNEYS AT LAW

*R. Jon Fitzner  
Carol S. Nelson  
Ralph E. Hooper  
Kenneth L. Beach*

-----  
*Dean E. Lenaburg  
(1933-2006)*

August 12, 2008

**FINAL TITLE OPINION**

Choice Financial  
4501 23<sup>rd</sup> Avenue South  
Fargo, ND 58104

Re: Lot One (1), less the East 255 feet thereof, and all of Lot Two (2), in Block Two (2), of Calico Prairie Addition to the City of Fargo, Cass County, North Dakota. (GAUKLER)

Dear Sir or Madam:

At your request I have examined Abstract of Title No. 55849 covering the above described premises, consisting of Entries 1 to 97, both inclusive, and last certified by the Cass County Abstract Company on July 25, 2008, at 6:59 A.M., together with certificates appended thereto. From said examination, said Abstract, in my opinion, shows good and marketable fee simple title of record in and to said premises in **George A. Gaukler**, free and clear of all liens, encumbrances, clouds, irregularities, exceptions, requirements and objections, whatsoever, save and except as follows, to-wit:

1. At entry 96 appears a Real Estate Mortgage (With Future Advance Clause) from the above referenced owner to Choice Financial Group-South Fargo, 4501 23<sup>rd</sup> Avenue South, Fargo, North Dakota, dated June 3, 2008, and recorded on June 4, 2008, in the office of the County Recorder, Cass County, North Dakota, as Document Number 1236195. I am advised that this mortgage is being re-recorded to specifically reflect that it secures the sum of \$4,800,000.00. Upon such re-recording this instrument will constitute, in our opinion, a **valid first and subsisting lien** against said premises for the amount stated therein.
2. The Affidavit of Non-homestead at entry 97 as respects George A. Gaukler was recorded to eliminate any objections to the non-joinder of the spouse of George A. Gaukler as a mortgagor on the mortgage referenced above.
3. Entry 71 of the Abstract, consisting of 56 pages, details litigation affecting adjacent tracts of land, but the judgments referenced therein do not affect the premises platted as Calico Prairie Addition.
4. Your attention is called to easements set forth in the plat of Calico Prairie Addition at entry 74 as well as other easements of record noted as follows:
  - A. Easements to Northern States Power Company and its successors at entries 40, 43 and 57.

- B. An easement to Cass County Electric Cooperative, Inc. at entry 56.
- C. A permanent street and utility easement to the City of Fargo at entry 63.

The Abstractor certifies that the following searches have been made AS TO THE NAMES as herein shown, that there are no unsatisfied judgments, or renewals thereof docketed in the office of the Clerk of Court, within and for said County, within the ten (10) years next preceding the date hereof; no unsatisfied TRANSCRIBED JUDGMENTS docketed in the said Office of the Clerk of Court within and for said County within twenty (20) years next preceding the date hereof; no unsatisfied FEDERAL TAX LIENS filed in said office of the County Recorder of said County; no unsatisfied STATE TAX LIENS filed in said office of the County Recorder of said County; nor any petition, decree, order or bond by or in BANKRUPTCY COURT, filed or recorded in said office of the County Recorder of said County, no unsatisfied STATE TAX LIENS filed in the North Dakota Central Indexing System on or after July 1st, 1996, against George A. Gaukler.

The Abstractor further certifies that there are no unpaid taxes, unredeemed tax sales, or unrecorded tax deeds, that appear of record in the offices of the County Auditor or County Treasurer of Cass County (no search for Special Assessments not extended of record in said offices) against said premises for the year 2006 and prior years; Tax Parcel Numbers: 01-6900-00450-030 and 01-6900-00500-000.

This opinion is given on the basis of title as the same is shown in said Abstract of Title and you are put on inquiry as to the rights of tenants in possession, facts which a survey may show, and any other non-record title items. Further, this opinion is subject to the following conditions:

Scope of Opinion: Unless otherwise stated, this opinion is written from an examination of the Abstract and from examination of Court records only.

