







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 INFILTROMETER 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 WILL 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

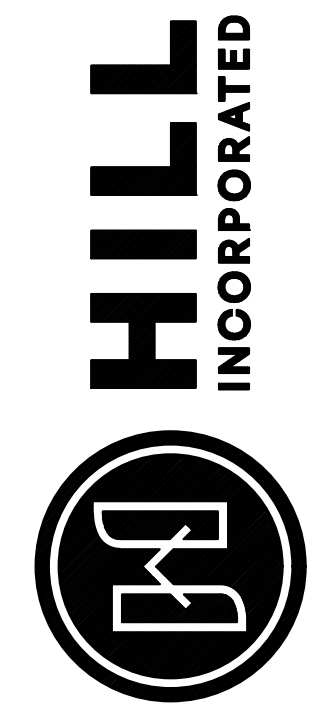
UTILITY NOTES

- 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 WATERMANS 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. WATERMANS 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.

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



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
Reg. No. \_\_\_\_\_

GALLERY BLOOMINGTON
BLOOMINGTON, MINNESOTA
GENERAL NOTES
FOR
CHASE REAL ESTATE, INC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

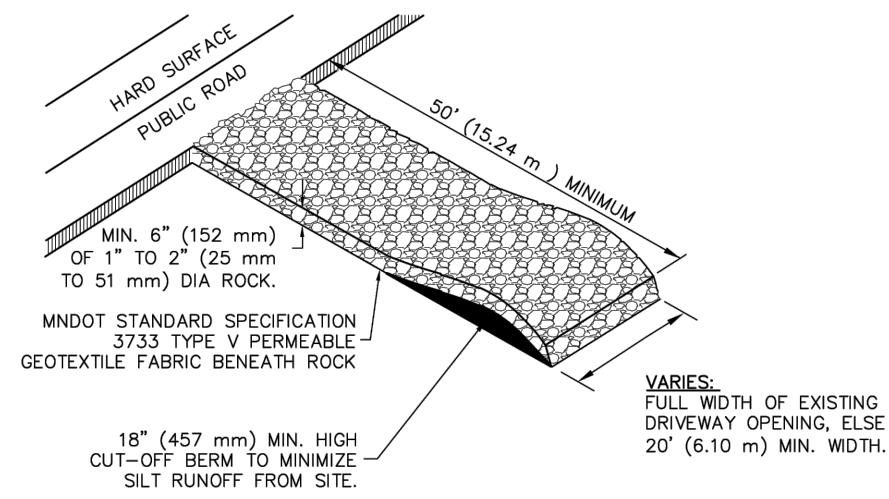
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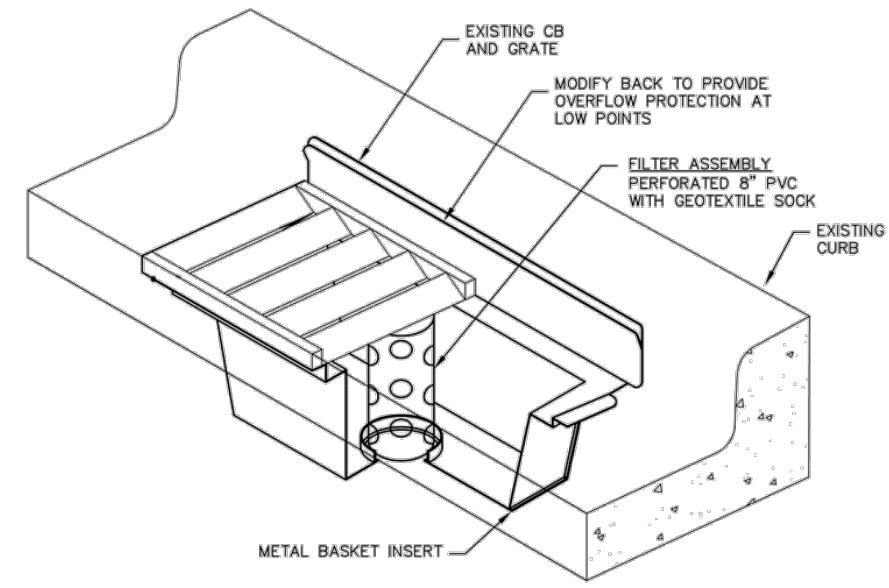






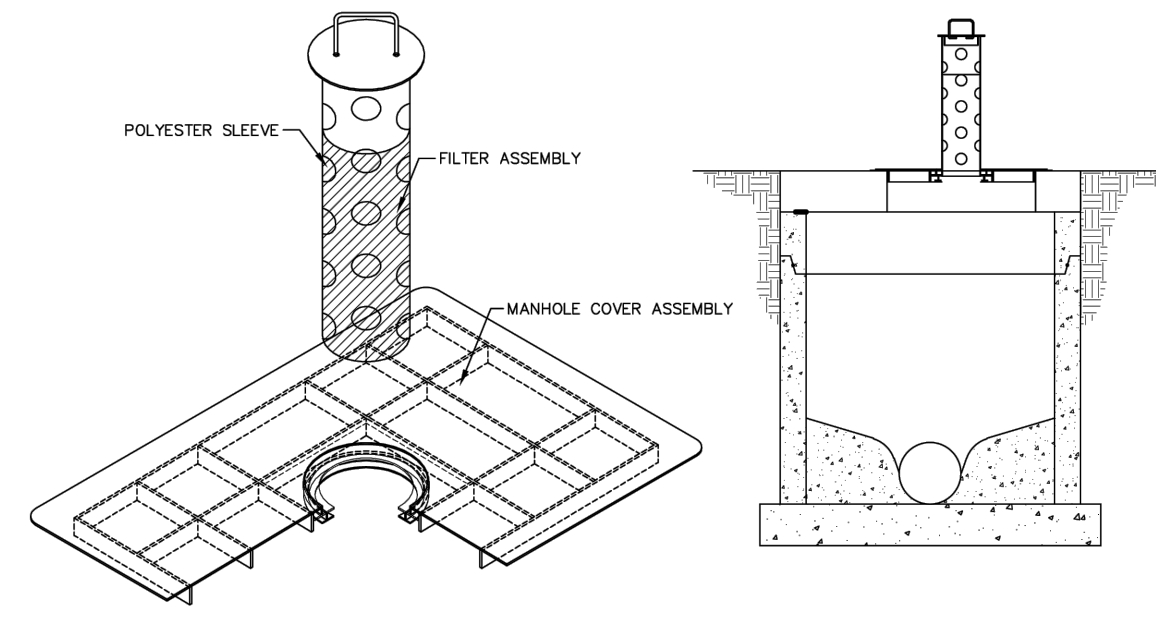
600 - ROCK CONSTRUCTION ENTRANCE AT ACCESS ROADS  
600 - Rock Const. Ent.dwg 5/2015

CITY OF BLOOMINGTON ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED: 5/15/2015 LAST REVISED BY: KBO
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601 - INLET PROTECTION, METAL BASKET TYPE  
601 - Wimco (CB).dwg 5/2015

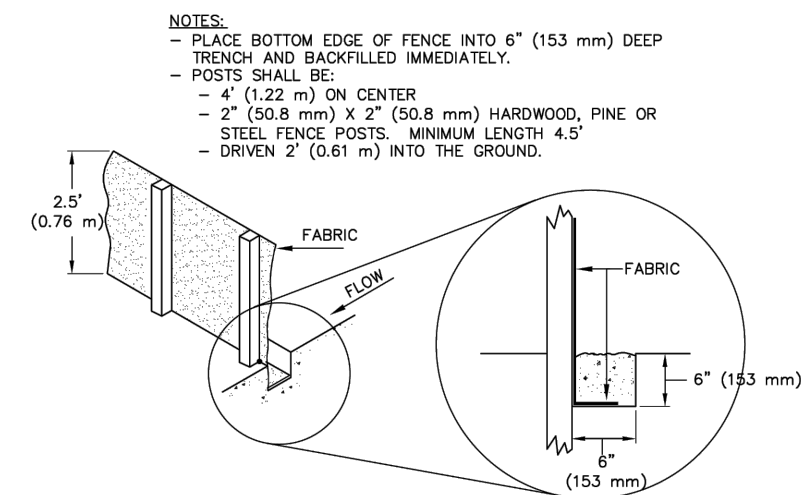
CITY OF BLOOMINGTON ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED: 2/17/2016 LAST REVISED BY: KBO
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602 - INLET PROTECTION, MANHOLE COVER ASSEMBLY  
602 - Wimco (MH).dwg 5/2015

