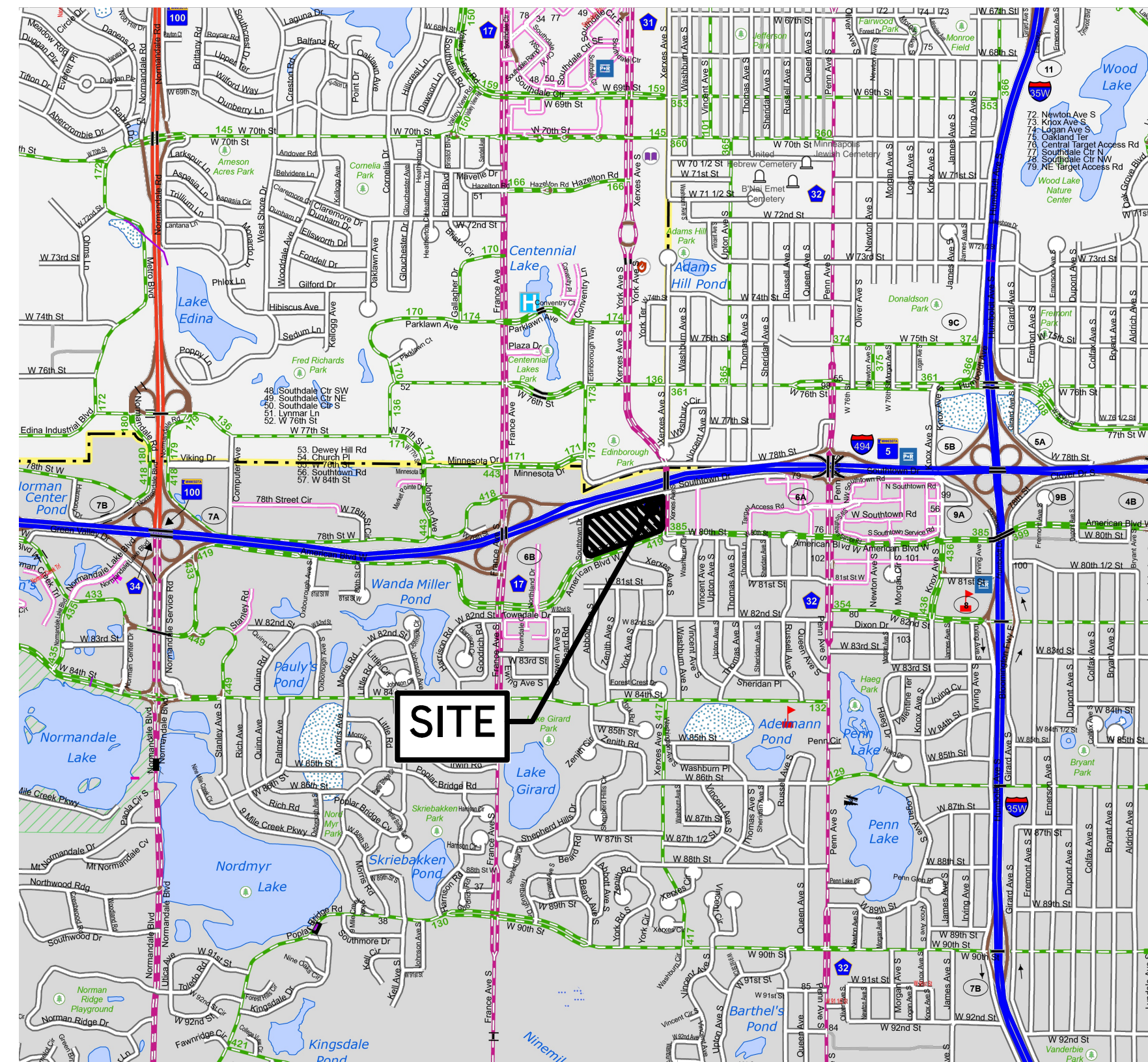


**PROJECT COORDINATES**

N 44° 51' 35"  
W 93° 19' 11"



**LOCATION MAP**

1" = 2000'

**DEVELOPER**  
CHASE REAL ESTATE, INC  
2100 COUNTY ROAD 42 WEST  
BURNSVILLE, MN 55337

**PROJECT ENGINEER**  
HILL INCORPORATED  
2999 WEST COUNTY ROAD 42, SUITE 100  
BURNSVILLE, MN 55306  
952-890-6044

**SURVEYOR**  
HILL INCORPORATED  
2999 WEST COUNTY ROAD 42, SUITE 100  
BURNSVILLE, MN 55306  
952-890-6044

**ARCHITECT**  
COLLAGE ARCHITECTS LLC  
708 NE 15TH AVE  
MINNEAPOLIS, MN 55413  
651-472-0050

**LANDSCAPE ARCHITECT**  
BE LANDSCAPE DESIGNS  
708 NE 15TH AVE  
MINNEAPOLIS, MN 55413  
612-382-0902

**GEOTECHNICAL ENGINEER**  
HAUGO GEOTECHNICAL SERVICES  
1985 COUNTY ROAD 90, SUITE 300  
MAPLE PLAIN, MN 55359  
612-297-4108

**BENCHMARKS**

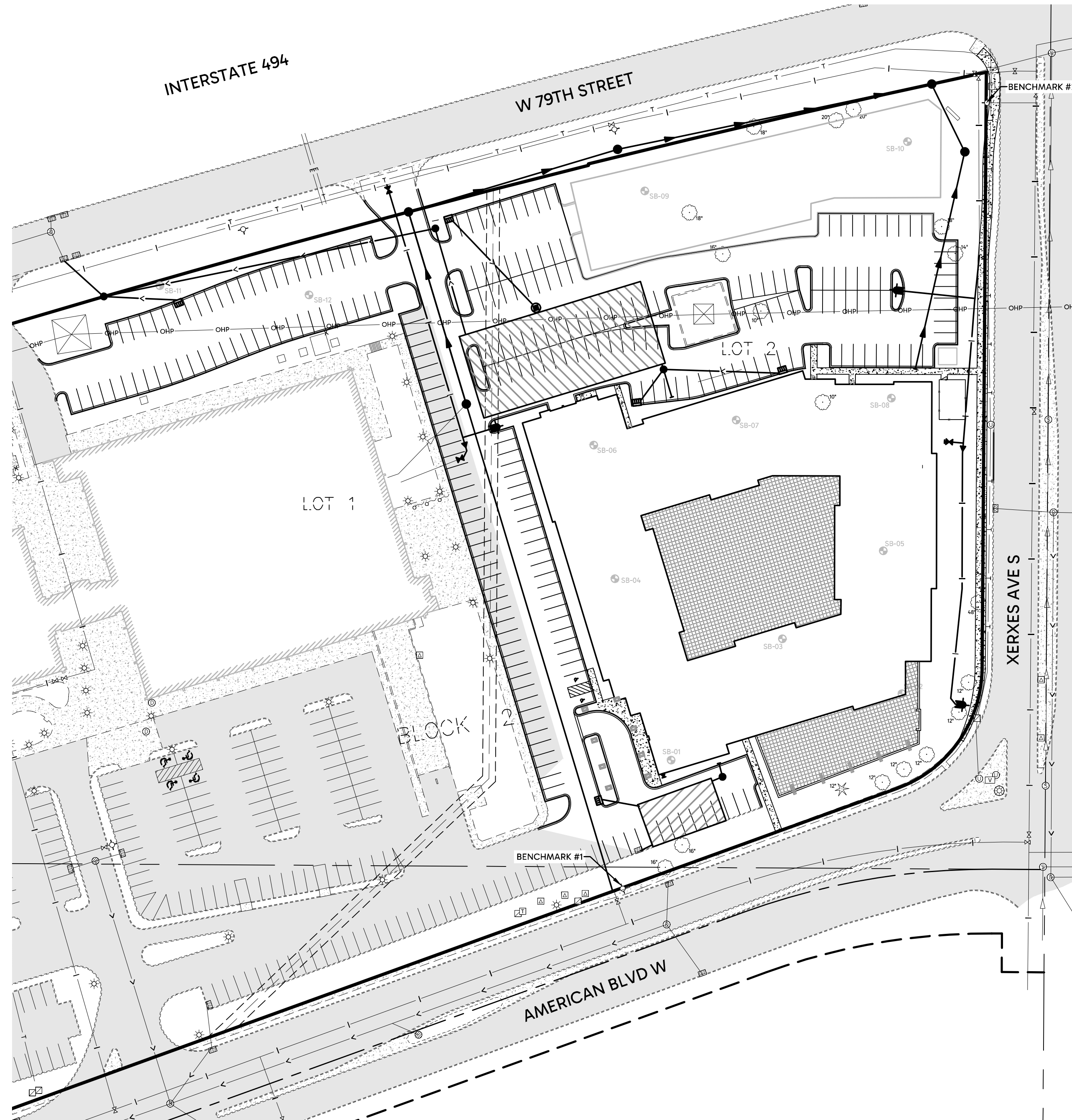
- #1 TNH SW CORNER LOT 2, BLOCK 2  
ELEV=854.45
- #2 TNH NE CORNER LOT 2, BLOCK 2  
ELEV=858.43

# GALLERY BLOOMINGTON

BLOOMINGTON, MINNESOTA

## PDP/FINAL DEVELOPMENT PLANS

FOR  
**CHASE REAL ESTATE, INC**  
2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337



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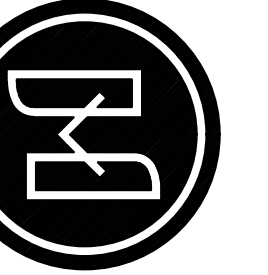
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**LEGEND**

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING WETLAND EDGE
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED INFILTRATION BASIN

2999 WEST C.R. 42, SUITE 100  
BURNSVILLE, MN 55306  
PHONE: 952-890-6044  
info@mmhill.com  
www.mmhill.com

**HILL**  
INCORPORATED



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

**PROFESSIONAL ENGINEER**  
Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

GALLERY BLOOMINGTON  
BLOOMINGTON, MINNESOTA

TITLE SHEET

FOR  
**CHASE REAL ESTATE, INC**  
2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY  
EPF

DATE  
04/01/26

REVISIONS

CAD FILE  
24382TS

PROJECT NO.  
24382

C100



Know what's below.  
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0 60 120





GOVERNING SPECIFICATIONS

CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN COPIES OF THESE DOCUMENTS AND ALL WORK SHALL BE IN ACCORDANCE WITH THEIR REQUIREMENTS:

- 1. THE CITY OF BLOOMINGTON STANDARD SPECIFICATIONS (2024 - CURRENT VERSION VARIES).
2. MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION (2025) AND ALL SUPPLEMENTAL SPECIFICATIONS.
3. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) CONSTRUCTION STANDARD SPECIFICATION (2023).
4. MINNESOTA PLUMBING CODE (2020).

