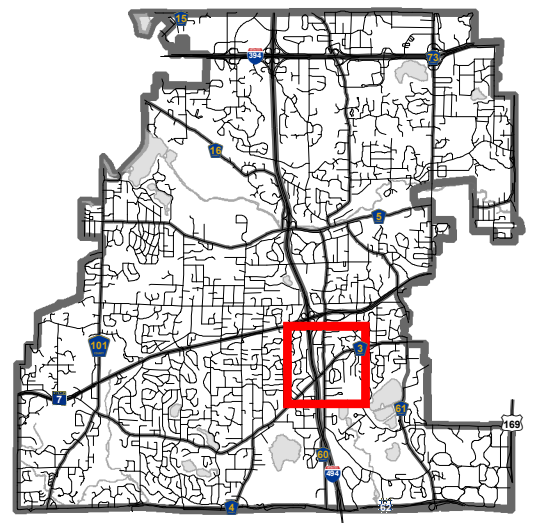


Location Map

Project: Bauer Capital Corp
 Address: 13118 Excelsior Blvd



Project Statement

16 December 2020

Bauer's Station Expansion

Minnetonka, Minnesota

Community Focus

Bauer's Minnoco/ Custom Hitches & Auto Repair has been a fixture in Minnetonka and the surrounding communities for over 32 years. Owned by Michael and Margaret Bauer, Bauer's Minnoco provides 8 types of fuel, vehicle repair and service, propane refills for the BBQ, forklift tanks, tar-trucks, food trucks, RV's, as well as a convenience store and many other valuable services to area residents.

For over 22 years, Bauer's Minnoco has provided U-Haul trucks, trailers, moving equipment, and moving supplies. In 2002, Bauer's station completed a major renovation of their site to park their fleet of U-Haul vehicles while providing an on-site stormwater detention and treatment pond.

In 2015, Bauer's branded their fuel offerings to Minnoco, a Minnesota-based company and completed a major renovation of the fuel service islands and canopy. This modern and well-lit installation serves a variety of vehicles using gasoline, E15/30/85 ethanol fuels, non-oxy, diesel, and "auto-gas" for propane powered vehicles.

New Expansion

Today, Bauer's seeks to move their U-Haul rentals, hitch installation and auto repair service into a new and modern Customer Service building located on their property.

The new building is a steel framed building with either insulated precast concrete or insulated metal panel for the exterior envelope. The mass of the building is largely below grade-level along Baker Road for minimal visibility and to reduce its apparent size. A flat roof with a white reflective membrane provides protection from solar heat gain. The construction is intended to be both aesthetically pleasing and environmentally sensitive.

Overhead doors on the east side elevations will allow all sizes of vehicles to be brought into the facility for service and cleaning. A dedicated rental and retail area at the south end of the building is capped with a mezzanine to store hitches and moving materials. Restroom facilities and chilled water are to be provided in the retail component as well.

Community Amenities

As part of this project, Bauer's will construct "Bauer's Bicycle Oasis" along Baker Road to serve the considerable number of community bicycle enthusiasts using Excelsior Boulevard and Baker Road as part of their route. This facility will provide a rest stop with bike racks, benches, repair tools, a filtered water station, and route information for bikers. Snack foods and other refreshments are offered in the convenience store. Restroom facilities located in the Service and U-Haul retail center will be made available to bikers as well.

Architect

BUILDING FOUNDRY

Building Foundry LLC
4501 Hunters Ridge Road
Minnetonka, Minnesota 55345
Brian.Lubben@BuildingFoundry.com
612.849.092
www.buildingfoundry.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 Architect under the laws of the state of Minnesota.