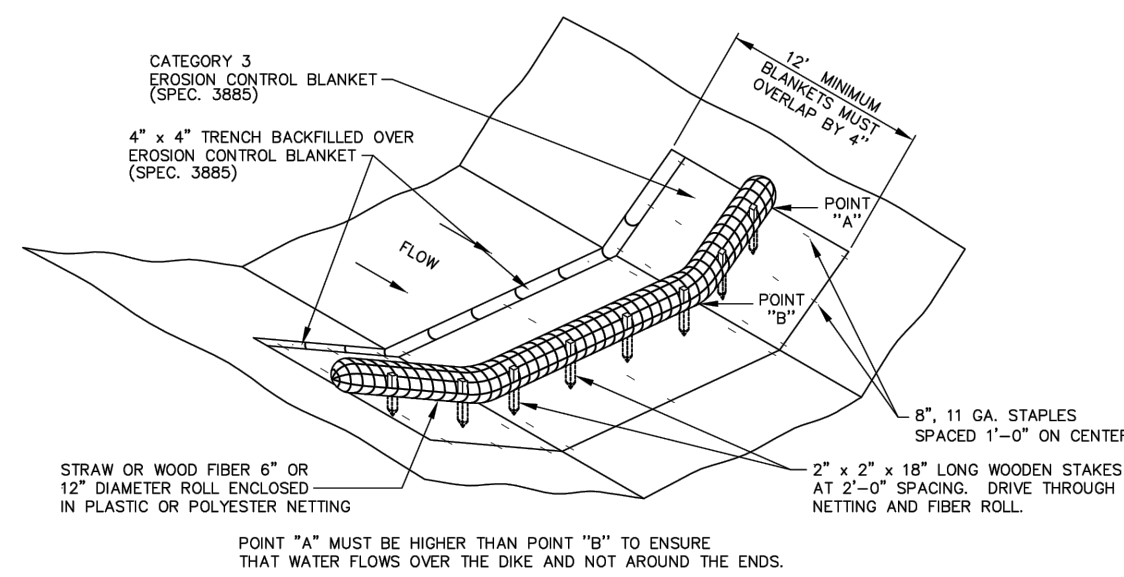
CITY OF BLOOMINGTON ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED: 5/15/2015 LAST REVISED BY: KBO
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Include B618 curb, B612, sidewalk and driveway details



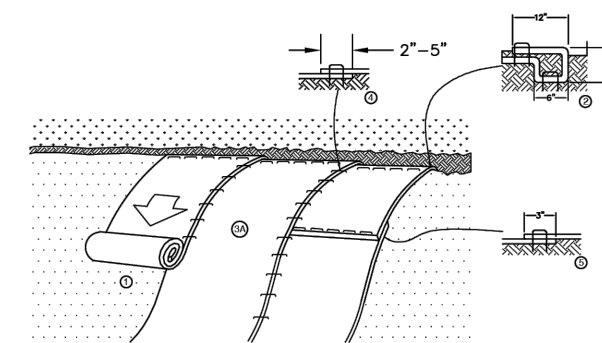
609 - EROSION CONTROL FENCE  
609 - Silt Fen (STANDARD).dwg 5/2015

CITY OF BLOOMINGTON ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED: 5/15/2015 LAST REVISED BY: KBO
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610 - BIOROLL BLANKET SYSTEM (TYPE 3 SPEC. 3885)  
610 - Bioroll.dwg 5/2015

CITY OF BLOOMINGTON ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED: 5/15/2015 LAST REVISED BY: KBO
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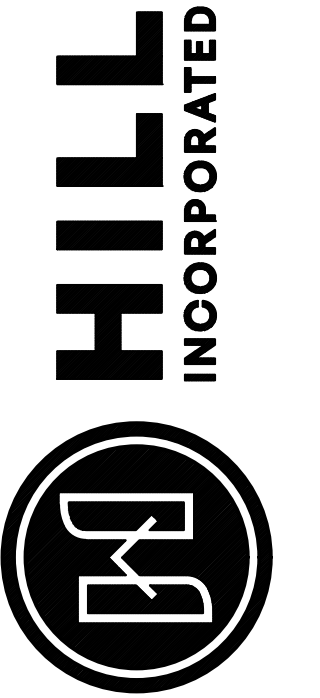


- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING DRILL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
  - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4" (100mm) DEEP X 6" (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 FILL 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.
  - 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.
  - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (50mm-125mm) 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.
  - CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (DRINKIE STIKES) WITH AN APPROXIMATE 2" (75mm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (300mm) APART ACROSS ENTIRE BLANKET WIDTH.
  - 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 4" (100mm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

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

CITY OF BLOOMINGTON ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED: 5/15/2015 LAST REVISED BY: KBO
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2999 WEST C.R. 42, SUITE 100  
BURNSVILLE, MN 55306  
PHONE: 952-890-6044  
info@mmhill.com  
www.mmhill.com



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

GALLERY BLOOMINGTON  
BLOOMINGTON, MINNESOTA  
EROSION & SEDIMENT CONTROL PLAN  
DETAILS  
FOR  
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