GENERAL NOTES

- 1. EXISTING CONDITIONS ARE BASED ON SURVEY PREPARED BY HARRY S. JOHNSON, DATED 05/21/2025. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THESE PLANS IS UTILITY QUALITY LEVEL D DETERMINED IN ACCORDANCE WITH THE "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES", ASCE/UES/CI 38-22. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND CONDITION OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DAMAGE OR DISCREPANCIES WITH THESE PLANS PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL SCHEDULE AND HOLD A PRECONSTRUCTION MEETING PRIOR TO COMMENCING WORK. A MINIMUM NOTICE OF 7 DAYS, INCLUDING TO CITY AND OTHER AGENCIES, SHALL BE PROVIDED.
4. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING SOILS REPORT AND CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THIS REPORT.
5. CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH THE OWNER'S TESTING REPRESENTATIVE. RE-WORK DUE TO TEST FAILURE(S), INCLUDING COSTS OF RETESTING, SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH ALL APPLICABLE AGENCY REQUIREMENTS, INCLUDING PREPARATION OF A TRAFFIC CONTROL PLAN IF REQUIRED.
7. REFER TO ARCHITECTURAL PLANS, INCLUDING STRUCTURAL, MEP AND LANDSCAPING SECTIONS, FOR ALL BUILDING AND BUILDING APPURTENANCE LOCATIONS AND DIMENSIONS, UTILITY SERVICE LOCATIONS, PLANTINGS, AMENITY AREA DESIGNS, SITE ELECTRICAL IMPROVEMENTS, ETC.
8. SITE LIGHTING DESIGN FOR REFERENCE ONLY. SITE LIGHTING TO BE DESIGN-BUILD BY CONTRACTOR AND SHALL MEET THE REQUIREMENTS OF THE CITY AND THE APPROVED PHOTOMETRIC PLAN -OR- REFER TO SITE LIGHTING PLANS FOR EXACT LOCATIONS AND CONSTRUCTION DETAILS.
9. THE GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE HARD COPIES AND/OR PDF PLANS. DESIGN TOOLS UTILIZED IN PREPARATION OF THESE DOCUMENTS, INCLUDING BUT NOT LIMITED TO CIVIL 3D MODELS, ARE NOT DELIVERABLES. CONTRACTOR IS CAUTIONED THAT THESE DESIGN TOOLS ARE NOT TO BE UTILIZED FOR LAYOUT OR OTHER CONSTRUCTION ACTIVITIES.
10. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO THE FINAL PLAT.

DEMOLITION NOTES

- 1. THIS PLAN IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS PRIOR TO COMMENCING WORK TO CONFIRM SCOPE OF REQUIRED WORK. CONTRACTOR SHALL CONTACT THE ENGINEER REGARDING ITEMS NOT IDENTIFIED FOR REMOVAL THAT MAY CONFLICT WITH PROPOSED IMPROVEMENTS, REGARDLESS OF THE SCOPE OF REMOVALS SHOWN ON THE DEMOLITION PLAN.
2. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, REMOVAL AND DISPOSAL AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR RESTORING AREAS IMPACTED BY DEMOLITION WITH MATERIALS IN COMPLIANCE WITH PLANS (E.G. PAVEMENT, LANDSCAPING, SIDEWALK, ETC.), REGARDLESS OF THE SCOPE OF REMOVALS SHOWN ON THE DEMOLITION PLAN.
4. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS TO REMAIN DURING ALL PHASES OF CONSTRUCTION. UTILITIES TO BE ABANDONED SHALL BE REMOVED FROM PROPOSED BUILDING FOOTPRINT AND TO A DISTANCE OF 10' BEYOND.
5. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS AND RELOCATION WITH THE AFFECTED UTILITY COMPANIES PRIOR TO COMMENCING WORK.
6. UNLESS SPECIFICALLY NOTED FOR REMOVAL, CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS ON AND ADJACENT TO THE SITE. PROTECTION MEASURES SHALL INCLUDE INSTALLATION OF 4' HIGH ORANGE PLASTIC TREE PROTECTION FENCE AROUND THE DRIP LINE OF THE TREES/SHRUBS. CONTRACTOR SHALL PREVENT ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS, ETC., WITHIN THE FENCED AREA.
7. CONTRACTOR SHALL REVIEW ALL TREE REMOVALS WITH OWNER AND ENGINEER PRIOR TO COMMENCING REMOVALS.
8. ALL REMOVALS SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE MATERIAL AS DIRECTED BY THE OWNERS TESTING REPRESENTATIVE.

INFILTRATION NOTES

- 1. CONTRACTOR SHALL PROTECT INFILTRATION AREA(S) FROM CONSTRUCTION TRAFFIC AND SEDIMENT-LADEN RUNOFF AT ALL TIMES. PRIOR TO COMMENCING GROUND DISTURBING ACTIVITIES, INSTALL PERIMETER CONTROL BMPs AROUND INFILTRATION AREA AS SHOWN ON THE EROSION CONTROL PLANS. PERIMETER CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL ALL TRIBUTARY AREAS HAVE ACHIEVED FINAL STABILIZATION AND THE ENGINEER HAS APPROVED REMOVAL.
2. CONTRACTOR SHALL NOT EXCAVATE WITHIN 3' OF THE PROPOSED INFILTRATION BASIN BOTTOM UNTIL FINAL STABILIZATION ON ALL TRIBUTARY AREAS HAS BEEN ACHIEVED AND ENGINEER HAS APPROVED EXCAVATION.
3. ALL INLETS TO THE BASIN SHALL BE CONSTRUCTED WITH BYPASSES TO PREVENT RUNOFF FROM REACHING THE BASIN. BYPASSES SHALL REMAIN IN PLACE UNTIL BASIN CONSTRUCTION IS COMPLETED AND FINAL STABILIZATION HAS BEEN ESTABLISHED WITHIN THE BASIN BOTTOM AND ALL TRIBUTARY AREAS, AS APPROVED BY THE ENGINEER.
4. EXCAVATION OF THE INFILTRATION AREA SHALL BE COMPLETED FROM OUTSIDE THE FOOTPRINT OF THE BASIN. IF WORK IS NECESSARY WITHIN THE BASIN FOOTPRINT, ONLY LOW GROUND PRESSURE TRACKED EQUIPMENT IS ALLOWED TO COMPLETE THE WORK. RUBBER TIRE OR OTHER HIGH-PRESSURE EQUIPMENT IS NOT PERMITTED WITHIN THE BASIN FOOTPRINT.
5. FOLLOWING EXCAVATION, CONTRACTOR SHALL DECOMPACT INFILTRATION BASIN SOILS TO A DEPTH OF AT LEAST 18 INCHES BELOW SURFACE. DECOMPACTING SHALL BE ACCOMPLISHED WITH A BACKHOE RIPPER ATTACHMENT OR OTHER METHOD APPROVED BY THE ENGINEER.
6. INFILTRATION TESTING IS REQUIRED PRIOR TO PLACEMENT OF INFILTRATION MEDIA. TESTING SHALL BE COMPLETED BY EITHER A DOUBLE RING INFILTRMETER TEST MEETING THE REQUIREMENTS OF ASTM D3385 (MINIMUM 2 TESTS PER BASIN, PLUS ONE ADDITIONAL TEST FOR EACH 0.5 ACRE OF BASIN FLOOR AREA) OR BY MASS INFILTRATION TEST. MASS INFILTRATION TEST SHALL BE COMPLETED BY FLOODING THE BASIN TO A DEPTH SPECIFIED BY THE ENGINEER, WITH RATES MEASURED BY THE OWNERS TESTING REPRESENTATIVE. IF ANY SINGLE TEST RESULT IS BELOW THE REQUIRED INFILTRATION RATE OF 0.9 INCHES PER HOUR, OR IF THE MASS INFILTRATION TEST FAILS TO COMPLETELY DRAIN WITHIN 48 HOURS, CONTRACTOR SHALL AMEND THE SOILS AND RETEST UNTIL THE AVERAGE RATE IS COMPLIANT AT NO COST TO OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF ALL RETESTING FOLLOWING THE INITIAL ROUND OF TESTS.
7. CONTRACTOR SHALL SUBMIT CERTIFICATION THAT INFILTRATION MEDIA IS COMPLIANT WITH THE SPECIFIED MIX REQUIREMENTS A MINIMUM OF TWO WEEKS PRIOR TO DELIVERING MATERIAL TO SITE. INFILTRATION MEDIA SHALL BE INSTALLED AS SOON AFTER COMPLIANT TEST RESULTS ARE REVIEWED AND ACCEPTED AS PRACTICABLE. CONSTRUCTION EQUIPMENT IS NOT PERMITTED WITHIN THE BASIN FOOTPRINT DURING OR AFTER PLACEMENT OF INFILTRATION MEDIA. PLACEMENT AND SPREADING OF INFILTRATION MEDIA SHALL BE ACCOMPLISHED WITH AN EXCAVATOR FROM OUTSIDE THE INFILTRATION BASIN FOOTPRINT.
8. BASIN SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE PLANS. CONTRACTOR SHALL RESEED/REPLANT AREAS WHERE VEGETATION IS NOT ESTABLISHED AS NECESSARY UNTIL COVERAGE IS ACHIEVED.