Signed: Brian Lubben
Date: 18 December 2020
License Number: 21049

Consultant

Project

Bauer Station Expansion

13118 Excelsior Boulevard
Minnetonka, Minnesota 55343

Project Number: 2019-8

Owner

Bauer Capital Corporation

13118 Excelsior Boulevard
Minnetonka, Minnesota 55343

margaretbauer@gmail.com
612.720.3003

www.bauerscustomhitches.com

Issue Purpose: Site and Building Plan Review
Issue Date: 18 December 2020
Revisions:

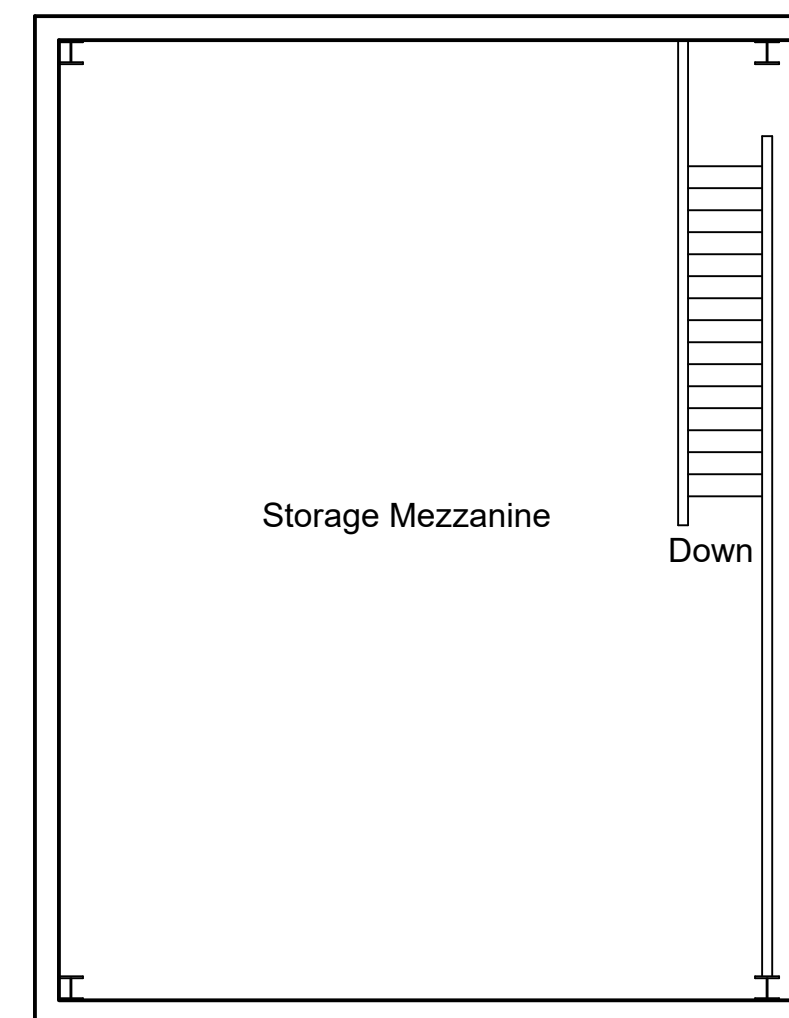
Sheet Content

Floor Plans

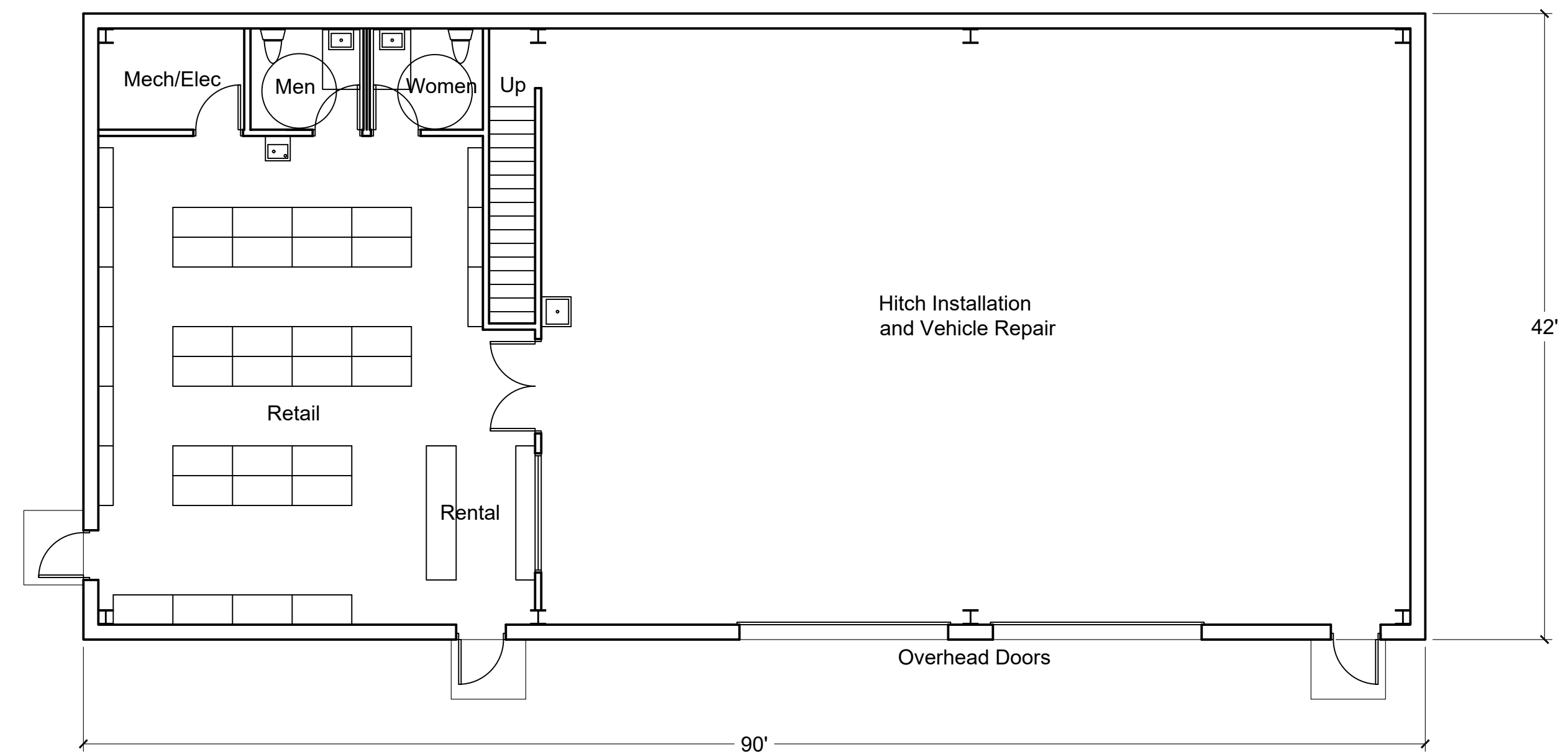
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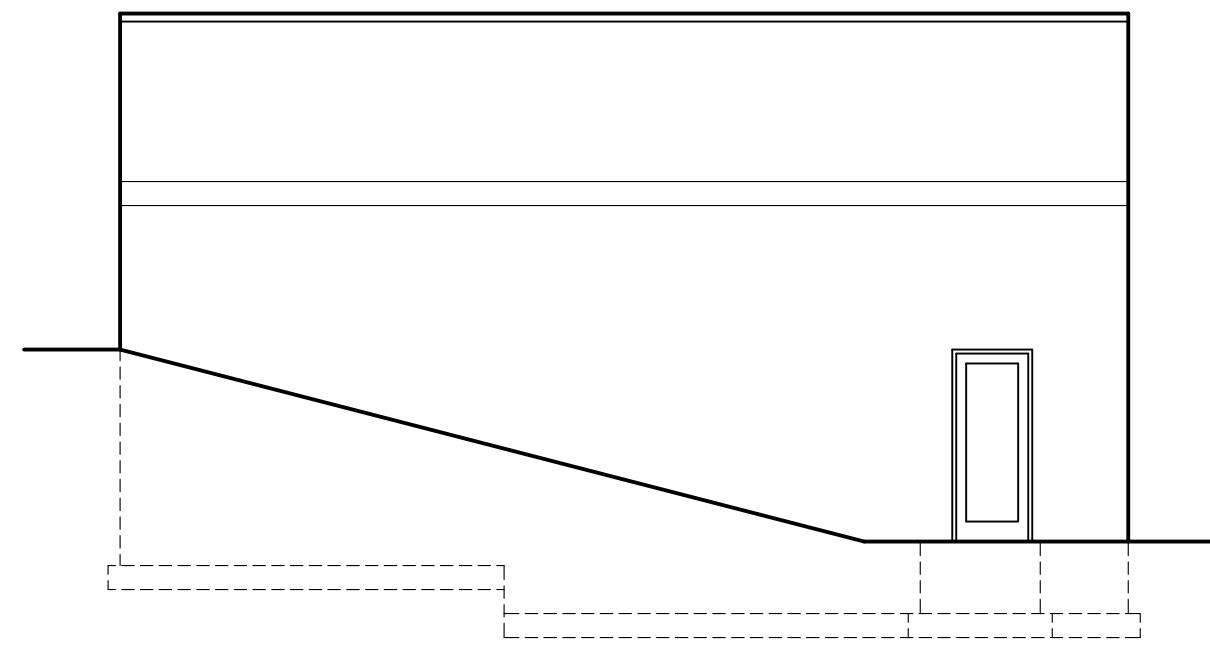
Sheet 2A of 11