**NPDES REQUIREMENTS**

1 Permit Coverage. [Minn. R. 7050]
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/or activities,
4 subject to the terms and conditions of this permit, the discharge of stormwater associated with construction activity.
5 [Minn. R. 7050]
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, or, if applicable, until the Minnesota Pollution Control Agency (MPCA) has issued an individual National
8 Sanitation Permit (NSP) or Elimination System (NPDES)/State Disposal System (SDS) construction stormwater permit for the project.
9 [Minn. R. 7050]
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. 7050]
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. 7050]
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. 7050]
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. Permittees
25 not required to follow changes to the permanent stormwater treatment system of the next permit. [Minn. R. 7050]
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. 7050]
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. 7050]
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 engineering unit (LEU) Wetland Conservation Act
37 placement plans or determinations). [Minn. R. 7050]
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 includes, but is not limited to, the following:
40 a. permittees may obtain coverage for discharge associated with industrial activity under a separate NPDES/SDS permit once
41 on-to-day operational activities commence even if construction is ongoing. [Minn. R. 7050]
42 This permit does not authorize discharges from non-point source agricultural and silvicultural activities excluded from
43 NPDES permit coverage under 40 CFR pt. 122.3(e). [Minn. R. 7050]
44 This permit does not authorize stormwater discharges to Prohibited, Restricted, Special or Impaired waters unless
45 permittees follow the additional stormwater requirements in Section 23. [Minn. R. 7050]
46 This permit does not replace or satisfy any environmental review requirements including those under the Minnesota
47 Environmental Policy Act or the National Environmental Policy Act. The owner must verify completion of any environmental
48 review required by law, including any required Environmental Assessment Work Sheets or Environmental Impact
49 Statements, before commencing construction activity. If a project requires an environmental review, the owner must complete it if any
50 of your common plan of development or sale requires environmental review, coverage under this permit cannot be obtained
51 unless environmental review is complete. [Minn. R. 7050]
52 This permit does not replace or satisfy any review requirements for discharges adversely impacting State or Federally
53 recognized endangered or threatened species or a designated critical habitat. The owner must comply with the National
54 Antidegradation Criteria and other water quality standards and requirements related to historic preservation, including
55 significant anthropological sites and any burial sites, with the Minnesota Historic Preservation Office. [Minn. R. 7050]
56 This permit does not authorize discharges to wetlands unless the permittee complies with the requirements in Section 22.
57 Coverage under this permit cannot be issued until the requirements for wetland permits, decisions, other determinations,
58 and the mitigation measures required in section 22 have been finalized and documented. [Minn. R. 7050.0186]
59 Application and Coverage Effective Date. [Minn. R. 7050]
60 The owner and operator must submit a complete and accurate on-line application with the appropriate fee to the MPCA for
61 a permit that disturbs one (1) or more acres of land or for a common plan of development or sale that will ultimately
62 disturb one (1) or more acres. [Minn. R. 7050]
63 For certain projects or common plans of development or sale that disturb less than 50 acres or do not discharge stormwater within 1
64 mile (aerial radius measurement) of a special or impaired water, permittees do not need to submit the SWPPP with the
65 application. Coverage for these projects is effective upon application and completing the payment process. [Minn. R. 7050]
66 For certain projects or common plans of development or sale disturbing 50 acres or more, the complete SWPPP must be
67 submitted with the application and submitted to the MPCA for review. The application must include a description of the
68 discharge point on the project within one mile (aerial radius measurement) of, and flows to, a special water listed in
69 section 23 through 23.6 or an impaired water as described in item 23.7. Permit coverage for these projects is effective upon
70 submitting the application and complete SWPPP, completing the payment process and receiving a determination from the
71 MPCA that the review of the SWPPP is complete. The determination may take longer than 30 days if the SWPPP is
72 incomplete. If the MPCA fails to contact the permittees within 30 days of application receipt, coverage is effective 30
73 days after the payment process. [Minn. R. 7050]
74 The application requires listing all persons meeting the definition of owner and operator as permittees. The owner is
75 responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with
76 items 3.1, 4.1, 4.2, 24 and applicable requirements for construction activity in Section 23. [Minn. R. 7050]
77 Permittees will receive a permit notification in a manner determined by the MPCA. [Minn. R. 7050]
78 For construction projects where the owner or operator changes (e.g., an original developer sells portions of the property to
79 various homebuilders or sells the entire site to a new owner), the current owner and the new owner or operator must
80 submit a complete permit modification form provided by the MPCA. The current owner and the new owner or operator
81 must provide a copy of the permit modification form to the owner or operator commencing construction activity or no later than 30 days after
82 losing ownership of the property. [Minn. R. 7050]
83 For construction projects where the owner or operator changes, the current owner must provide a SWPPP to the new
84 owner and operator that specifically addresses the remaining construction activity. The new owner or operator can
85 amend the original SWPPP, modify the SWPPP, or develop a new SWPPP. Permittees must ensure their activities do not
86 violate the terms of the original SWPPP and sediment control BMPs ineffective. [Minn. R. 7050]
87 Termination of Coverage. [Minn. R. 7050]
88 Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete. [Minn. R. 7050]
89 Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit
90 responsibility for roads and stormwater management, to another owner or operator. If the owner or operator transfers the
91 site to a third party, the permittees' coverage under this permit terminates at midnight on the submission date of the NOT. [Minn. R.
92 7050]
93 Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following
94 conditions:
95 a. construction activity has ceased for at least 90 days; and
96 b. at least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has
97 been established on those areas; and
98 c. on areas where construction activity is not complete, permanent cover has been established, and
99 the site complies with items 13.3 through 13.7.
100 If permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will
101 require permit coverage if the subsequent development itself or as part of the remaining common plan of development or
102 sale will result in land disturbing activities on one (1) or more acres after site. [Minn. R. 7050]
103 Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner cancelled
104 project. [Minn. R. 7050]
105 Stormwater Pollution Prevention Plan (SWPPP) Content. [Minn. R. 7050]
106 The owner must develop and implement a SWPPP. The SWPPP must include items 5.3 through 5.26. [Minn. R. 7050]
107 The SWPPP must incorporate specific Best Management Practices (BMP) used to comply with the requirements of this
108 permit. [Minn. R. 7050]
109 The SWPPP must include a narrative describing the timing for installation of all erosion prevention and sediment control
110 PS along with procedures used to establish additional temporary BMPs as necessary for the site conditions during
111 construction. Final plans and/or specifications for BMPs must be included in the final plans and specifications for the
112 project. [Minn. R. 7050]
113 The SWPPP must include the calculations and other information used for the design of temporary sediment basins and any
114 permanent stormwater treatment systems required in Section 15. [Minn. R. 7050]
115 The SWPPP must include estimated quantities anticipated at the start of the project for the life of the project for all erosion
116 control and sediment control (e.g., linear feet of silt fence or silt fence or square feet of erosion control blanket). [Minn. R. 7050]
117 The SWPPP must include the number of acres of impervious surface for both pre- and post-construction. [Minn. R. 7050]
118 The SWPPP must include a site map with existing and final grades, including drainage area boundaries, directions of flow
119 at all discharge points where stormwater is leaving the site or entering a surface water. The site map must indicate the
120 slope of steep slopes. The site map must also include impervious surface areas, soil types and locations of potential pollutant-
121 carrying activities as identified in Section 12. [Minn. R. 7050]
122 The SWPPP must include a map of all surface waters, existing wetlands, and stormwater ponds or basins that can be
123 notified on maps such as United States Geological Survey 7.5-minute quadrangle maps, the National Wetland Inventory
124 or equivalent maps and are within one mile (aerial radius measurement) from the project boundaries that will receive
125 stormwater from the construction site during or after construction. The SWPPP must identify if the surface waters are
126 special or impaired waters. [Minn. R. 7050]
127 The SWPPP must include a site map showing construction activity areas that are adjacent to and drain to Public Waters for
128 which the DNR has promulgated "work in water restrictions" during specified fish spawning time frames. [Minn. R. 7050]
129 The SWPPP must identify locations of 50' buffer zones as required in item 9.17 and 100' permanent buffer zones as required in
130 23.11, on plan sheets in the SWPPP. [Minn. R. 7050]
131 If permittees determine compliance with the following requirements is infeasible, they must document the determination in
132 the SWPPP:
133 a. temporary sediment basins as described in Section 14, and
134 b. for linear projects, if the permanent stormwater treatment system cannot be constructed within the right-of-way, a
135 suitable alternate must be made to obtain additional right-of-way (item 15.9); and
136 c. buffer zones as described in item 9.17 and 23.11. [Minn. R. 7050]
137 If permittees determine that a temporary sediment basin is infeasible as described in item 14.10, the SWPPP must describe
138 alternative BMPs used to comply with item 14.10. [Minn. R. 7050]
139 Where systems cannot meet the full volume reduction requirement on-site (e.g., the site has infiltration prohibitions, see
140 15.6 through item 16.21) the permittee must document the reasons in Section 15. [Minn. R. 7050]
141 The SWPPP must include any stormwater mitigation measures proposed to be part of the final project in any environmental
142 review document, endangered species review, archeological or other required local, state or federal review conducted for the
143 project. For projects where mitigation measures are required, the SWPPP must include a plan of action to mitigate for impacts
144 related to erosion prevention, sediment control, the permanent stormwater treatment system, pollution
145 prevention management measures and discharges associated with the project's construction activity. [Minn. R. 7050]
146 The SWPPP must describe the methods used for permanent cover of all exposed soil areas. [Minn. R. 7050]
147 areas in the SWPPP. [Minn. R. 7050]