EROSION & SEDIMENT CONTROL NOTES & DETAILS

GENERAL EROSION & SEDIMENT CONTROL NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY (GENERAL PERMIT).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ROUTINE INSPECTIONS, AND DOCUMENTING THE INSPECTIONS AND RESULTING MAINTENANCE ACTIVITIES IN ACCORDANCE WITH THE GENERAL PERMIT.
3. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CONSISTS OF THE EROSION AND SEDIMENT CONTROL PLANS (SHEETS CZ.01 - CZ.04), INCLUDING PLANS, DETAILS, NOTES AND NARRATIVE, ALONG WITH THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AND ALL RELATED DOCUMENTS. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH GROUND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE FULL SWPPP AND FOLLOW THE REQUIREMENTS THEREIN AT ALL TIMES.
4. CONTRACTOR SHALL PHASE CONSTRUCTION TO MINIMIZE DISTURBED AREA AND DURATION OF EXPOSED SOILS.
5. CONTRACTOR SHALL INSTALL BMPs SHOWN ON THE EROSION CONTROL PLANS AS SOON AS PRACTICABLE. ALL DOWNSTREAM BMPs SHALL BE INSTALLED PRIOR TO COMMENCING GROUND DISTURBING ACTIVITIES IN AN AREA.
6. BMPs SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY AREAS HAVE ACHIEVED FINAL STABILIZATION IN ACCOR WITH THE EROSION AND SEDIMENT CONTROL PLANS REFLECT SITE CONDITIONS PRIOR TO CONSTRUCTION (PHASE I) AND AFTER CONSTRUCTION IS COMPLETE (PHASE II). THE CONTRACTOR SHALL SUPPLEMENT THE BMPs SHOWN ON THESE PLANS AS NECESSARY THROUGHOUT CONSTRUCTION TO MEET THE INTENT AND REQUIREMENTS OF THE SWPPP AND APPLICABLE PERMITS, AT NO ADDITIONAL COST TO OWNER.
7. CONTRACTOR SHALL UPDATE THE SWPPP TO REFLECT PROGRESS, INCLUDING INSTALLATION/REMOVAL OF BMPs, DISTURBANCE/STABILIZATION OF SOILS, ETC. CONTRACTOR SHALL KEEP A COPY OF THE AMENDED SWPPP ON SITE.
8. BEST MANAGEMENT PRACTICES (BMPs) CONTRACTOR SHALL MAINTAIN ALL BMPs IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS, INCLUDING TIMING OF MAINTENANCE.
9. CONTRACTOR SHALL STABILIZE ALL DISTURBED SOILS THAT WILE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 7 CALENDAR DAYS. STABILIZATION MUST BE INITIATED IMMEDIATELY UPON COMPLETION OF GROUND DISTURBING ACTIVITIES. STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
a. TEMPORARY STABILIZATION (ONE YEAR COVER CROP):
i.a. MAY 1 - AUGUST 1: MNDOT SEED MIX OATS (O), AT A RATE OF 100 LBS/ACRE.
i.b. AUGUST 1 - OCTOBER 1: MNDOT SEED MIX WINTER WHEAT (WW) AT A RATE OF 100 LBS/ACRE.
b. PERMANENT STABILIZATION SHALL COMPLY WITH THE LANDSCAPE PLANS.
c. SEEDED AREAS SHALL RECEIVE MNDOT TYPE 1 MULCH AT A RATE OF 2 TONS PER ACRE.
10. ALL TEMPORARY STOCKPILES SHALL BE ENCIRCLED WITH PERIMETER CONTROL BMP(S) AND STABILIZED PER THE TIMELINE DESCRIBED ABOVE. STOCKPILES SHALL NOT BE PLACED WITHIN 50' OF SURFACE WATERS, AND SHALL BE PLACED AWAY FROM CONVEYANCES SUCH AS CURB AND GUTTER.
11. AREAS WITH SLOPES OF 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS OR SOD.
12. CONTRACTOR SHALL DENOTE WASHOUT LOCATION ON THE SWPPP AND WITH A SIGN ON SITE. ALL LIQUID AND SOLID WASTES FROM WASHOUT ACTIVITIES SHALL BE CONTAINED AND PREVENTED FROM CONTACTING THE GROUND. ALL WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
13. THE PROPOSED INFILTRATION BASIN(S) SHALL BE STAKED OFF AND PROTECTED BY SILT FENCE AT ALL TIMES FROM COMPACTION, SEDIMENTATION, AND OTHER ACTIVITIES IMPACTING THE INFILTRATION CAPABILITIES OF THE SOIL. REFER TO INFILTRATION NOTES SECTION ON SHEET C101 FOR COMPLETE REQUIREMENTS.
14. CONTRACTOR SHALL PROVIDE DUST CONTROL THROUGHOUT CONSTRUCTION ACTIVITIES WITH APPROVED MATERIALS/METHODS.

FOLLOWING COMPLETION OF ALL CONSTRUCTION ACTIVITY, AND WHEN FINAL STABILIZATION IS ACHIEVED IN ACCORDANCE WITH THE GENERAL PERMIT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER PRIOR TO REMOVING BMPs. UPON CONCURRENCE FROM THE OWNER AND ENGINEER, THE CONTRACTOR SHALL SUBMIT THE NOTICE OF TERMINATION FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITY AND FINAL STABILIZATION IN ACCORDANCE WITH THE GENERAL PERMIT.

SITE PLAN

SITE PLAN NOTES

- 1. DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL CONSTRUCT GUTTER OUT IN LOCATIONS WHERE DRAINAGE PATTERNS DIRECT RUNOFF AWAY FROM CURBS. ALL OTHER AREAS TO BE GUTTER IN DESIGN.
3. ALL SIGNS, PAVEMENT MARKINGS, ETC, SHALL CONFIRM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD) AND APPLICABLE CITY REQUIREMENTS.
4. PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL VERIFY GRADES ALONG ADA ROUTES AND LOADING AREAS ARE IN ACCORDANCE WITH THE CURRENT MN ACCESSIBILITY CODE. MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL ALONG AN ADA ROUTE SHALL BE NO STEEPER THAN 1:20, WITH A CROSS SLOPE NO STEEPER THAN 1:48. LOADING ZONES, INCLUDING PARKING STALLS AND STRIPED AREAS ADJACENT TO ACCESSIBLE PARKING STALLS, SHALL BE NO STEEPER THAN 1:48. CONTACT THE ENGINEER IF ADA CODE IS NOT MET IN ANY REQUIRED AREA. SLOPES IN EXCESS OF CODE MAXIMUM SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE SLOPES AT NO ADDITIONAL COST TO OWNER.
5. PAVEMENT SECTIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S SOILS REPORT.

GRADING PLAN

GRADING AND DRAINAGE NOTES

- 1. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB REPRESENT GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.
2. THE SITE HAS NOT BEEN DESIGNED TO BALANCE. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE EARTHWORK QUANTITIES FOR BIDDING PURPOSES, INCLUDING SOIL CORRECTIONS. CONTRACTOR SHALL DISPOSE OF EXCESS MATERIALS AND/OR IMPORT SUITABLE MATERIALS AS REQUIRED TO GRADE SITE PER PLANS, SPECIFICATIONS AND SOIL REPORT(S).
3. CONTRACTOR SHALL OBTAIN PERMITS FOR AND COMPLETE DEWATERING AS NECESSARY.
4. CONTRACTOR SHALL ENSURE ALL FINISHED SURFACES PROVIDE POSITIVE DRAINAGE. THIS INCLUDES EVALUATION OF GRADES PRIOR TO PLACEMENT OF FINAL SURFACES (PAVEMENT/TOPSOIL/ETC.) TO CONFIRM FINISHED GRADES WILL DRAIN BY GRAVITY. CONTACT THE ENGINEER TO REVIEW AREAS OF POTENTIAL POOR DRAINAGE.
5. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR TEST ROLLS AND COMPLETE SUBSEQUENT SOIL CORRECTIONS, BOTH AT THE DIRECTION OF THE OWNER'S TESTING REPRESENTATIVE.
6. IF ALLOWED BY OWNER, CONTRACTOR MAY PROPOSE TRENCH BORROW TO ACQUIRE STRUCTURALLY SUITABLE MATERIAL. TRENCH BORROW OPERATIONS MUST MAINTAIN A MINIMUM SEPARATION OF 10' FROM THE TOP OF THE TRENCH TO THE PROPOSED BUILDING AND EXTEND AT A SLOPE OF 1:1 OR FLATTER FROM THERE. ALL TRENCH BORROW ACTIVITIES SHALL BE DONE AT THE DIRECTION OF THE OWNER'S TESTING REPRESENTATIVE.
7. FINAL GRADE TOLERANCES: FINAL GRADES SHALL BE WITHIN 0.05' OF PROPOSED ELEVATION. ANY AMOUNT OF VARIATION FROM PROPOSED GRADES THAT NEGATIVELY IMPACTS SURFACE DRAINAGE IS NOT BE ACCEPTABLE AND WILL BE CORRECTED BY THE CONTRACTOR AT NO COST TO OWNER.
8. RETAINING WALLS ARE TO BE DESIGN BUILT BY THE CONTRACTOR, AND CONSTRUCTED OF A MATERIAL AND DESIGN SELECTED BY THE OWNER. CONTRACTOR SHALL PROVIDE CERTIFIED ENGINEERED DRAWINGS OF ALL PROPOSED RETAINING WALLS, ALONG WITH A LETTER CERTIFYING THAT ALL WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED AT ALL TIMES (SEE DEMOLITION/LANDSCAPE/TREE PRESERVATION PLANS).