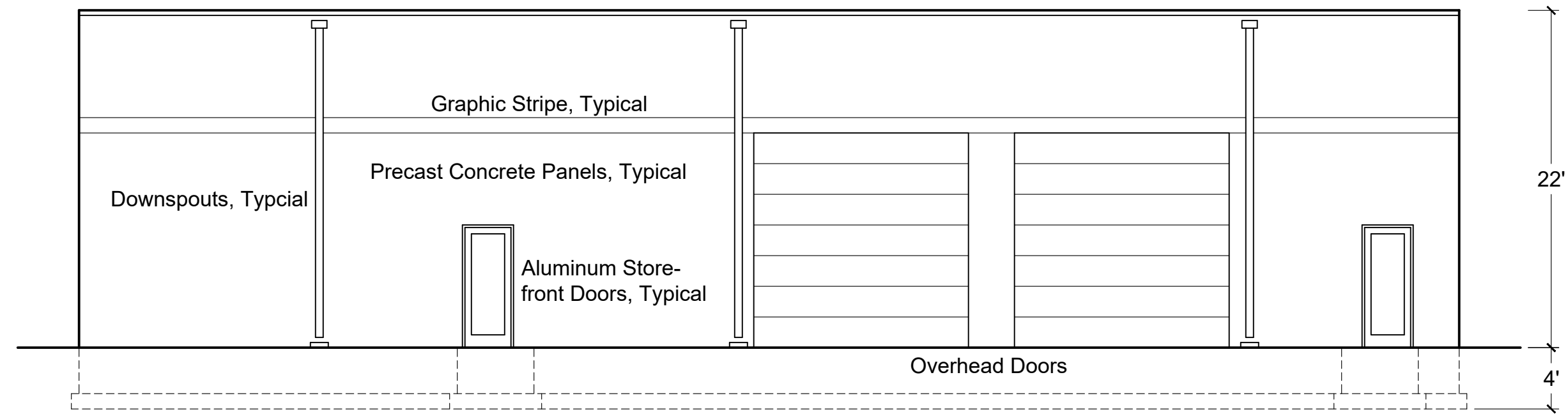
Mezzanine Level Plan 1/8" = 1'-0"