5.19 For projects with a discharge point on the project within one (1) mile (aerial radius measurement) of and which flows to an
impaired water, permittees must identify the impaired water(s), and any United States Environmental Protection Agency
(USEPA)-approved Total Maximum Daily Load (TMDL) for the pollutant(s) or stressor(s) described in item 23.7. Permittees'
identification must include those TMDLs approved at any time prior to permit application submittal and are still in effect.
[Minn. R. 7050]
5.20 Permittees must document in the SWPPP all trained individuals identified in item 21.2. Documentation must include:
a. names of personnel required to be trained; and
b. dates of training and name of instructor(s) and entity providing training; and
c. content of training course.
If permittees do not know the names of the individuals at the time of application, the permittees must ensure they
document training before construction activity commences. [Minn. R. 7050]
5.21 The SWPPP must identify a person knowledgeable and experienced in the application of erosion prevention and sediment
control BMPs who will coordinate with all contractors, subcontractors, and operators on-site to oversee the
implementation of the SWPPP. [Minn. R. 7050]
5.22 The SWPPP must describe any specific chemicals and chemical treatment systems used for enhancing the sedimentation
process and how it achieves compliance with item 9.19. [Minn. R. 7050]
5.23 The SWPPP must identify the person(s), organization(s), or entities responsible for long-term operation and maintenance of
permanent stormwater treatment systems. [Minn. R. 7050]
5.24 The SWPPP must describe methods to minimize soil compaction and preserve topsoil. Minimizing soil compaction is to
ensure where the function of a specific area dictates compaction. [Minn. R. 7050]
5.25 The SWPPP must include any site assessments for groundwater or soil contamination required in item 16.15. [Minn. R.
7050]
5.26 The SWPPP must account for the following factors in designing temporary erosion prevention and sediment control BMPs:
a. the expected amount, frequency, intensity, and duration of precipitation; and
b. the nature of stormwater runoff and run-on at the site, including factors such as expected flow from impervious surfaces,
slopes, and site drainage features; and
c. the stormwater volume, velocity, and peak flowrates to minimize discharge of pollutants in stormwater and to minimize
channel and streambank erosion and scour in the immediate vicinity of discharge points; and
d. the range of soil particle sizes expected to be present. [Minn. R. 7050]
6.1 SWPPP Amendments. [Minn. R. 7050]
6.2 One of the following conditions exist:
a. the SWPPP does not include item 21.2 or item 21.2.b or another qualified individual must complete all SWPPP
changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement
BMP is effective for the site characteristics. [Minn. R. 7050]
6.3 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever there is a change in
design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of
pollutants to surface waters. [Minn. R. 7050]
6.4 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever inspections or
investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or
significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water
quality standards to be violated. [Minn. R. 7050]
6.5 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever there is a change in
design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of
pollutants to surface waters. [Minn. R. 7050]
6.6 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever inspections or
investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or
significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water
quality standards to be violated. [Minn. R. 7050]
6.7 One of the following conditions exist:
a. the SWPPP does not include item 21.2 or item 21.2.b or another qualified individual must complete all SWPPP
changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement
BMP is effective for the site characteristics. [Minn. R. 7050]
6.8 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever there is a change in
design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of
pollutants to surface waters. [Minn. R. 7050]
6.9 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever inspections or
investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or
significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water
quality standards to be violated. [Minn. R. 7050]
7.1 BMP Selection and Stormwater Management. [Minn. R. 7050]
7.2 Permittees must select, install, and maintain the BMPs identified in the SWPPP and in this permit in an appropriate and
functional manner and in accordance with relevant manufacturer specifications and accepted engineering practices to
minimize the discharge of pollutants in stormwater from construction activities. Similar erosion prevention management
practices for this section include but are not limited to wet sedimentation basins, temporary depressions to hold storm
water, stormwater routing, dikes, berms, pumping, and stormwater treatment BMPs. Permittees must phase and
incorporate stormwater management principles as the construction progresses. Unless infeasible, temporary or permanent
wet sedimentation basins (when required, see section 14 and 15) should be constructed as a first step in the process and
stormwater routed to these basins. [Minn. R. 7050]
7.3 Permittees must not disturb more land (i.e., phasing) than can be effectively inspected and maintained in accordance with
Section 11. [Minn. R. 7050]
7.4 If permittees will be using some type of erosion control netting on the site as part of the soil stabilization techniques,
products that are not wildlife friendly should be avoided. Products that are wildlife friendly should be used. The U.S. Fish & Wildlife
Service recommends using types of netting practices that are considered "wildlife friendly," including those that use natural
fiber or 100 percent biodegradable materials and that use a loose weave with a non-welded, movable jointed design.
Products that are not wildlife friendly include square plastic netting that is degradable (e.g., polypropylene, UV-
degradable, oxo-degradable), netting made from polypropylene, nylon, polyethylene, or polyester. Other recommendations
include removing the netting product when it is no longer needed. More information can be found at:
https://www.fws.gov/initiative/protection/wildlife/make-change-wildlife-friendly-erosion-control-products. There are also
many State, Tribal, or local requirements about using wildlife friendly erosion control products. See Minnesota Department of
Transportation requirements at: https://www.mndot.org/environmnet/erosion/rolled-erosion-prevention-products.html.
7.5 Erosion Prevention Practices. [Minn. R. 7050]
8.1 Before work begins, permittees must delineate the location of areas not to be disturbed. [Minn. R. 7050]
8.3 Permittees must minimize the need for disturbance of portions of the project with steep slopes. When steep slopes must
be disturbed, permittees must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope
drainage and terracing). [Minn. R. 7050]
8.4 Permittees must stabilize all exposed soil areas, including stockpiles. Stabilization must be initiated immediately to limit soil
erosion when construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a
period exceeding 14 calendar days (7 days for sites discharging to special or impaired waters, see section 24). Stabilization must
be completed no later than 14 calendar days after the construction activity has ceased. Stabilization is not required on