UTILITY PLAN

UTILITY NOTES

- 1. SEE GENERAL NOTES, SHEET C103, FOR ADDITIONAL RELEVANT INFORMATION.
2. CONTRACTOR SHALL COMPLY WITH THE CITY SPECIFICATIONS AND CITY ENGINEER ASSOCIATION OF MINNESOTA (CEAM) FOR ALL UTILITIES LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS.
a. IN ADDITION TO COMPLYING WITH THE ABOVE SPECIFICATIONS, CONTRACTOR SHALL COMPLY WITH THE CURRENT VERSION OF THE MINNESOTA PLUMBING CODE FOR ALL UTILITIES NOT WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENTS.
b. MATERIALS SHALL MEET ALL STANDARDS REFERENCED IN THESE SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL WATERMAIN TO BE PVC C-900 OR DUCTILE IRON CLASS 52
3. SANITARY SEWER MAINS, SERVICES AND FITTINGS
a. ALL SANITARY SEWER TO BE INSTALLED WITH A MINIMUM COVER OF 7.5'. WHERE THIS COVER CANNOT BE ACHIEVED, CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH CITY SPECIFICATIONS AND STANDARD DETAILS.
b. SANITARY SEWER MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
i. ALL MATERIALS OUTSIDE OF PUBLIC ROW/EASEMENTS SHALL BE IN ACCORDANCE WITH THE MATERIALS TABLE LISTED IN THE CURRENT VERSION OF THE MN PLUMBING CODE AS FOLLOWS:
1. PVC SCHEDULE 40 UP TO A DEPTH OF 22' OF COVER OR AS SPECIFIED IN THE GOVERNING SPECIFICATIONS.
2. WHERE DEPTH EXCEEDS THIS MAXIMUM, CONTRACTOR SHALL COMPLETE THE MNDLI ALTERNATE DESIGN REVIEW PROCESS TO RECEIVE APPROVAL FOR A MATERIAL THAT COMPLIES WITH CITY SPECIFICATIONS FOR MAXIMUM DEPTH OF COVER.
ii. PIPE WITHIN PUBLIC ROW/EASEMENTS:
1. IN ACCORDANCE WITH CITY SPECIFICATIONS. WHERE CITY SPECIFICATIONS DO NOT LIST MATERIAL BASED ON DEPTH, THE FOLLOWING SHALL APPLY:
a. DEPTH UP TO 16' SHALL BE SDR 35
b. DEPTH FROM 16' TO 22' SHALL BE SDR 26
c. DEPTH FROM 22' TO 32' SHALL BE PVC C900
d. DEPTH OVER 32' SHALL BE DIP
c. CONTRACTOR SHALL PROVIDE TRACER WIRE FOR SANITARY SEWER MEETING THE STANDARDS OF THE CITY SPECIFICATIONS.
4. WATER MAINS, SERVICES AND FITTINGS
a. ALL WATERMAINS AND SERVICES TO BE INSTALLED WITH A MINIMUM COVER OF 7.5'. WHERE THIS COVER CANNOT BE ACHIEVED, CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH CITY SPECIFICATIONS AND STANDARD DETAILS.
b. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
i. ALL MATERIALS OUTSIDE PUBLIC ROW/EASEMENTS SHALL BE IN ACCORDANCE WITH THE MATERIALS TABLE LISTED IN THE CURRENT VERSION OF THE MN PLUMBING CODE.
ii. ALL MATERIALS WITHIN THE PUBLIC ROW/EASEMENTS SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
c. CONTRACTOR SHALL PROVIDE TRACER WIRE FOR WATER MEETING THE STANDARDS OF THE CITY SPECIFICATIONS.
5. STORM SEWER MAINS, SERVICES AND FITTINGS
a. ALL STORM SEWER ROOF DRAINS TO BE INSTALLED WITH A MINIMUM COVER OF 7.5'. WHERE THIS COVER CANNOT BE ACHIEVED, CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH CITY SPECIFICATIONS AND STANDARD DETAILS, UP TO THE FIRST DOWNSTREAM STRUCTURE.
b. STORM SEWER MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
i. ALL MATERIALS OUTSIDE OF PUBLIC ROW/EASEMENTS SHALL BE IN ACCORDANCE WITH THE MATERIALS TABLE LISTED IN THE CURRENT VERSION OF THE MN PLUMBING CODE.
1. ALL ROOF DRAINS/BUILDING STORM CONNECTIONS SHALL BE PVC SCH40.
2. RCP AND/OR HDPE IN ACCORDANCE WITH CITY/CEAM SPECIFICATIONS ARE ACCEPTABLE PROVIDED THE CONTRACTOR OBTAIN APPROVAL FROM MN DEPARTMENT OF LABOR AND INDUSTRY FOR ALTERNATE MATERIALS. IN THIS CASE, STORM SEWER CROSSING WATERMAIN (WITHIN 10' HORIZONTALLY OF WATERMAIN) AND/OR WITHIN 10' OF A BUILDING SHALL BE IN ACCORDANCE WITH THE MATERIALS LISTED IN THE CURRENT VERSION OF THE MN PLUMBING CODE.
3. ALL MANHOLE CONNECTIONS SHALL BE MADE WITH FLEXIBLE GASKETED WATERTIGHT CONNECTIONS IN ACCORDANCE WITH THE CURRENT VERSION OF THE MN PLUMBING CODE.
ii. PIPE WITHIN PUBLIC ROW/EASEMENTS:
1. RCP IN ACCORDANCE WITH CITY STANDARDS.
c. CONTRACTOR SHALL PROVIDE TRACER WIRE FOR STORM SEWER MEETING THE STANDARDS OF THE CITY SPECIFICATIONS.
6. PIPE JOINT DEFLECTION AND PIPE CURVATURE SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
7. CONTRACTOR SHALL PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM OUTSIDE OF ALL SANITARY/STORM SEWER PIPES/STRUCTURES/FITTINGS AND WATER MAINS/SERVICES/FITTINGS.
8. WHERE WATERMAIN AND SEWERS CROSS, A MINIMUM VERTICAL SEPARATION OF 18" (OUTSIDE TO OUTSIDE) SHALL BE PROVIDED, AND NO WATERMAIN JOINTS SHALL BE LOCATED WITHIN 10' OF THE CROSSING. INSTALL INSULATION IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS AND DETAILS.
9. FILL BELOW PROPOSED UTILITY LOCATIONS SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDATION OF THE GEOTECHNICAL REPORT AND TESTED/OBSERVED BY THE OWNERS TESTING CONSULTANT.
10. CONTRACTOR SHALL INSTALL BUILDING FOUNDATION DRAINS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE STRUCTURAL ENGINEER. BUILDING DRAINS ARE NOT SHOWN ON THE CIVIL PLANS. CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER TO DISCUSS BUILDING DRAIN CONNECTION LOCATIONS TO THE SITE STORM SEWER SYSTEM.
11. CONTRACTOR SHALL INSTALL SITE SUBGRADE DRAINS IN ACCORDANCE WITH THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
12. CONTRACTOR SHALL PERFORM TESTING AND, WHERE REQUIRED, SUBMIT REPORTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, MDH, AND MNDLI. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE OWNER, ENGINEER AND UTILITY PROVIDER.
13. REFER TO MEP PLANS FOR ALL BUILDING UTILITY ENTRANCE LOCATIONS AND ELEVATIONS. CONTACT THE CIVIL ENGINEER AND MEP IMMEDIATE IF A DISCREPANCY BETWEEN CIVIL AND BUILDING PLANS IS DISCOVERED.
14. WHERE A CONFLICT BETWEEN WATER AND SEWER EXISTS, CONTRACTOR SHALL LOWER WATERMAIN IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS AND CITY SPECIFICATIONS AND DETAILS. PLANS DO NOT DEPICT VERTICAL CONFLICTS - CONTRACTOR IS RESPONSIBLE FOR DETERMINING LOCATIONS WHERE CONFLICTS EXIST AND INCLUDING THE REQUIRED ADJUSTMENTS IN THE BASE BID.
15. WATERMAINS AND SERVICES SHALL BE INSTALLED WITHOUT INTERMITTENT HIGH POINTS. HIGH POINTS SHALL BE LOCATED AT HYDRANTS OR AS NOTED ON PLANS.
16. ALL REQUIRED OBSERVATIONS SHALL BE COMPLETED PRIOR TO BACKFILLING UTILITIES. CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR REQUIRED INSPECTIONS.
17. CONTRACTOR SHALL PROVIDE COPIES OF RECORD PLANS TO OWNER AND ENGINEER FOLLOWING COMPLETION OF UTILITY INSTALLATION. ADDITIONALLY, CONTRACTOR SHALL PROVIDE RECORD PLANS/AS-BUILT SURVEY(S) TO AGENCIES IN ACCORDANCE WITH EACH AGENCY'S REQUIREMENTS. WHERE REQUIRED, UNDERGROUND UTILITIES SHALL BE SURVEYED BY A LICENSED SURVEYOR PRIOR TO PLACEMENT OF BACKFILL.

LEGEND

Legend table listing symbols for existing and proposed utilities, erosion control, and site features. Includes symbols for watermain, sanitary sewer, storm sewer, drainage, electric, fiber optic, gas, telephone, television, overhead power, cleanout, curb stop, electric meter, outlet post, transformer box, gas meter, valve, guy wire, pole, handhole, lift station, manhole (electric, utility, water), monitoring well, indicator valve, power pole, piezometer, propane tank, telephone box, vault, vent pipe, well, curb & gutter, retaining wall, fence, guard rail, railroad, contour, wetland edge, ADA parking, air conditioner, auto sprinkler, flagpole, ground light, guard post, light pole, mailbox, semaphore, sprinkler head, sign, treeline/trees, soil boring location, test pit location, asphalt, concrete, gravel, wetland, proposed watermain, sanitary sewer, service, storm sewer, drain, curb & gutter, retaining wall, contour, emergency overflow, concrete, asphalt surface, sediment basin, infiltration basin, silt fence, fence post, heavy duty, wimco, equal post, storm sewer construction, yard curb protection post, ditch check, temporary rock construction, erosion control blanket, mndot 'southern boulevard' seed mix, mndot 'wet ditch' seed mix.

Project information and contact details. Includes Hill Incorporated logo, contact info for Chase Real Estate, Inc. (2140 County Road 42 West, Burnsville, MN 55337), drawing title 'GENERAL NOTES', and drawing number 'C103'.