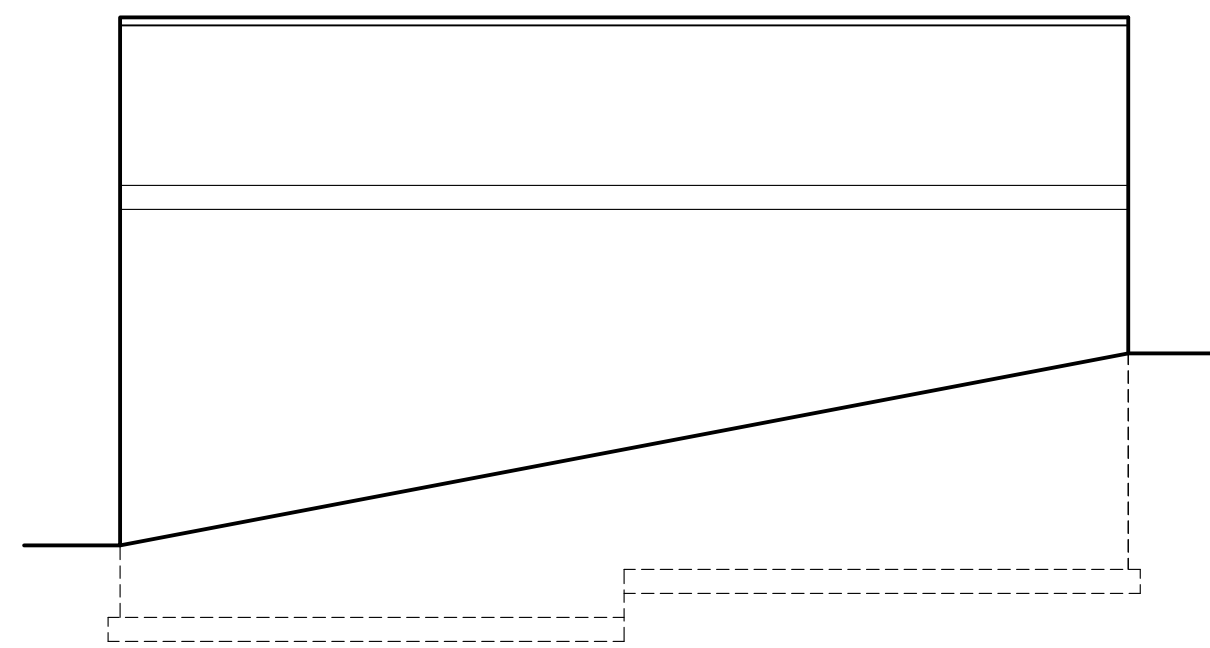
Ground Level Plan 1/8" = 1'-0"



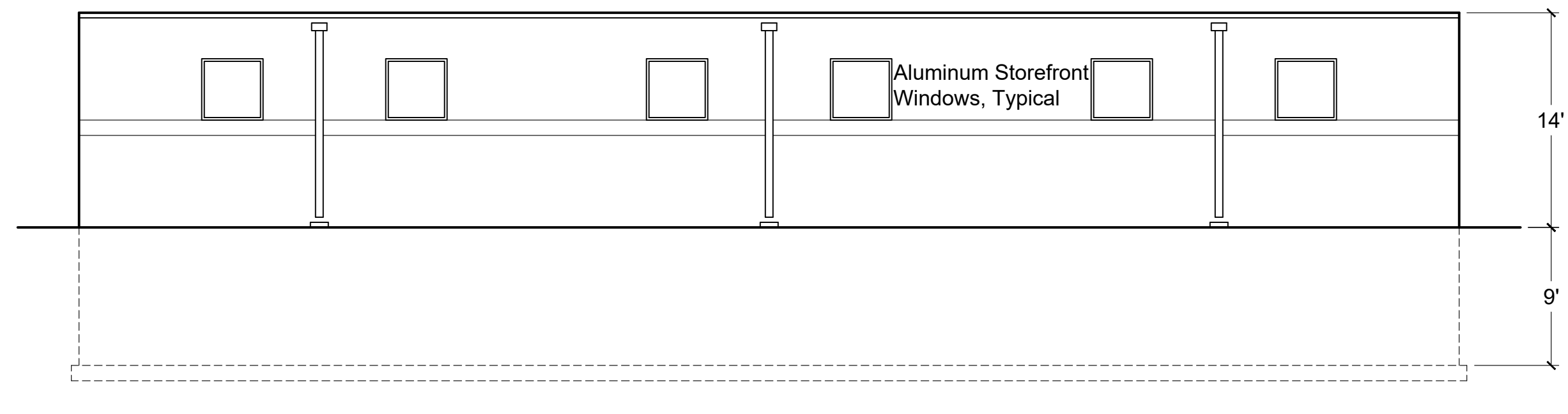
South Elevation 1/8" = 1'-0"



East Elevation 1/8" = 1'-0"



North Elevation 1/8" = 1'-0"



West Elevation 1/8" = 1'-0"

Architect

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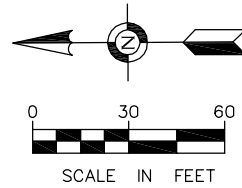
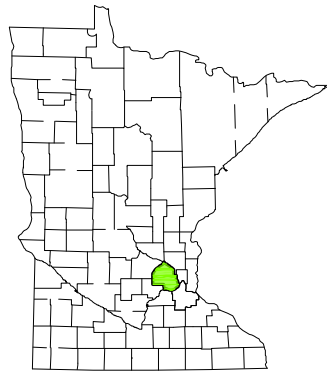
Sheet Content