constructed base components of roads and similar surfaces. Stabilization is not required for temporary stockpiles without
significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete
stockpiles, sand stockpiles) but permittees must provide sediment controls at the base of the stockpile. [Minn. R. 7050]
8.5 For Public Waters that the Minnesota DNR has promulgated "work in water restrictions" during specified fish spawning time
frames, permittees must stabilize all exposed soil areas within 100 feet of the water's edge, and that drain to
these waters, within 24 hours during the restriction period. [Minn. R. 7050]
8.6 Permittees must stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage
ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge.
Permittees must complete stabilization of remaining portions of temporary or permanent ditches or swales within 14
calendar days (7 days for sites discharging to special or impaired waters) after connecting to a surface water
or property edge and construction in that portion of the ditch temporarily or permanently ceases. [Minn. R. 7050]
8.7 Temporary or permanent ditches or swales being used as a sediment containment system during construction (with
properly designed rock-ditch checks, or silt fences, silt pipes, etc.) do not need to be stabilized. Permittees must stabilize these
areas within 24 hours after their use as a sediment containment system ceases. [Minn. R. 7050]
8.8 Permittees must not use much, hydro mulch, tackifier, polyacrylamide, similar erosion prevention practices within any
portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous
slope of greater than 2 percent. Examples of acceptable erosion prevention practices include blankets, poly, riprap, etc.
[Minn. R. 7050]
8.9 Permittees must provide temporary or permanent energy dissipation at all pipe outlets within 24 hours after connection to a
surface water or permanent stormwater treatment system. [Minn. R. 7050]
9.1 Sediment Control Practices. [Minn. R. 7050]
9.2 Permittees must establish sediment control BMPs on all downgradient perimeters of the site and downgradient areas of the
site that drain to any surface water, including curb and gutter systems. Permittees must locate sediment control practices
upgradient of any buffer zones. Permittees must install sediment control practices on all areas of the site that drain to any
surface water. Sediment control practices in place until they establish permanent cover. [Minn. R. 7050]
9.3 If downgradient sediment controls are overloaded, based on frequent failure or excessive maintenance requirements,
permittees must install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading
and amend the SWPPP to describe these additional practices. [Minn. R. 7050]
9.4 Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g.,
ditches with rock-check dams) require sediment control practices only as appropriate site conditions. [Minn. R. 7050]
9.5 A floating silt curtain placed in the water is not a sediment control BMP to satisfy item 9.2 except when working on a
shoreline or below the waterline. Permittees must install after the construction activity (e.g., installation of rip rap along the shoreline)
in that area is complete, immediately an upland perimeter control practice if exposed soils still drain to a surface
water. [Minn. R. 7050]
9.6 Permittees must re-install all sediment control practices adjusted or removed to accommodate short-term activities such as
clearing or grubbing, or a change of vehicles, immediately after the short-term activity is completed. Permittees must re-
install sediment control practices before the next precipitation event even if the short-term activity is not complete.
[Minn. R. 7050]
9.7 Permittees must protect all storm drain inlets using appropriate BMPs during construction until they establish permanent
cover on all areas with potential for discharging to the inlet. [Minn. R. 7050]
9.8 Permittees may remove inlet protection for a particular inlet if a specific safety concern (e.g. street flooding/freezing) is
identified by the permittee or the jurisdictional authority (e.g., city/country fire department or other jurisdictional authority or
Transportation engineer). Permittees must document the need for removal in the SWPPP. [Minn. R. 7050]
9.9 Permittees must provide silt fence or other effective sediment controls at the base of stockpiles on the downgradient
perimeter prior to the initiation of stockpiling. Sediment controls must be managed in accordance with section 9.6.
[Minn. R. 7050]
9.10 Permittees must locate stockpiles outside of natural buffers or surface waters, including stormwater conveyances such as
curb and gutter systems unless there is a bypass plan for the stormwater. [Minn. R. 7050]
9.11 Permittees must install a vehicle tracking BMP to minimize the track out of sediment from the construction site or onto
paved roads within the site. [Minn. R. 7050]
9.12 Permittees must use street sweeping in addition to vehicle tracking BMPs if vehicle tracking BMPs alone are not adequate
to prevent sediment tracking onto the street. [Minn. R. 7050]
9.13 Permittees must install temporary sediment basins as required in Section 14. [Minn. R. 7050]
9.14 In any areas of the site where final vegetative stabilization will occur, permittees must restrict vehicle and equipment use
to minimize soil compaction. [Minn. R. 7050]
9.15 Permittees must preserve topsoil on the site, unless infeasible. [Minn. R. 7050]
9.16 Permittees must direct discharge drains from BMPs to vegetated areas unless infeasible. [Minn. R. 7050]
9.17 Permittees must preserve a 50-foot natural buffer or, if a buffer is infeasible on the site, provide redundant (double)
perimeter sediment controls when a surface water is located within 50 feet of the project's earth disturbances and
stormwater flows to the surface water. Permittees must install perimeter sediment controls at least 5 feet apart unless
limited by lack of available space. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches,
stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, permittees
must document the reasons in the SWPPP. Sheet piling and other impermeable barriers installed in a manner that retains all
stormwater are considered redundant perimeter control. [Minn. R. 7050]
9.18 Any sediment control made of soil must be temporarily or permanently stabilized within 24 hours. [Minn. R. 7050]
9.19 Permittees must use polymers, flocculants, or other sedimentation treatment chemicals in accordance with accepted
engineering practices, dosing specifications and sediment removal design specifications provided by the manufacturer or
supplier. The permittees must use conventional erosion and sediment controls prior to chemical addition and must direct
stormwater to a sediment basin or other sedimentation basin before any use of sediment control. [Minn. R. 7050]
10.1 Dewatering and Basin Draining. [Minn. R. 7050]
10.2 Permittees must not cause nuisance conditions (see Minn. R. 7050.0210, subp. 2) in surface waters from dewatering and
basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) discharges. Permittees must discharge turbid or
impervious-laden waters related to dewatering or basin draining to a sediment control (e.g., sediment trap or basin, filter bag)
designed to prevent discharges with visual turbidity. To the extent practicable, the stormwater must be discharged to
upland areas of the site to infiltrate dewatering water before discharge. Permittees are prohibited from using receiving
waters at part of the treatment area. Permittees must visually check and photograph the discharge at the beginning and
end of each 24-hour operation to ensure adequate treatment has been conducted and nuisance conditions will not result
from the discharge. [Minn. R. 7050.0210]