File: Civil\_3D Projects\24382\PRE-PLAT PLANS\24382GEN.dwg - 6/01/2025 10:34:44AM



INTERSTATE 494

W 79TH STREET

FUTURE BUILDING  
FFE=860.00  
GFE1=849.33

PROPOSED BUILDING  
FFE=864.00  
GFE1=853.33  
GFE2=842.66

XERXES AVE S

AMERICAN BLVD W

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING SIGN
- EXISTING TREELINE/TREES
- EXISTING SOIL BORING LOCATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE POST CONSTRUCTION
- PROPOSED WIMCO OR EQUAL
- POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INLET PROTECTION POST
- STORM SEWER CONSTRUCTION
- PROPOSED TEMPORARY ROCK
- CONSTRUCTION ENTRANCE
- PROPOSED MNBWSR SEED MIX 33-261

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

**PROFESSIONAL ENGINEER**

Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

GALLERY BLOOMINGTON  
BLOOMINGTON, MINNESOTA  
**EROSION & SEDIMENT CONTROL PLAN**  
FOR  
CHASE REAL ESTATE, INC  
2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY  
EPF

DATE  
04/01/26

REVISIONS

CAD FILE  
24382ERC  
PROJECT NO.  
24382

C300



Know what's below.  
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2999 WEST C.R. 42, SUITE 100  
BURNSVILLE, MN 55306  
PHONE: 952-890-6044  
info@mmhill.com  
www.mmhill.com

**HILL**  
INCORPORATED





I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer of the State of Minnesota.

**PROFESSIONAL ENGINEER**

Reg. No. \_\_\_\_\_  
Date: \_\_\_\_\_

**GALLERY BLOOMINGTON**  
BLOOMINGTON, MINNESOTA

**EROSION & SEDIMENT CONTROL PLAN**

FOR  
**DETAILS**

**CHASE REAL ESTATE, INC**  
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY  
EPF

DATE  
04/01/26

REVISIONS

CAD FILE  
24382ERD

PROJECT NO.  
24382

C302

**600 - ROCK CONSTRUCTION ENTRANCE AT ACCESS ROADS**  
600 - Rock Const. Ent.dwg 5/2015

MIN. 6" (152 mm) OF 1" TO 2" (25 mm) TO 51 mm) DIA ROCK.  
MNDOT STANDARD SPECIFICATION 3733 TYPE V PERMEABLE-GEOTEXTILE FABRIC BENEATH ROCK.  
50' (15.24 m) MINIMUM  
18" (457 mm) MIN. HIGH CUT-OFF BERM TO MINIMIZE SILT RUNOFF FROM SITE.  
VARIES: FULL WIDTH OF EXISTING DRIVEWAY OPENING, ELSE 20' (6.10 m) MIN. WIDTH.

PLATE NAME: **600 - Rock Const. Ent**

CITY OF BLOOMINGTON, MINNESOTA  
ENGINEERING DIVISION  
PUBLIC WORKS DEPARTMENT

LAST REVISED: 5/15/2015  
LAST REVISED BY: KBO

**601 - INLET PROTECTION, METAL BASKET TYPE**  
601 - Wimco (CB).dwg 5/2015

EXISTING CURB AND GRATE  
MODIFY BACK TO PROVIDE OVERFLOW PROTECTION AT LOW POINTS  
FILTER ASSEMBLY PERFORATED 8" PVC WITH GEOTEXTILE SOCK  
EXISTING CURB  
METAL BASKET INSERT

PLATE NAME: **601 - Wimco (CB)**

CITY OF BLOOMINGTON, MINNESOTA  
ENGINEERING DIVISION  
PUBLIC WORKS DEPARTMENT

LAST REVISED: 2/17/2016  
LAST REVISED BY: KBO

**602 - INLET PROTECTION, MANHOLE COVER ASSEMBLY**  
602 - Wimco (MH).dwg 5/2015

POLYESTER SLEEVE  
FILTER ASSEMBLY  
MANHOLE COVER ASSEMBLY  
EXISTING CURB

PLATE NAME: **602 - Wimco (MH)**

CITY OF BLOOMINGTON, MINNESOTA  
ENGINEERING DIVISION  
PUBLIC WORKS DEPARTMENT

LAST REVISED: 5/15/2015  
LAST REVISED BY: KBO

**609 - EROSION CONTROL FENCE**  
609 - Silt Fen (STANDARD).dwg 5/2015

NOTES:  
- PLACE BOTTOM EDGE OF FENCE INTO 6" (152 mm) DEEP TRENCH AND BACKFILLED IMMEDIATELY.  
- POSTS SHALL BE:  
- 4" (102 mm) ON CENTER  
- 2" (50.8 mm) X 2" (50.8 mm) HARDWOOD, PINE OR STEEL FENCE POSTS, MINIMUM LENGTH 4'-0"  
- DRIVEN 2" (50.8 mm) INTO THE GROUND.

2.5' (0.76 m)  
FABRIC  
FLOW  
6" (152 mm)

PLATE NAME: **609 - Silt Fen (STANDARD)**

CITY OF BLOOMINGTON, MINNESOTA  
ENGINEERING DIVISION  
PUBLIC WORKS DEPARTMENT

LAST REVISED: 5/15/2015  
LAST REVISED BY: KBO

**610 - BIOROLL BLANKET SYSTEM (TYPE 3 SPEC. 3885)**  
610 - Bioroll.dwg 5/2015

CATEGORY 3 EROSION CONTROL BLANKET (SPEC. 3885)  
4' x 4' TRENCH BACKFILLED OVER EROSION CONTROL BLANKET (SPEC. 3885)  
12" MINIMUM BLANKETS MUST OVERLAP BY 4"  
FLOW  
POINT "A"  
POINT "B"  
8", 11 GA. STAPLES SPACED 1'-0" ON CENTER  
2" x 2" x 18" LONG WOODEN STAKES AT 2'-0" SPACING. DRIVE THROUGH NETTING AND FIBER ROLL.  
STRAW OR WOOD FIBER 6" OR 12" DIAMETER ROLL ENCLOSED IN PLASTIC OR POLYESTER NETTING  
POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

PLATE NAME: **610 - Bioroll**

CITY OF BLOOMINGTON, MINNESOTA  
ENGINEERING DIVISION  
PUBLIC WORKS DEPARTMENT

LAST REVISED: 5/15/2015  
LAST REVISED BY: KBO

**611 - STANDARD STAPLE PATTERN**  
611 - Std Staple Pattern.dwg 5/2015

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING DRILL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.  
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 8" (150mm) DEEP X 8" (150mm) WIDE TRENCH WITH APPROXIMATELY 12" (300mm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (300mm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (300mm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (300mm) APART ACROSS THE WIDTH OF THE BLANKET.  
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.  
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-5" (500-1250mm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET BLANKET BEING INSTALLED ON TOP EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.  
5. CONSECUTIVE BLANKETS SHOULD BE PLACED END OVER END (DOUBLE STIKES) WITH AN APPROXIMATE 2' (750mm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (300mm) APART ACROSS ENTIRE BLANKET WIDTH.  
6. FOLLOW MANUFACTURER'S RECOMMENDED STAPLE PATTERN FOR THE SLOPE FOR THE SPECIFIED BLANKET.

NOTE:  
BLANKET SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 8" (150mm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