Location of Buildings: Abstracts do not show the location of buildings. If buildings or other improvements are involved, you must satisfy yourself by survey or other proper investigation that the same lie within the boundaries of the property described in the Abstract.

Possession: If the premises are occupied by any person other than the person or persons shown as owner in this opinion, you are charged with notice of whatever rights the occupant may have, and you should satisfy yourself as to what rights, if any, such occupant claims.

You are further charged with notice of easements, encroachments and the like which, though not appearing of record, are capable of ascertainment by inspection or survey.

Zoning Ordinances: Information as to zoning or other restrictions on the use or occupancy of the premises imposed by laws or regulations of governmental agencies is outside the scope of this opinion, but can be obtained from the building inspector of the City or County in which the property is located.

**Mechanic's Liens:** If there has been any recent construction, repairs or improvements done on the premises, or any materials furnished to the premises, within the past ninety (90) days, there is a possibility that a mechanic's lien for such work may still be filed though they do not appear in the Abstract. Also, in North Dakota, failure to file a mechanic's lien within the 90 day period does not defeat the lien except as against purchasers or encumbrances in good faith and for value whose rights accrue after the 90 days and before any claim for the lien is filed. You should satisfy yourself that there has been no labor performed or material furnished which would subject the property to mechanic's liens, or, if so, that they have been paid.

**Special Assessments and Taxes:** Special assessments are not normally shown in Abstracts until they have been extended in the tax lists by the County Auditor. Consequently, it is possible for property to be subject to special assessments which do not appear in the Abstract.

Inquiry should be made as to special assessments from the City or County Auditor involved.

General real estate taxes are not due until the first day of January following the year for which they are assessed and levied. Taxes assessed and levied in the current year are not shown in the Abstracts. If a purchase of the property is involved, the purchaser will pay the taxes for the current year unless otherwise agreed by the parties.

**Mineral Reservations:** This opinion does not cover reservation of mineral rights unless specifically requested or indicated, and therefore, no opinion is expressed as to the status of the mineral estate in or under the above described real property or premises.

**Easements:** The duration of any Easement, servitude, or nonappurtenant restriction on the use of the herein above described real property is limited to a maximum term of 99 years for any Easement created after July 1, 1977, if the Easement instrument contains a longer or perpetual term.

Respectfully submitted,



R. Jon Fitzner

RJF:amw

### DOOR SCHEDULE

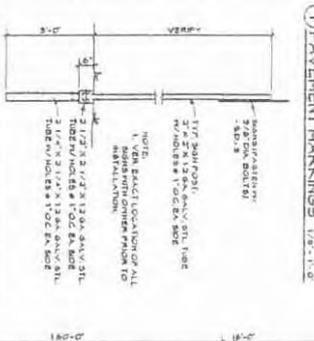
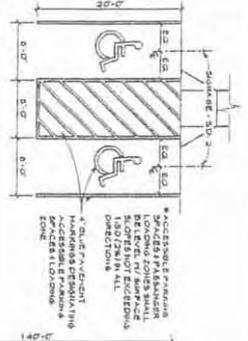
NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE
2	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE
3	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE
4	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE
5	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE
6	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE
7	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE
8	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE
9	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE
10	6'0" x 8'0" GLASS DOOR	1	EA	ENTRANCE TO GARAGE

### WINDOW SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	3'0" x 4'0" WINDOW	1	EA	OFFICE
2	3'0" x 4'0" WINDOW	1	EA	OFFICE
3	3'0" x 4'0" WINDOW	1	EA	OFFICE
4	3'0" x 4'0" WINDOW	1	EA	OFFICE
5	3'0" x 4'0" WINDOW	1	EA	OFFICE
6	3'0" x 4'0" WINDOW	1	EA	OFFICE
7	3'0" x 4'0" WINDOW	1	EA	OFFICE
8	3'0" x 4'0" WINDOW	1	EA	OFFICE
9	3'0" x 4'0" WINDOW	1	EA	OFFICE
10	3'0" x 4'0" WINDOW	1	EA	OFFICE