10.3 Nuisance conditions result from the discharge. Permittees must cease dewatering immediately and corrective actions
must occur before dewatering is resumed. Nuisance conditions include, but are not limited to, a sediment plume in the
discharge area that is visible or creates a visible contrast, has a visible oil film, has a visible oil slick, has a visible oil
habitat degradation that can be identified by an observer. [Minn. R. 7050.0210]
10.4 If permittees must discharge water containing oil or grease, they must use an oil-water separator or suitable filtration
device (e.g., cartridge filters, absorbent pads) prior to discharge. [Minn. R. 7050]
10.5 Permittees must discharge all water from dewatering or basin-draining activities in a manner that does not cause erosion or
scour in the immediate vicinity of the discharge point or inundation of wetlands in the immediate vicinity of discharge points
that causes significant adverse impact to the wetland. [Minn. R. 7050]
10.6 If permittees use filters with backwash water, they must haul the backwash water away for disposal, return the backwash
water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause
erosion. [Minn. R. 7050]
11.1 Inspections and Maintenance. [Minn. R. 7050]
11.2 Permittees must ensure a trained person, as identified in item 21.2.b, will inspect the entire construction site at least once
every seven (7) days during active construction and within 24 hours after a rainfall event greater than 1/2 inch in 24 hours.
[Minn. R. 7050]
11.3 Permittees must inspect and maintain all permanent stormwater treatment BMPs. [Minn. R. 7050]
11.4 Permittees must inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management
Measures to ensure integrity and effectiveness. Permittees must repair, replace, or supplement all nonfunctional BMPs with
functional BMPs by the end of the next business day if present during unless other time frame is specified in item 11.5 or
11.6. Permittees may take additional time to fix conditions preventing access to the area. [Minn. R. 7050]
11.5 During each inspection, permittees must inspect areas adjacent to the project, surface waters, including drainage ditches
and conveyance systems but not curb and gutter systems, for evidence of erosion and sediment deposition. Permittees
must remove all debris and sediment deposited in areas adjacent to the project, surface waters, including drainage ways,
catch basins, and other drainage systems and restabilize the areas where sediment removal results in exposed soil.
11.6 Permittees must inspect construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to
the project for sedimentation from erosion or tracked sediment from vehicles. Permittees must remove sediment from all
paved surfaces within one (1) calendar day of discovery or, if applicable, within a shorter time to avoid a safety hazard to
users of public streets. [Minn. R. 7050]
11.7 Permittees must inspect construction site perimeter control devices when they become nonfunctional or the
sediment reaches 1/2 of the height of the device. [Minn. R. 7050]
11.8 Permittees must drain temporary and permanent sedimentation basins and remove the sediment when the depth of
sediment collected in the basin reaches 1/2 of the storage volume within 72 hours of discovery. [Minn. R. 7050]
11.9 Permittees must inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during
quarry operations. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require
photographs or documentation. [Minn. R. 7050]
11.10 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar
days) is trained in the job duties described in item 21.2.b. [Minn. R. 7050]
11.11 Permittees must inspect and photograph the following items:
a. Inspections of areas with permanent cover can be reduced to once per month, even if construction activity continues on
other portions of the site; or
b. where sites have permanent cover on all exposed soil and no construction activity is occurring anywhere on the site,
inspections can be reduced to once per month and, after 12 months, may be suspended completely until construction
activity resumes. If conditions result in erosion, inspections must resume.
c. where construction activity has been suspended due to frozen ground conditions, inspections may be suspended.
Inspections must resume within 24 hours of runoff occurrence, or upon resuming construction, whichever comes first.
d. for projects where a pollinator habitat or native prairie type vegetated cover is being established, inspections may be
reduced to once per month and may include temporary vegetation with a density of 70% temporary uniform cover. If after 24
months no erosion or erosion problems are observed, inspections may be suspended completely until the termination
requirements in section 13 have been met. [Minn. R. 7050]
11.12 Permittees must record all inspections and maintenance activities within 24 hours of being conducted and these records
must be retained with the SWPPP. These records must include:
a. date and time of inspections; and
b. name of persons conducting inspections; and
c. accurate findings of inspections, including the specific location where corrective actions are needed; and
d. corrective actions taken (including dates, times, and party completing maintenance activities); and
e. date of all rainfall events greater than 1/2 inches in 24 hours, and the amount of rainfall for each event. Permittees must
obtain rainfall amounts from either a properly maintained rain gauge installed on-site, a weather station that is within one (1) mile
of your location, or a weather reporting system that provides site specific rainfall data from radar summaries; and
f. if permittees observe a discharge during the inspection, they must record and should photograph and describe the
location of the discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants)
and
g. any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6
within seven (7) calendar days; and
h. all photographs of dewatering activities and documentation of nuisance conditions resulting from dewatering activities as
described in section 10. [Minn. R. 7050]
12.1 Erosion Prevention Measures. [Minn. R. 7050]
12.2 Permittees must place construction materials and landscape materials under cover (e.g., plastic sheeting or temporary
docks) or protect them by similarly effective means designed to minimize contact with stormwater. Permittees are not
required to cover or protect products which are either not a source of contamination to stormwater or are designed to be
biodegradable.
12.3 Permittees must place plastic sheeting, tarps, and treatment chemicals under cover (e.g., plastic sheeting or temporary roofs) or
protect them by similarly effective means designed to minimize contact with stormwater. [Minn. R. 7050]
12.4 Permittees must store hazardous materials and toxic waste, including oil, diesel fuel, gasoline, hydraulic fluids, paint
solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids in sealed containers.
12.5 Permittees must take reasonable steps to prevent the discharge of hazardous materials used to be in compliance with
Minn. ch. 7045 including secondary containment as applicable. [Minn. R. 7050]
12.6 Permittees must properly store, collect and dispose solid waste in compliance with Minn. ch. 7035. [Minn. R. 7035]
12.7 Permittees must position portable toilets so they are secure and will not tip or be knocked over. Permittees must properly
dispose sanitary waste in accordance with Minn. ch. 7044. [Minn. R. 7044]
12.8 Permittees must use appropriate methods to prevent the discharge of spilled or leaked chemicals, including fuel, from any area
where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible.
Permittees must ensure adequate supplies are available at all times to clean up discharged materials and that an
appropriate disposal method is available for recovered spilled materials. Permittees must report and clean up spills
immediately.
12.9 Permittees must limit vehicle exterior washing and equipment to a defined area of the site. Permittees must contain runoff
from the washing area in a sediment basin or other similarly effective controls and must dispose waste from the washing activity
properly. Permittees must properly use and store soaps, detergents, or solvents. [Minn. R. 7050]
12.10 Permittees must provide effective containment for all liquid and solid wastes generated by washout operations (e.g.,
sedimentation basins, silt fences, silt pipes, etc.) and other construction activities related to the construction activity.
Permittees must prevent liquid and solid washout wastes from contacting the ground and must design the
containment so it does not result in runoff from the washout operations or areas. Permittees must properly dispose liquid
and solid wastes in compliance with MPCA rules. Permittees must install a sign indicating the location of the washout
area. [Minn. R. 7050]
13.1 Permit Termination Conditions. [Minn. R. 7050]
13.2 Permittees must complete all construction activity and must install permanent cover over all areas prior to submitting the
NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final growth.
Vegetation is not required where the function of a specific area dictates no vegetation, such as impervious surfaces
(e.g., roads and parking areas) or other surfaces. [Minn. R. 7050]
13.3 Permittees must clean the permanent stormwater treatment system of any accumulated sediment and must ensure the
system meets all applicable requirements in Section 15 through 19 and is operating as designed. [Minn. R. 7050]
13.4 Permittees must remove all sediment from conveyance systems prior to submitting the NOT. [Minn. R. 7050]
13.5 Permittees must remove all temporary sediment control BMPs prior to submitting the NOT. Permittees may leave BMPs designed to decompose on-site in place. [Minn. R. 7050]
13.6 For residential construction only, permit coverage terminates on individual lots if the lot is sold to the homeowner,
structures are finished, and permanent cover has been established. For lots that are sold to the homeowner where
permanent cover has not been established, coverage terminates if temporary erosion prevention and groundwater
protection BMPs are not installed and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the
homeowner. [Minn. R. 7050]
13.7 For construction projects on agricultural land (i.e., pipelines across cropland), permittees must return the disturbed land to its
preconstruction agricultural use prior to submitting the NOT. [Minn. R. 7050]
13.8 In submitting the NOT, permittees must include either ground or aerial photographs showing the requirements of 13.2
have been met. If the photographs do not show a clearly distinct part of the site, however the conditions
portrayed must be substantially similar to those areas that are not photographed. Photographs must be clear and in focus and
include the date the photo was taken. [Minn. R. 7050]
14.1 Temporary Sediment Basins. [Minn. R. 7050]
14.2 Permittees must design and construct temporary sediment basins (5 acres for sites discharging to special or impaired waters, see section 24)
drain to a common location, permittees must provide a temporary sediment basin to provide treatment of the runoff
before it leaves the construction site or enters surface waters. Permittees may convert a temporary sediment basin to a
permanent basin after construction is complete. The temporary basin is no longer required when permanent cover has
reduced the acreage of disturbed soil to less than ten (10) acres draining to a common location. [Minn. R. 7050]
14.3 The design of the basin must be based on the design of the basin as described in items 18.3 through 18.10 and must be large
enough to accommodate the basin's permanent volume plus a minimum depth of at least three (3) feet and
must have no depth greater than 10 feet. Permittees must configure the basin to minimize scour or resuspension of solids.
[Minn. R. 7050]
14.4 Permittees must design the basin to provide live storage for a water quality volume (calculated as an instantaneous volume) of
one (1) inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the net
increase in impervious surfaces created by the project. [Minn. R. 7050]
14.5 Permittees must design basin outlets to treat the water quality volume discharges at no more than 5.66 cubic feet per second (cfs)
per acre of surface area. The calculation of the water quality volume is as described in items 18.3 through 18.10.
14.6 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. Basin outlets must
have energy dissipation. [Minn. R. 7050]
14.7 Permittees must design filtration systems to remove at least 80 percent of TSS. [Minn. R. 7050]
14.8 Permittees must design filtration systems to remove all sediment from conveyance systems prior to submitting the NOT. [Minn. R. 7050]
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14.34 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. Basin outlets