PLATE NAME: **611 - Std Staple Pattern**

CITY OF BLOOMINGTON, MINNESOTA  
ENGINEERING DIVISION  
PUBLIC WORKS DEPARTMENT

LAST REVISED: 5/15/2015  
LAST REVISED BY: KBO

**NPDES REQUIREMENTS**

1 Permit Coverage. [Minn. R. 7090]
2 This permit is required for construction activity that results in land disturbance of equal to or greater than one (1) acre or if a
3 project is part of a development or site that ultimately will disturb greater than one (1) acre, and activities,
4 subject to the terms and conditions of this permit, the discharge of stormwater associated with construction activity.
5 [Minn. R. 7090]
6 Construction activity covered by this permit cannot commence until coverage under this permit is effective as described in
7 Section 2.3 through 2.4 of, if applicable, until the Minnesota Pollution Control Agency (MPCA) has issued an individual National
8 Sanitation Discharge Elimination System (NPDES)/State Disposal System (SDS) construction stormwater permit for the project.
9 [Minn. R. 7090]
10 This permit covers all areas of the State of Minnesota except land wholly within the boundaries of a federally recognized
11 Indian Reservation or a tribe or a tribal member or land held in trust by the federal government for a tribe or tribal
12 member. [Minn. R. 7090]
13 Coverage under this permit is not required when all stormwater from construction activity is routed directly to and treated by a
14 treatment works," as defined in Minn. Stat. Section 115.01, subd. 21, operated under an individual NPDES/SDS permit with a Total
15 Suspended Solids (TSS) effluent limit. [Minn. R. 7090]
16 This permit covers ongoing projects covered under any previous construction stormwater permit that is not complete on
17 the issuance date of this permit. Permits must either remain in compliance with the previous permit and terminate
18 coverage within 18 months of the issuance date of this permit or comply with this permit, including updating the
19 stormwater Pollution Prevention Plan (SWPPP), within the 18-month period. Permits of previously permitted projects
20 not required to incorporate any additional requirements regarding the permanent stormwater treatment system
21 added in this permit. [Minn. R. 7090]
22 Coverage for projects that extend beyond the expiration date of this permit remains effective for a grace period of 18
23 months. If Permits cannot complete projects during the grace period, the MPCA will extend coverage under the next
24 permit and permittees must comply with the requirements of the new permit including updating the SWPPP. Permits
25 not required to follow changes to the permanent stormwater treatment system of the next permit. [Minn. R. 7090]
26 The owner must develop a complete and accurate SWPPP that complies with Item 5.2 prior to submitting the application for
27 coverage and starting construction activity. Failure to prepare a SWPPP prior to submitting the application may result in
28 permit revocation. [Minn. R. 7090]
29 This permit prohibits discharges of any material other than stormwater treated in compliance with this permit and
30 discharges from dewatering or basin draining activities in accordance with Section 10.1. Prohibited discharges include, but are
31 not limited to, wastewater from washout of concrete, stucco, paint, form release oils, curing compounds and other
32 construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance, soaps or
33 waxes used in vehicle and equipment washing and maintenance, and other hazardous substances or wastes. [Minn. R. 7090]
34 This permit does not authorize stormwater discharges related to the placement of fill into waters of the state requiring a
35 permit, state or federal authorities (such as U.S. Army Corps of Engineers Section 404 permits, Minnesota Department of
36 Natural Resources (DNR) Public Waters Work permits or local government unit (LGU) Wetland Conservation Act
37 placement plans or determinations). [Minn. R. 7090]
38 This permit does not authorize stormwater discharge associated with industrial activity except for construction activity.
39 For the purposes of this permit, industrial activity is defined as any activity that is not construction activity.
40 This permit does not authorize discharges from non-point source agricultural and silvicultural activities excluded from
41 NPDES permit coverage under 40 CFR pt. 122.3(e). [Minn. R. 7090]
42 This permit does not authorize stormwater discharges to Prohibited, Restricted, Special or Impaired waters unless
43 permittees follow the additional stormwater requirements in Section 23. [Minn. R. 7090]
44 This permit does not replace or satisfy any environmental review requirements including those under the Minnesota
45 Environmental Policy Act or the National Environmental Policy Act. The owner must verify completion of any environmental
46 review required by law, including any required Environmental Assessment Work Sheets or Environmental Impact
47 Statements, before submitting the application for coverage under this permit. If any
48 of your common plan of development or sale requires environmental review, coverage under this permit cannot be obtained
49 unless such environmental review is complete. [Minn. R. 7090]
50 This permit does not replace or satisfy any review requirements for discharges adversely impacting State or Federally
51 recognized endangered or threatened species or a designated critical habitat. The owner must comply with the National
52 Antidegradation Criteria and other water quality requirements related to historic preservation, including
53 significant anthropological sites and any burial sites, with the Minnesota Historic Preservation Office. [Minn. R. 7090]
54 This permit does not authorize discharges to wetlands unless the permittee complies with the requirements in Section 22.
55 Coverage under this permit cannot be issued until the requirements for wetland permits, decisions, other determinations,
56 and the mitigation measures required in section 22 have been finalized and documented. [Minn. R. 7090.0186]
57 Application and Coverage Effective Date. [Minn. R. 7090]
58 The owner and operator must submit a complete and accurate on-line application with the appropriate fee to the MPCA for
59 a permit that disturbs one (1) or more acres of land or for a common plan of development or sale that will ultimately
60 disturb one (1) or more acres.
61 For certain projects or common plans of development or sale that disturb less than 50 acres or do not discharge stormwater within 1
62 mile (aerial radius measurement) of a special or impaired water, permittees do not need to submit the SWPPP with the application.
63 For certain projects or common plans of development or sale disturbing 50 acres or more, the complete SWPPP must be
64 submitted with the application and submitted to the MPCA for review. The application must include a description of the
65 discharge point on the project within one mile (aerial radius measurement) of, and flows to, a special water listed in item
66 2.3 through 23.6 or an impaired water as described in item 23.7. Permit coverage for these projects is effective upon
67 submitting the application and complete SWPPP, completing the payment process and receiving a determination from the
68 MPCA that the review of the SWPPP is complete. The determination may take longer than 30 days if the SWPPP is
69 incomplete. If the MPCA fails to contact the permittees regarding this permit within 30 days of the application, the
70 application is deemed approved. [Minn. R. 7090]
71 The application requires listing all persons meeting the definition of owner and operator as permittees. The owner is
72 responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with
73 items 2.3, 2.4 and applicable requirements for construction activity in Section 23. [Minn. R. 7090]
74 Permittees will receive a permit notification in a manner determined by the MPCA. [Minn. R. 7090]
75 For construction projects where the owner or operator changes (e.g., an original developer sells portions of the property to
76 various homebuilders or sells the entire site to a new owner), the current owner and the new owner or operator must
77 submit a complete permit modification form provided by the MPCA. The current owner and the new owner or operator
78 must provide a copy of the permit modification form to the MPCA commencing construction activity or no later than 30 days after
79 losing ownership of the property. [Minn. R. 7090]
80 For construction projects where the owner or operator changes, the current owner must provide a SWPPP to the new
81 owner and operator that specifically addresses the remaining construction activity. The new owner or operator can
82 implement the original SWPPP, modify the SWPPP, or develop a new SWPPP. Permittees must ensure their activities do not
83 violate the terms of the original SWPPP and sediment control BMPs ineffective. [Minn. R. 7090]
84 Termination of Coverage. [Minn. R. 7090]
85 Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete. [Minn. R. 7090]
86 Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit
87 responsibility for roads and stormwater management, to another party. The owner must provide a copy of the NOT to the
88 other party, the permittees' coverage under this permit terminates at midnight on the submission date of the NOT. [Minn. R.
89 7090]
90 Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following
91 conditions:
92 a. Construction activity has ceased for at least 90 days; and
93 b. At least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has
94 been established on those areas; and
95 c. On areas where construction activity is not complete, permanent cover has been established, and
96 the site complies with items 2.3 through 13.7.
97 If permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will
98 require permit coverage if the subsequent development itself or as part of the remaining common plan of development or
99 sale will result in land disturbing activities on one (1) or more acres after site. [Minn. R. 7090]
100 Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner cancelled
101 the project. [Minn. R. 7090]
102 Stormwater Pollution Prevention Plan (SWPPP) Content. [Minn. R. 7090]
103 The owner must develop and implement a SWPPP. The SWPPP must include items 5.3 through 5.26. [Minn. R. 7090]
104 The SWPPP must incorporate specific Best Management Practices (BMP) used to comply with the requirements of this
105 permit. [Minn. R. 7090]
106 The SWPPP must include a narrative describing the timing for installation of all erosion prevention and sediment control
107 BMPs and a description of the permanent stormwater treatment systems. [Minn. R. 7090]
108 The SWPPP must include the location and type of all temporary and permanent erosion prevention and sediment control
109 BMPs along with procedures used to establish additional temporary BMPs as necessary for the site conditions during
110 construction. Final plans and/or specifications for BMPs must be included in the final plans and specifications for the
111 project. [Minn. R. 7090]
112 The SWPPP must include the calculations and other information used for the design of temporary sediment basins and any
113 permanent stormwater treatment systems required in Section 15. [Minn. R. 7090]
114 The SWPPP must include estimated quantities anticipated at the start of the project for the life of the project for all erosion
115 control and sediment control BMPs (e.g., linear feet of silt fence or silt fence or square feet of erosion control blanking). [Minn. R. 7090]
116 The SWPPP must include the number of acres of impervious surface for both pre- and post-construction. [Minn. R. 7090]
117 The SWPPP must include a site map with existing and final grades, including drainage area boundaries, directions of flow
118 at all discharge points where stormwater is leaving the site or entering a surface water. The site map must indicate the
119 location of steep slopes. The site map must also include impervious surface areas, soil types and locations of potential pollutant-
120 carrying activities as identified in Section 12. [Minn. R. 7090]
121 The SWPPP must include a map of all surface waters, existing wetlands, and stormwater ponds or basins that can be
122 notified on maps such as United States Geological Survey 7.5-minute quadrangle maps, the National Wetland Inventory
123 or equivalent maps and are within one mile (aerial radius measurement) from the project boundaries that will receive
124 discharge of stormwater from the construction site during or after construction. The SWPPP must identify if the surface waters
125 are special or impaired waters. [Minn. R. 7090]
126 The SWPPP must include a site map showing construction activity areas that are adjacent to and drain to Public Waters for
127 which the DNR has promulgated "work in water restrictions" during specified fish spawning time frames. [Minn. R. 7090]
128 The SWPPP must identify locations of 50' buffer zones as required in item 9.17 and 100' permanent buffer zones as required in
129 23.11, on plan sheets in the SWPPP. [Minn. R. 7090]
130 If permittees determine compliance with the following requirements is infeasible, they must document the determination in
131 the SWPPP:
132 a. temporary sediment basins as described in Section 14, and
133 b. for linear projects, if the permanent stormwater treatment system cannot be constructed within the right-of-way, a
134 suitable alternate must be made to obtain additional right-of-way (item 15.9); and
135 c. buffer zones as described in item 9.17 and 23.11. [Minn. R. 7090]
136 If permittees determine that a temporary sediment basin is infeasible as described in item 14.10, the SWPPP must describe
137 alternative BMPs used to comply with item 14.10. [Minn. R. 7090]
138 Where systems cannot meet the full volume reduction requirement on-site (e.g., the site has infiltration prohibitions, see
139 15.6 through item 16.21) the permittee must document the reasons in the SWPPP. [Minn. R. 7090]
140 The SWPPP must include any stormwater mitigation measures proposed to be part of the final project in any environmental
141 new document, endangered species review, archeological or other required local, state or federal review conducted for the
142 project. For projects where mitigation measures are required, the SWPPP must include a plan for the mitigation for impacts
143 related to erosion prevention, sediment control, the permanent stormwater treatment system, pollution
144 prevention management measures and discharges associated with the project's construction activity. [Minn. R. 7090]
145 The SWPPP must describe the methods used for permanent cover of all exposed soil areas. [Minn. R. 7090]
146 areas in the SWPPP. [Minn. R. 7090]