Elevations

Sheet Number

A-200

Sheet 2A of 11



BAUER'S SERVICE CENTER

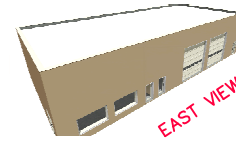
13118 EXCELSIOR BLVD.
MINNETONKA, MINNESOTA

CIVIL DESIGN FOR:
SITE, GRADING, DRAINAGE, EROSION CONTROL, SWMP PLANS

SHEET INDEX

- C1.....TITLE SHEET
- C2.....EXISTING TOPOGRAPHY
- C3.....SITE AND DIMENSION PLAN
- C4.....GRADING, DRAINAGE & EROSION CONTROL PLAN
- C5.....GRADING, DRAINAGE & EROSION CONTROL NOTES
- C6.....STORM WATER MANAGEMENT PLAN
- C7.....STORM WATER MANAGEMENT NOTES
- C8.....DETAILS

PROJECT LOCATION
COUNTY: HENNEPIN
CITY: MINNETONKA



CONTACTS

OWNER NAME

BAUER'S CUSTOM HITCHES
MICHAEL W. BAUER
PRESIDENT
PHONE (952) 979 9129

PRINCIPAL ARCHITECT

BRIAN LUBBEN
BUILDING FOUNDRY
PHONE (612) 849 0923

PRINCIPAL PLANNER

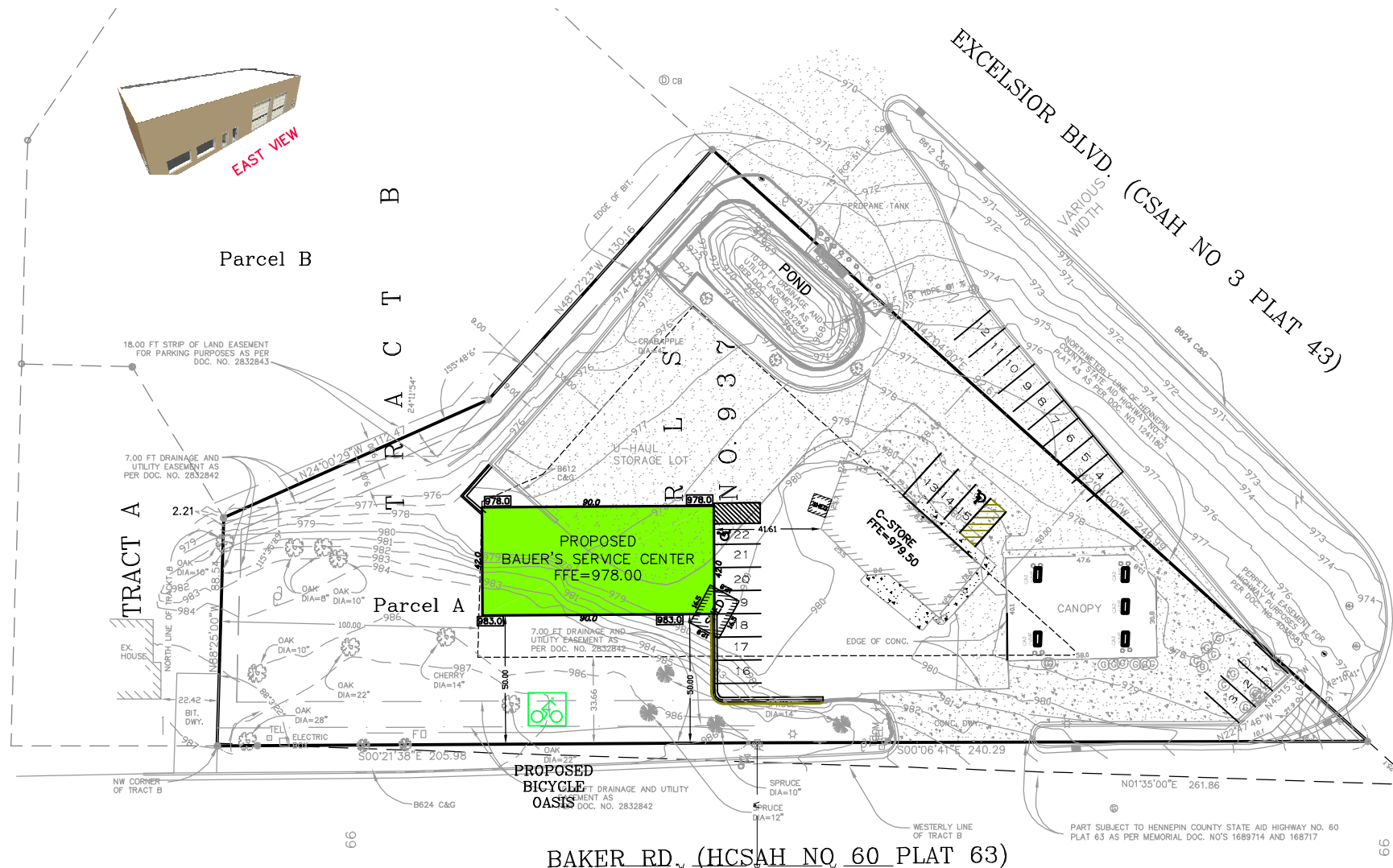
SUSAN M. THOMAS
CITY OF MINNETONKA
PHONE (952) 939 8292

ENGINEER / SURVEYOR

VLADIMIR SIVRIVER
ENGINEERING DESIGN &
SURVEYING, INC.
6480 WAYZATA BLVD.
MINNEAPOLIS, MN 55426
PHONE (763) 545 2800
FAX (763) 545 2801

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDRY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
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- 999.9 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
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- ☎ DENOTES CONIFEROUS TREE
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- ⊞ DENOTES GAS VENT
- ▭ DENOTES STORM CATCH BASIN (RECTANGLE)