INTERSTATE 494

W 79TH STREET

XERXES AVES

AMERICAN BLVD W

Correct this driveway opening - remove the flare/taper opening and replace the curb. The opening should be 24'. Include Bloomington driveway detail in plan.

Replace pedestrian ramp if its not currently ADA compliant

Can this sidewalk be straightened out? We don't want it to transition to be curb walk. Can have a wider boulevard than 5' if trying to avoid relocating the hydrant.

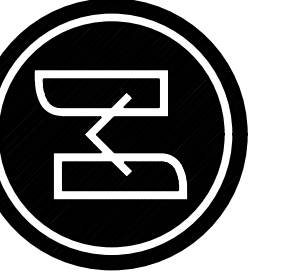
8' Sidewalk (and sidewalk/bikeway easements) should also be added on 78th Street and on American Boulevard

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD POWER
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC OUTLET POST
- EXISTING ELECTRIC TRANSFORMER BOX
- EXISTING HANDHOLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING MANHOLE (TELEPHONE)
- EXISTING MANHOLE (UTILITY)
- EXISTING TELEPHONE BOX
- EXISTING TELEVISION BOX
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING ADA PARKING
- EXISTING AUTO SPRINKLER
- EXISTING FLAGPOLE
- EXISTING GROUND LIGHT
- EXISTING GUARD POST
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SEMAPHORE
- EXISTING SIGN
- EXISTING TREELINE/TREES
- EXISTING SOIL BORING LOCATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE

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 duly licensed and in good standing with the Board of Professional Engineers of the State of Minnesota.  
**PROFESSIONAL ENGINEER**  
 Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

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

DRAWN BY  
 EPF  
 DATE  
 04/01/26  
 REVISIONS

CAD FILE  
 24382G  
 PROJECT NO.  
 24382  
 C400

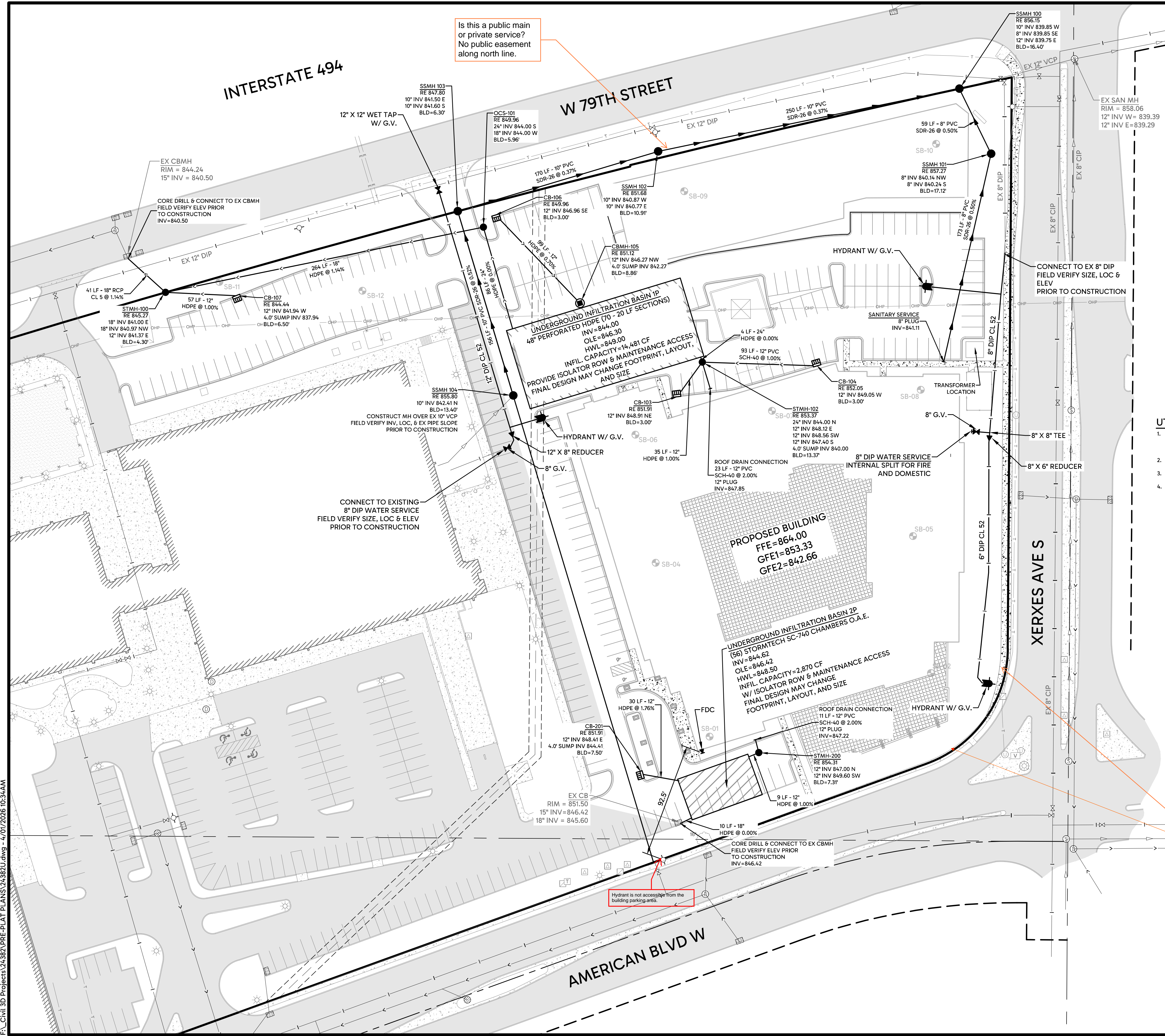


Know what's below.  
 Call before you dig.



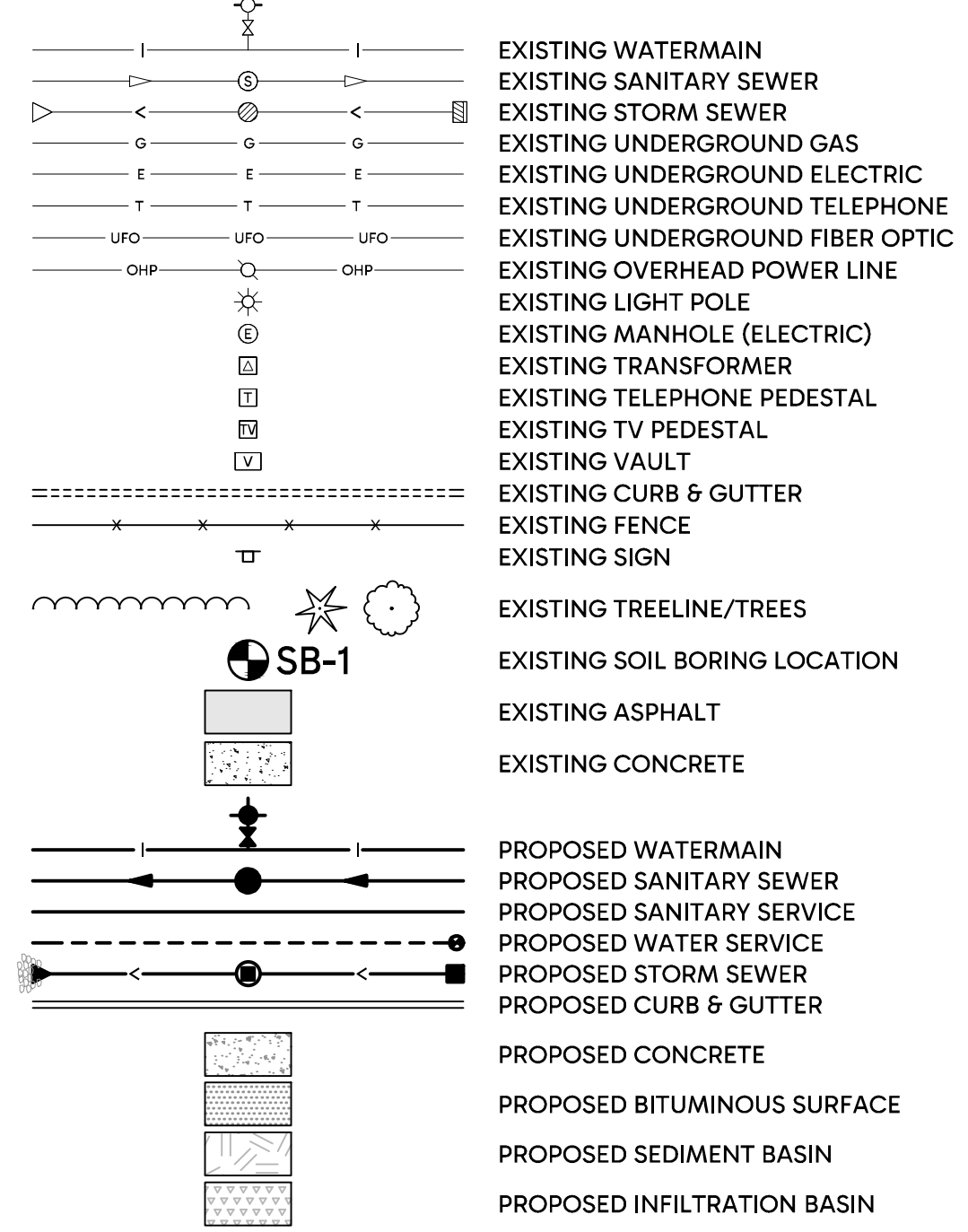
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Is this a public main or private service? No public easement along north line.