15.19 For projects with a discharge point on the project within one (1) mile (aerial radius measurement) of and which flows to an
15.20 impaired water, permittees must identify the impaired water(s), and any United States Environmental Protection Agency
15.21 (USEPA)-approved Total Maximum Daily Load (TMDL) for the pollutant(s) or stressor(s) described in item 23.7. Permittees'
15.22 identification must include those TMDLs approved at any time prior to permit application submittal and are still in effect.
15.23 [Minn. R. 7090]
15.24 Permittees must document in the SWPPP all trained individuals identified in item 21.2. Documentation must include:
15.25 a. names of personnel required to be trained; and
15.26 b. dates of training and name of instructor(s) and entity providing training; and
15.27 c. content of training course.
15.28 If permittees do not know the names of the individuals at the time of application, the permittees must ensure they
15.29 document training before construction activity commences. [Minn. R. 7090]
15.30 The SWPPP must identify a person knowledgeable and experienced in the application of erosion prevention and sediment
15.31 control BMPs who will coordinate with all contractors, subcontractors, and operators on-site to oversee the
15.32 implementation of the SWPPP. [Minn. R. 7090]
15.33 The SWPPP must describe any specific chemicals and chemical treatment systems used for enhancing the sedimentation
15.34 process and how it achieves compliance with item 9.19. [Minn. R. 7090]
15.35 The SWPPP must identify the person(s), organization(s), or entities responsible for long-term operation and maintenance of
15.36 permanent stormwater treatment systems. [Minn. R. 7090]
15.37 The SWPPP must describe methods to minimize soil compaction and preserve topsoil. Minimizing soil compaction is
15.38 required where the function of a specific area dictates compaction. [Minn. R. 7090]
15.39 The SWPPP must include any site assessments for groundwater or soil contamination required in item 16.15. [Minn. R.
15.40 7090]
15.41 The SWPPP must account for the following factors in designing temporary erosion prevention and sediment control BMPs:
15.42 a. the expected amount, frequency, intensity, and duration of precipitation; and
15.43 b. the nature of stormwater runoff and run-on at the site, including factors such as expected flow from impervious surfaces,
15.44 slopes, and site drainage features; and
15.45 c. the stormwater volume, velocity, and peak flowrates to minimize discharge of pollutants in stormwater and to minimize
15.46 channel and streambank erosion and scour in the immediate vicinity of discharge points; and
15.47 d. the range of soil particle sizes expected to be present. [Minn. R. 7090]
15.48 6.1 SWPPP Amendments. [Minn. R. 7090]
15.49 One of the following conditions exist: 21.2.a or 21.2.b or another qualified individual must complete all SWPPP
15.50 changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement
15.51 BMP is effective for the site characteristics. [Minn. R. 7090]
15.52 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever there is a change in
15.53 design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge
15.54 of pollutants to surface waters. [Minn. R. 7090]
15.55 6.4 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever inspections or
15.56 investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or
15.57 significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water
15.58 quality standards to be violated. [Minn. R. 7090]
15.59 6.2 One of the following conditions exist: 21.2.a or 21.2.b or another qualified individual must complete all SWPPP
15.60 changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement
15.61 BMP is effective for the site characteristics. [Minn. R. 7090]
15.62 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever there is a change in
15.63 design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge
15.64 of pollutants to surface waters. [Minn. R. 7090]
15.65 6.4 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever inspections or
15.66 investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or
15.67 significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water
15.68 quality standards to be violated. [Minn. R. 7090]
15.69 7.1 BMP Selection and Stormwater Management. [Minn. R. 7090]
15.70 7.2 Permittees must select, install, and maintain the BMPs identified in the SWPPP and in this permit in an appropriate and
15.71 functional manner and in accordance with relevant manufacturer specifications and accepted engineering practices to
15.72 minimize the discharge of pollutants in stormwater from construction activities. [Minn. R. 7090]
15.73 7.3 Permittees must select, install, and maintain the BMPs identified in the SWPPP and in this permit in an appropriate and
15.74 functional manner and in accordance with relevant manufacturer specifications and accepted engineering practices to
15.75 minimize the discharge of pollutants in stormwater from construction activities. [Minn. R. 7090]
15.76 7.4 If permittees will be using some type of erosion control netting on the site as part of the soil stabilization techniques,
15.77 products that are not wildlife friendly include square plastic netting that is degradable (e.g., polypropylene, UV-
15.78 degradable, oxo-degradable), netting made from polypropylene, nylon, polyethylene, or polyester. Other recommendations
15.79 include removing the netting product when it is no longer needed. More information can be found at:
15.80 https://www.fws.gov/initiative/protection-wildlife/make-change-wildlife-friendly-erosion-control-products. There are also
15.81 some State, Tribal, or local requirements about using wildlife friendly erosion control products. See Minnesota Department of
15.82 Transportation requirements at: https://www.mndot.org/environmnet/erosion/rolled-erosion-prevention-products.html.
15.83 8.1 Erosion Prevention Practices. [Minn. R. 7090]
15.84 8.1 Before work begins, permittees must delineate the location of areas not to be disturbed. [Minn. R. 7090]
15.85 8.3 Permittees must minimize the need for disturbance of portions of the project with steep slopes. When steep slopes must
15.86 be disturbed, permittees must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope
15.87 draining and terracing). [Minn. R. 7090]
15.88 8.4 Permittees must stabilize all exposed soil areas, including stockpiles. Stabilization must be initiated immediately to limit soil
15.89 erosion when construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a
15.90 period exceeding 14 calendar days (7 days for sites discharging to special or impaired waters, see section 24). Stabilization must
15.91 be completed no later than 14 calendar days after the construction activity has ceased. Stabilization is not required on
15.92 constructed base components of roads and similar surfaces. Stabilization is not required on temporary stockpiles without
15.93 significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete
15.94 stockpiles, sand stockpiles) but permittees must provide sediment controls at the base of the stockpile. [Minn. R. 7090]
15.95 8.5 For Public Waters that the Minnesota DNR has promulgated "work in water restrictions" during specified fish spawning time
15.96 frames, permittees must stabilize all exposed soil areas within 100 feet of the water's edge, and that drain to
15.97 those waters, within 24 hours during the restriction period. [Minn. R. 7090]
15.98 8.6 Permittees must stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage
15.99 ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge.
16.00 Permittees must complete stabilization of remaining portions of temporary or permanent ditches or swales within 14
16.01 calendar days (7 days for sites discharging to special or impaired waters) after connecting to a surface water or
16.02 property edge and construction in that portion of the ditch temporarily or permanently ceases. [Minn. R. 7090]
16.03 8.7 Temporary or permanent ditches or swales being used as a sediment containment system during construction (with
16.04 properly designed rock-ditch checks, or silt fences, silt dikes, etc.) do not need to be stabilized. Permittees must stabilize these
16.05 areas within 24 hours after their use as a sediment containment system ceases. [Minn. R. 7090]
16.06 8.8 Permittees must not use much, hydro mulch, tackifier, polyacrylamide, similar erosion prevention practices within any
16.07 portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous
16.08 slope of greater than 2 percent. Examples of acceptable erosion prevention practices include blankets, poly, riprap, etc.
16.09 [Minn. R. 7090]
16.10 8.9 Permittees must provide temporary or permanent energy dissipation at all pipe outlets within 24 hours after connection to a
16.11 surface water or permanent stormwater treatment system. [Minn. R. 7090]
16.12 9.1 Sediment Control Practices. [Minn. R. 7090]
16.13 9.2 Permittees must establish sediment control BMPs on all downgradient perimeters of the site and downgradient areas of the
16.14 site that drain to any surface water, including curb and gutter systems. Permittees must locate sediment control practices
16.15 upgradient of any buffer zone. Permittees must install sediment control practices upgradient of any buffer zone.
16.16 9.3 If downgradient sediment controls are overloaded, based on frequent failure or excessive maintenance requirements,
16.17 permittees must install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading
16.18 and amend the SWPPP to describe these additional practices. [Minn. R. 7090]
16.19 9.4 Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g.,
16.20 ditches with rock-check dams) require sediment control practices only as appropriate site conditions. [Minn. R. 7090]
16.21 9.5 A floating silt rack placed in the water is not a sediment control BMP to satisfy item 9.2 except when working on a
16.22 shoreline or below the waterline. Permittees must install after the construction activity (e.g., installation of rip rap along the shoreline)
16.23 in that area is complete. Permittees must install an upland perimeter control practice if exposed soils still drain to a surface
16.24 water. [Minn. R. 7090]
16.25 9.6 Permittees must re-install all sediment control practices adjusted or removed to accommodate short-term activities such as
16.26 clearing or grubbing, or of plants or vehicles, immediately after the short-term activity is completed. Permittees must re-
16.27 install sediment control practices before the next precipitation event even if the short-term activity is not complete.
16.28 [Minn. R. 7090]
16.29 9.7 Permittees must protect all storm drain inlets using appropriate BMPs during construction until they establish permanent
16.30 cover on all areas with potential for discharging to the inlet. [Minn. R. 7090]
16.31 9.8 Permittees may remove inlet protection for a particular inlet if a specific safety concern (e.g. street flooding/freezing) is
16.32 identified by the permittees or the jurisdictional authority (e.g., city/country or state engineer or other authorized representative of
16.33 Transportation engineer). Permittees must document the need for removal in the SWPPP. [Minn. R. 7090]
16.34 9.9 Permittees must provide silt fence or other effective sediment controls at the base of stockpiles on the downgradient
16.35 perimeter prior to the initiation of stockpiling. Sediment controls must be managed in accordance with section 9.6.
16.36 [Minn. R. 7090]
16.37 9.10 Permittees must locate stockpiles outside of natural buffers or surface waters, including stormwater conveyances such as
16.38 curb and gutter systems unless there is a bypass plan for the stormwater. [Minn. R. 7090]
16.39 9.11 Permittees must install a vehicle tracking BMP to minimize the track out of sediment from the construction site or onto
16.40 paved roads within the site. [Minn. R. 7090]
16.41 9.12 Permittees must use street sweeping in addition to vehicle tracking BMPs if vehicle tracking BMPs alone are not adequate
16.42 to prevent sediment tracking onto the street. [Minn. R. 7090]
16.43 9.13 Permittees must install temporary sediment basins as required in Section 14. [Minn. R. 7090]
16.44 9.14 In any areas of the site where final vegetative stabilization will occur, permittees must restrict vehicle and equipment use
16.45 to minimize soil compaction. [Minn. R. 7090]
16.46 9.15 Permittees must preserve topsoil on the site, unless infeasible. [Minn. R. 7090]
16.47 9.16 Permittees must direct discharge drains from BMPs to vegetated areas unless infeasible. [Minn. R. 7090]
16.48 9.17 Permittees must preserve a 50-foot natural buffer or, if a buffer is infeasible on the site, provide redundant (double)
16.49 perimeter sediment controls when a surface water is located within 50 feet of the project's earth disturbances and
16.50 stormwater flows to the surface water. Permittees must install perimeter sediment controls at least 5 feet apart unless
16.51 limited by lack of available space. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches,
16.52 stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, permittees
16.53 must document the reasons in the SWPPP. Sheet piling and other impermeable barriers installed in a manner that retains all
16.54 stormwater are considered redundant perimeter control. [Minn. R. 7090]
16.55 9.18 Any sediment control made of soil must be temporarily or permanently stabilized within 24 hours. [Minn. R. 7090]
16.56 9.19 Permittees must use polymers, flocculants, or other sedimentation treatment chemicals in accordance with accepted
16.57 engineering practices, dosing specifications and sediment removal design specifications provided by the manufacturer or
16.58 supplier. The permittees must use conventional erosion and sediment controls prior to chemical addition and must direct
16.59 runoff to a sediment control made of soil. [Minn. R. 7090]
16.60 10.1 Dewatering and Basin Draining. [Minn. R. 7090]
16.61 10.2 Permittees must not cause nuisance conditions (see Minn. R. 7050.0210, subp. 2) in surface waters from dewatering and
16.62 basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) discharges. Permittees must discharge turbid or
16.63 sediment-laden waters related to dewatering or basin draining to a sediment control (e.g., sediment trap or basin, filter bag)
16.64 designed to prevent discharges with visual turbidity. To the extent practicable, the sediment control must be grassy or wooded
16.65 upland areas of the site to infiltrate dewatering water before discharge. Permittees are prohibited from using receiving
16.66 waters at part of the treatment area. Permittees must visually check and photograph the discharge at the beginning and at
16.67 the end of every 24 hours of operation to ensure adequate treatment has been conducted and nuisance conditions will not result
16.68 from the discharge. [Minn. R. 7050.0210]