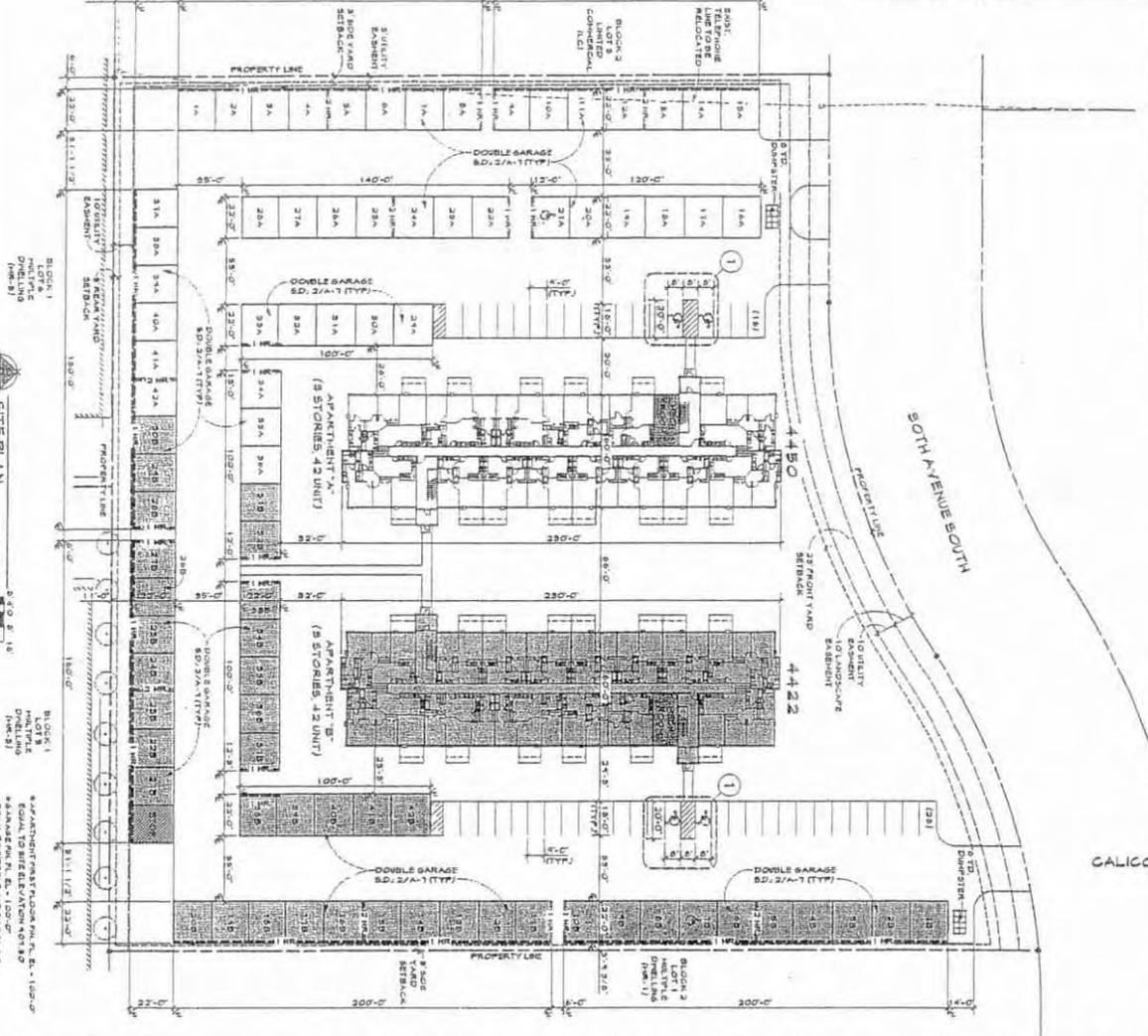
**NOTES:**

1. ALL SHALL HAVE ALL VERTICALS.
2. FINISH SHALL BE AS NOTED.
3. FINISH SHALL BE AS NOTED.
4. FINISH SHALL BE AS NOTED.
5. FINISH SHALL BE AS NOTED.
6. FINISH SHALL BE AS NOTED.
7. FINISH SHALL BE AS NOTED.
8. FINISH SHALL BE AS NOTED.
9. FINISH SHALL BE AS NOTED.
10. FINISH SHALL BE AS NOTED.



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10. FINISH SHALL BE AS NOTED.