### LEGEND



### UTILITY NOTES

1. HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LQK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
2. ALL WATERMAIN TO BE CONSTRUCTED OF CLASS 52 DIP. A MINIMUM 8 MIL V-BIO ENCASEMENT IS REQUIRED ON ALL INSTALLED WATERMAIN.
3. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD-ON FLANGE OR AN MJ TO FLANGE ADAPTER.
4. UTILITY AS-BUILTS MUST BE PROVIDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

**Building/property shall be adequately signed for emergency response.**

**Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.**

All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.

Provide adequate turning radius for all emergency vehicle access lanes.

Concern with the accessibility of the current FDC location.

Grant sidewalk/bikeway easement for sidewalk outside of right of way.

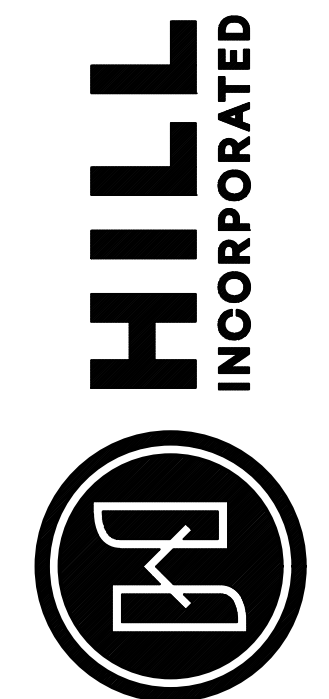


Know what's below. Call before you dig.



SCALE IN FEET  
0 40 80

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



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

**GALLERY BLOOMINGTON**  
BLOOMINGTON, MINNESOTA  
**UTILITY PLAN**  
FOR  
**CHASE REAL ESTATE, INC**  
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	04/01/26
REVISIONS	
CAD FILE	24382U
PROJECT NO.	24382
C500	

INTERSTATE 494

W 79TH STREET

PHASE 2 BUILDING  
(FUTURE 90 UNITS)

PROPOSED BUILDING  
270 UNITS

EXISTING BUILDING

INTERIOR PLAZA

POOL/PLAZA

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

KEY NOTES

- 5' WIDE CONCRETE SIDEWALK
- RIBBON CURB
- RETAINING WALL
- 8612 CONCRETE CURB & GUTTER
- TIP OUT CURB
- PEDESTRIAN RAMP
- 6' TRANSITION TO FULL CURB
- VALLEY GUTTER
- FUTURE CURB
- BITUMINOUS EDGE

SITE DATA

GROSS PROJECT AREA: 16.71 ACRES  
 GALLERY PROJECT AREA: 4.69 ACRES  
 EXISTING IMPERVIOUS AREA: 154,992 SF  
 PROPOSED IMPERVIOUS AREA: 167,496 SF  
 NET IMPERVIOUS AREA: 12,504 SF

PHASE 1 BUILDING INFO:  
 73,335 SF BUILDING  
 270 UNITS  
 2 UNDERGROUND GARAGE LEVELS - 369 STALLS

PHASE 2 BUILDING INFO:  
 ~20,000 SF BUILDING  
 ~90 UNITS  
 1 UNDERGROUND GARAGE LEVEL - ±65 STALLS

GALLERY APARTMENT PARKING INFORMATION:

PHASE 1 -  
 170 SURFACE STALLS (2 ADA)  
 369 GARAGE STALLS (8 ADA)  
 536 STALLS TOTAL (1.99/UNIT)

PHASE 2 -  
 170 SURFACE STALLS (2 ADA)  
 434 GARAGE STALLS (~10 ADA)  
 604 STALLS TOTAL (1.68/UNIT - TOTAL BUILD OUT)

WELLS FARGO PROJECT AREA: 12.02 ACRES  
 EXISTING IMPERVIOUS AREA: 416,074 SF  
 PROPOSED IMPERVIOUS AREA: 432,699 SF  
 NET IMPERVIOUS AREA: 16,625 SF  
 53 STALLS + 43 STALLS = 96 NEW PARKING STALLS

Minimum 7' walk width adjacent to parking stalls

Need to include some exterior bike storage within 50' of the building public entrance (in addition to the private spaces provided in the parking garage stalls)

This is presented in an odd way - Phase 2 only proposes to construct 65 underground spaces for 90 additional units and no additional surface spaces.

Is this approval for both Phase 1 and 2? Parking requirements were only calculated for Phase 1. Update the parking calcs provided in the narrative to include both phases if that is what is being requested for approval. The current parking calcs and parking provided do not request a deviation from the code requirements so don't trigger a parking study. The total site may trigger the need for an independent consultant (via escrow) study (as noted in the Pre-DRC notes), but we can't tell from the info provided.



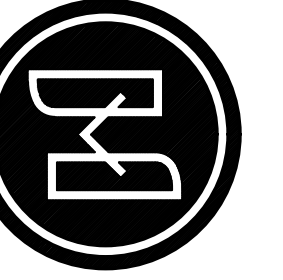
Know what's below.  
Call before you dig.



SCALE IN FEET  
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 of the State of Minnesota.  
PROFESSIONAL ENGINEER  
Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

GALLERY BLOOMINGTON  
BLOOMINGTON, MINNESOTA  
FOR  
PAVING AND DIMENSIONAL PLAN  
CHASE REAL ESTATE, INC  
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY  
EPF

DATE  
04/01/26

REVISIONS

CAD FILE  
24382PAV

PROJECT NO.  
24382

C600

INTERSTATE 494

W 79TH STREET













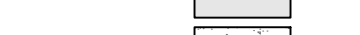

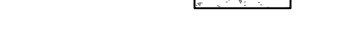


PHASE 2 BUILDING  
(FUTURE 90 UNITS)

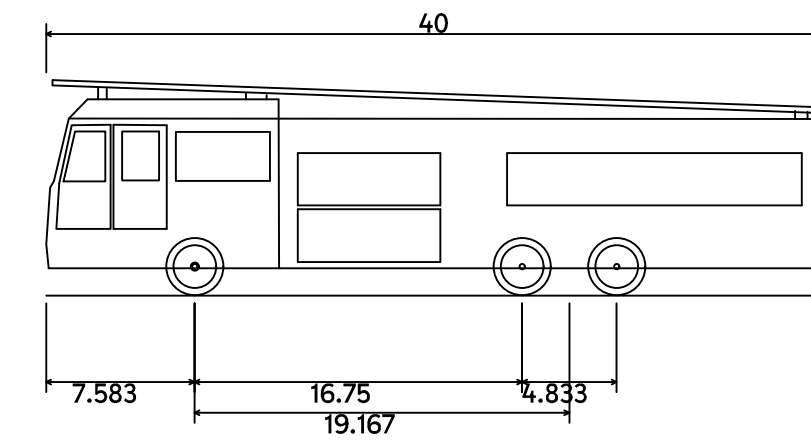
EXISTING BUILDING

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 40.000ft  
 Overall Width 8.333ft  
 Overall Body Height 11.000ft  
 Min Body Ground Clearance 1.393ft  
 Track Width 8.333ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°

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



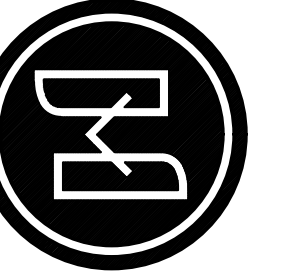
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**PROFESSIONAL ENGINEER**  
 Reg. No. \_\_\_\_\_ Date: \_\_\_\_\_

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  
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PROJECT NO.  
24382

C601