10.3 If nuisance conditions result from the discharge, permittees must cease dewatering immediately and corrective actions
10.4 must occur before dewatering is resumed. Nuisance conditions include, but are not limited to, a sediment plume in the
10.5 discharge or part of the discharge that is a visible contrast, has a visible oil film, has a visible oil stain, or has a visible
10.6 habitat degradation that can be identified by an observer. [Minn. R. 7050.0210]
10.7 10.4 If permittees must discharge water containing oil or grease, they must use an oil-water separator or suitable filtration
10.8 device (e.g., cartridge filters, absorbent pads) prior to discharge. [Minn. R. 7090]
10.9 10.5 Permittees must discharge all water from dewatering or basin-draining activities in a manner that does not cause erosion or
10.10 scour in the immediate vicinity of the discharge or infiltration of wetlands in the immediate vicinity of discharge points
10.11 that causes significant adverse impact to the wetland. [Minn. R. 7090]
10.12 10.6 If permittees use filters with backwash water, they must haul the backwash water away for disposal, return the backwash
10.13 water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause
10.14 erosion. [Minn. R. 7090]
10.15 11.1 Inspections and Maintenance. [Minn. R. 7090]
10.16 Permittees must ensure a trained person, as identified in item 21.2.b, will inspect the entire construction site at least once
10.17 every seven (7) days during active construction and within 24 hours after a rainfall event greater than 1/2 inch in 24 hours.
10.18 [Minn. R. 7090]
10.19 11.3 Permittees must inspect and maintain all permanent stormwater treatment BMPs. [Minn. R. 7090]
10.20 11.4 Permittees must inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management
10.21 Measures to ensure integrity and effectiveness. Permittees must repair, replace or supplement all nonfunctional BMPs with
10.22 functional BMPs by the end of the next business day if prevent discharge unless other time frame is specified in item 11.5 or
10.23 11.6. Permittees may take additional time to fix conditions preventing access to the area. [Minn. R. 7090]
10.24 11.5 During each inspection, permittees must inspect areas adjacent to the project, surface waters, including drainage ditches
10.25 and conveyance systems but not curb and gutter systems, for evidence of erosion and sediment deposition. Permittees
10.26 must remove all detritus and sediment deposited in areas adjacent to the project, surface waters, including drainage ways,
10.27 catch basins, and other drainage systems and restabilize the areas where sediment removal results in exposed soil.
10.28 10.27 Permittees must inspect construction site vehicle exit locations, streets and curb and gutter systems within and adjacent
10.29 to the project for sedimentation from erosion or tracked sediment from vehicles. Permittees must remove sediment from all
10.30 paved surfaces within one (1) calendar day of discovery or, if applicable, within a shorter time to avoid a safety hazard to
10.31 users of public streets. [Minn. R. 7090]
10.32 10.8 Permittees must inspect construction site vehicle exit locations, streets and curb and gutter systems within and adjacent
10.33 to the project for sedimentation from erosion or tracked sediment from vehicles. Permittees must remove sediment from all
10.34 paved surfaces within one (1) calendar day of discovery or, if applicable, within a shorter time to avoid a safety hazard to
10.35 users of public streets. [Minn. R. 7090]
10.36 11.8 Permittees must drain temporary and permanent sedimentation basins and remove the sediment when the depth of
10.37 sediment collected in the basin reaches 1/2 the storage volume within 72 hours of discovery. [Minn. R. 7090]
10.38 11.9 Permittees must inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during
10.39 operation. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require
10.40 photographs or documentation. [Minn. R. 7090]
10.41 11.10 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
10.42 days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]
10.43 11.11 Permittees must inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during
10.44 operation. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require
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10.70 photographs or documentation. [Minn. R. 7090]
10.71 11.2 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
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10.76 11.2 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
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10.81 11.2 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
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10.84 operation. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require
10.85 photographs or documentation. [Minn. R. 7090]
10.86 11.2 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
10.87 days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]
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10.89 operation. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require
10.90 photographs or documentation. [Minn. R. 7090]
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10.95 photographs or documentation. [Minn. R. 7090]
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11.00 photographs or documentation. [Minn. R. 7090]
11.01 11.2 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
11.02 days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]
11.03 11.11 Permittees must inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during
11.04 operation. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require
11.05 photographs or documentation. [Minn. R. 7090]
11.06 11.2 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
11.07 days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]
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11.09 operation. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require
11.10 photographs or documentation. [Minn. R. 7090]
11.11 11.2 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
11.12 days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]
11.13 11.11 Permittees must inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during
11.14 operation. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require
11.15 photographs or documentation. [Minn. R. 7090]
11.16 11.2 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
11.17 days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]
11.18 11.11 Permittees must inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during
11.19 operation. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require
11.20 photographs or documentation. [Minn. R. 7090]
11.21 11.2 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
11.22 days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]
11.23 11.11 Permittees must inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during
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11.25 photographs or documentation. [Minn. R. 7090]
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11.30 photographs or documentation. [Minn. R. 7090]
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11.







INTERSTATE 494

W 79TH STREET







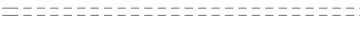




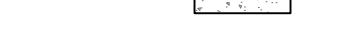
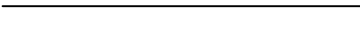
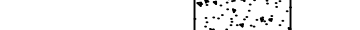

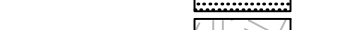

PHASE 2 BUILDING  
(FUTURE 90 UNITS)

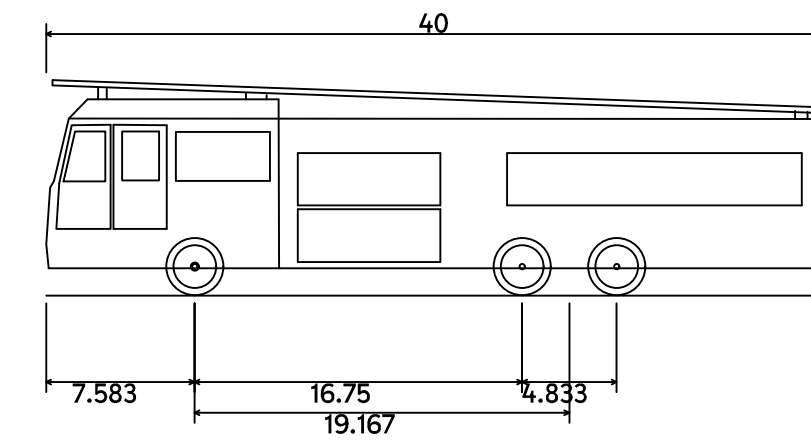
EXISTING BUILDING

XERXES AVE S

AMERICAN BLVD W

**LEGEND**

-  EXISTING OVERHEAD POWER LINE
-  EXISTING LIGHT POLE
-  EXISTING MANHOLE (ELECTRIC)
-  EXISTING TRANSFORMER
-  EXISTING TELEPHONE PEDESTAL
-  EXISTING TV PEDESTAL
-  EXISTING VAULT
-  EXISTING CURB & GUTTER
-  EXISTING FENCE
-  EXISTING SIGN
-  EXISTING ASPHALT
-  EXISTING CONCRETE
-  PROPOSED CURB & GUTTER
-  PROPOSED CONCRETE
-  PROPOSED BITUMINOUS SURFACE
-  PROPOSED SEDIMENT BASIN
-  PROPOSED INFILTRATION BASIN



E-ONE HP100 Aerial  
 Overall Length  
 Overall Width  
 Overall Body Height  
 Min Body Ground Clearance  
 Track Width  
 Lock-to-lock time  
 Max Wheel Angle

40.000ft  
 8.333ft  
 11.000ft  
 1.393ft  
 8.333ft  
 6.00s  
 45.00°



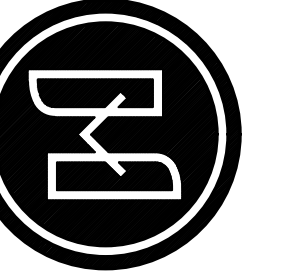
Know what's below.  
Call before you dig.



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0 40 80

2999 WEST C.R. 42, SUITE 100  
 BURNSVILLE, MN 55306  
 PHONE: 952-890-6044  
 info@mmhill.com  
 www.mmhill.com

**HILL**  
INCORPORATED



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.  
**PROFESSIONAL ENGINEER**  
 Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

GALLERY BLOOMINGTON  
 BLOOMINGTON, MINNESOTA  
 TURNING MOVEMENT EXHIBIT  
 FOR  
 CHASE REAL ESTATE, INC  
 2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY  
 EPF  
 DATE  
 04/01/26  
 REVISIONS

CAD FILE  
 24382PAV  
 PROJECT NO.  
 24382

C601

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