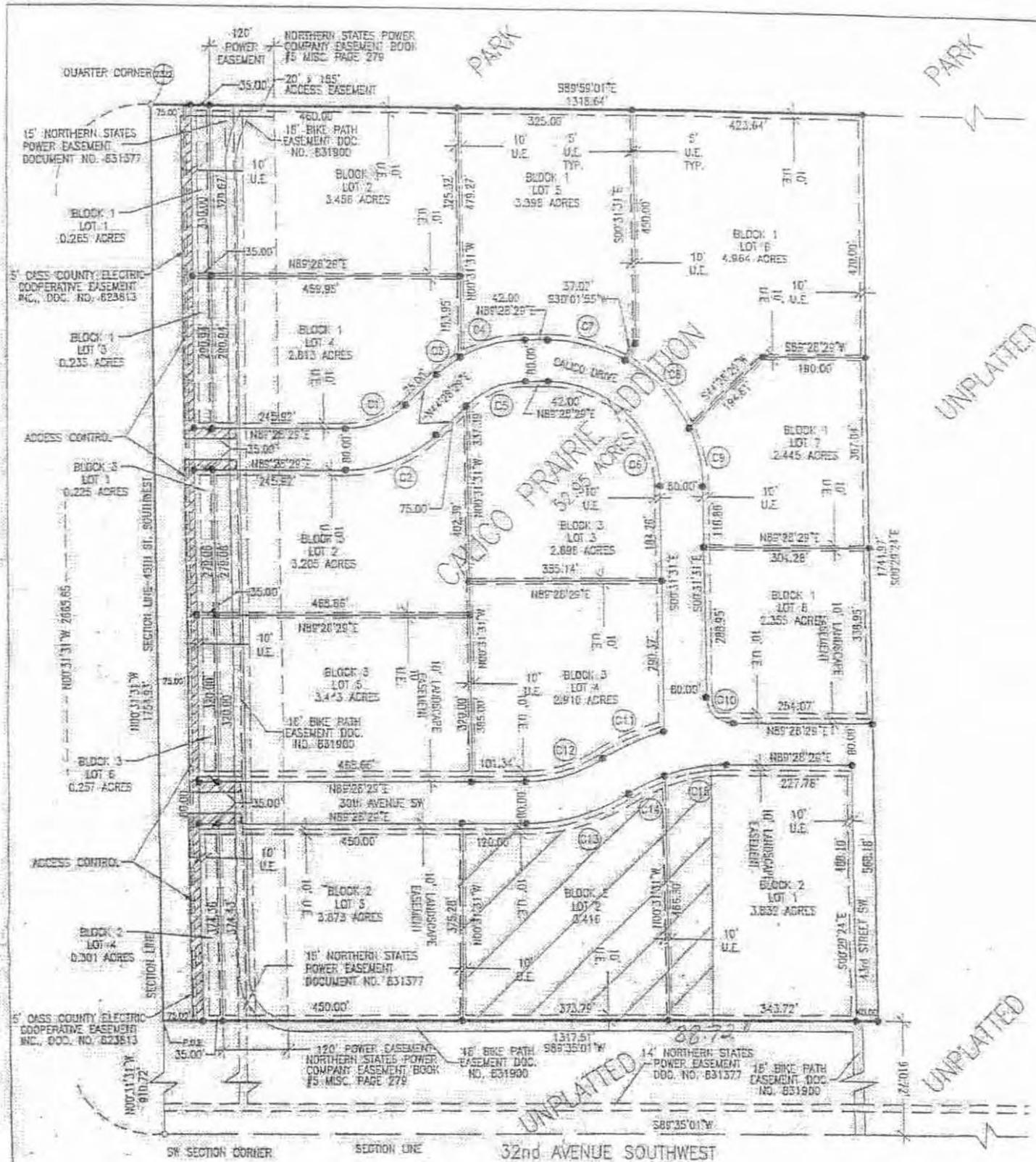
### LEGAL DESCRIPTION

LOT 5, 11555 SHERMAN STREET, FARGO, ND AND ALL OF LOT 6 PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

### FARGO LAND DEVELOPMENT CODE (FLDC)

SECTION	DESCRIPTION	REFERENCE	NOTES
11.01.01	MINIMUM LOT AREA	FLDC 11.01.01	
11.01.02	MINIMUM LOT WIDTH	FLDC 11.01.02	
11.01.03	MINIMUM LOT DEPTH	FLDC 11.01.03	
11.01.04	MINIMUM LOT FRONT SETBACK	FLDC 11.01.04	
11.01.05	MINIMUM LOT SIDE SETBACK	FLDC 11.01.05	
11.01.06	MINIMUM LOT REAR SETBACK	FLDC 11.01.06	
11.01.07	MINIMUM LOT CORNER SETBACK	FLDC 11.01.07	
11.01.08	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.08	
11.01.09	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.09	
11.01.10	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.10	
11.01.11	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.11	
11.01.12	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.12	
11.01.13	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.13	
11.01.14	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.14	
11.01.15	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.15	
11.01.16	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.16	
11.01.17	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.17	
11.01.18	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.18	
11.01.19	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.19	
11.01.20	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.20	
11.01.21	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.21	
11.01.22	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.22	
11.01.23	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.23	
11.01.24	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.24	
11.01.25	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.25	
11.01.26	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.26	
11.01.27	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.27	
11.01.28	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.28	
11.01.29	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.29	
11.01.30	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.30	
11.01.31	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.31	
11.01.32	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.32	
11.01.33	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.33	
11.01.34	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.34	
11.01.35	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.35	
11.01.36	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.36	
11.01.37	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.37	
11.01.38	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.38	
11.01.39	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.39	
11.01.40	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.40	
11.01.41	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.41	
11.01.42	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.42	
11.01.43	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.43	
11.01.44	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.44	
11.01.45	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.45	
11.01.46	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.46	
11.01.47	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.47	
11.01.48	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.48	
11.01.49	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.49	
11.01.50	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.50	
11.01.51	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.51	
11.01.52	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.52	
11.01.53	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.53	
11.01.54	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.54	
11.01.55	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.55	
11.01.56	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.56	
11.01.57	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.57	
11.01.58	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.58	
11.01.59	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.59	
11.01.60	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.60	
11.01.61	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.61	
11.01.62	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.62	
11.01.63	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.63	
11.01.64	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.64	
11.01.65	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.65	
11.01.66	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.66	
11.01.67	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.67	
11.01.68	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.68	
11.01.69	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.69	
11.01.70	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.70	
11.01.71	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.71	
11.01.72	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.72	
11.01.73	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.73	
11.01.74	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.74	
11.01.75	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.75	
11.01.76	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.76	
11.01.77	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.77	
11.01.78	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.78	
11.01.79	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.79	
11.01.80	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.80	
11.01.81	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.81	
11.01.82	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.82	
11.01.83	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.83	
11.01.84	MINIMUM LOT FRONT YARD SETBACK	FLDC 11.01.84	
11.01.85	MINIMUM LOT SIDE YARD SETBACK	FLDC 11.01.85	
11.01.86	MINIMUM LOT REAR YARD SETBACK	FLDC 11.01.86	
11.01.87	MINIMUM LOT CORNER YARD SETBACK	FLDC 11.01.87	
11.01.88	MINIMUM LOT FRONT YARD SETBACK	FLDC 11	







Calico Prairie Storm Water Detention Pond



Lot 1, Block 2 of Calico Prairie Addition

Scale: 1" = 80'

EXHIBIT A

# STREET SWEEPING LOG

DATE 11-03-08

AREA COMPLETED Parking lot

WEATHER CONDITIONS Sunny + Dry

WORK COMPLETED BY Tom Omstead

AREA MATERIAL WAS DEPOSITED hose Grant pit on Grant Piles

Copy 01-06-09  
PAC

# STREET SWEEPING LOG

DATE 09-26-08

AREA COMPLETED SOUTH CURBWAY SLAB East to West

WEATHER CONDITIONS Cloudy / Dry

WORK COMPLETED BY X [Signature] (Mickie Silberg)

AREA MATERIAL WAS DEPOSITED MOVED TO CENTER OF PROJECT  
→ DUMPED ON PILE

Copy  
0-06-09 P.P.C.

# STREET SWEEPING LOG

DATE 11-4-08

AREA COMPLETED 30<sup>TH</sup> AVE IN FRONT OF Old Building To East

WEATHER CONDITIONS DRY. RAIN IN AFTER NOON

WORK COMPLETED BY Tom From BOWEN

AREA MATERIAL WAS DEPOSITED IN BUILDING WEST OF Courthouse

COPY  
01.06.09  
PRC.

# STREET SWEEPING LOG

DATE 010-15-08

AREA COMPLETED Calico Det Part of Parkway

WEATHER CONDITIONS high HI Partly

WORK COMPLETED BY Jerry Albisani

AREA MATERIAL WAS DEPOSITED In Dumpsters

Copy 01.06.09  
P.R.C.

**RE: In the Matter of: Valley Realty, Inc., Respondent  
U.S. Environmental Protection Agency, Region 8  
Docket No. CWA-08-2009-0023**

STATE OF NORTH DAKOTA )  
 ) SS **AFFIDAVIT OF SERVICE BY MAIL**  
COUNTY OF CASS )

Carol Magnuson, being first duly sworn, does depose and state that she is of legal age and not a party to the above-entitled matter.

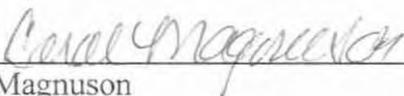
On March 29, 2010, Affiant deposited in the United States Post Office at Fargo, ND, a true and correct copy of the following document:

1. Respondent's Prehearing Submission.

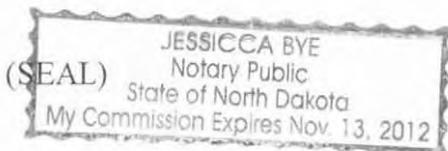
A copy of the foregoing was securely enclosed in an envelope with postage duly prepaid and addressed as follows:

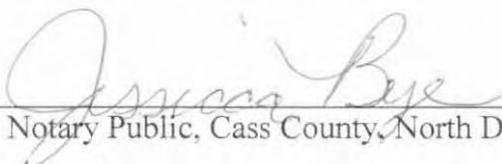
Peggy Livingston, 8ENF-L  
Office of Enforcement, Compliance and  
Environmental Justice  
Region 8, U.S. Environmental Protection Agency  
1595 Wynkoop Street (ENF-L)  
Denver, CO 80202

To the best of Affiant's knowledge, the address above given was the actual post office address of the party intended to be so served. The above document was duly mailed in accordance with the provisions of the Rules of Civil Procedure.

  
\_\_\_\_\_  
Carol Magnuson

Subscribed and sworn to before me this 29th day of March, 2010.



  
\_\_\_\_\_  
Notary Public, Cass County, North Dakota