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- ⊞ DENOTES WATER CURB STOP
- ⊞ DENOTES GAS PUMP
- ⊞ DENOTES FIRE HYDRANT



BUILDING SETBACKS

ZONING: B-2 = LIMITED BUSINESS DISTRICT
BUILDING: FRONT = 50 FT.
SIDE = 35 FT.
REAR = 35 FT.

ZONING

ZONING: B-2 = LIMITED BUSINESS DISTRICT

REFERENCE BENCHMARK

ELEVATION = 984.94 @ NE COR. TOP OF STOOP,
HOUSE #4656 BAKER RD.
(CITY OF MINNETONKA DATUM).

BUILDING SQ. FOOTAGE

EXISTING BUILDING - 1,796 SQ. FT.
PROPOSED BAUER'S SERVICE CENTER - 3,780 SQ. FT.

PROPOSED HARDCOVER

EXISTING C-STORE BUILDING	1,796 SQ. FT.
PROPOSED SERVICE CENTER	3,780 SQ. FT.
PROPOSED CONCRETE	426 SQ. FT.
PROPOSED BITUMINOUS	5,202 SQ. FT.
EXISTING CANOPY	2,275 SQ. FT.
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EXISTING BITUMINOUS SURFACE	12,504 SQ. FT.
TOTAL IMPERVIOUS AREA	32,920 SQ. FT.
TOTAL LOT AREA	56,652 SQ. FT.
PROPOSED HARDCOVER	58.2 %

NO.	DATE	DESCRIPTION	BY



ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 12/15/20
VLADIMIR SIVRIVER P.E. NO. 25105

TITLE SHEET

JOB NAME: BAUER'S CUSTOM HITCHES

DRAWN BY: IS

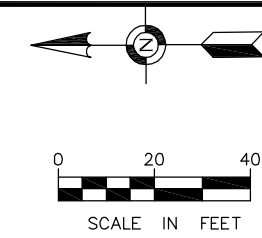
PROJ. NO. 13-001

LOCATION: 13118 EXCELSIOR BLVD.
MINNETONKA, MN 55343

CHECKED BY: VS

SHEET NO. C1

EXISTING TOPOGRAPHY



Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166

REFERENCE BENCHMARK

ELEVATION = 984.94 @ NE COR. TOP OF STOOP, HOUSE #4656 BAKER RD. (CITY OF MINNETONKA DATUM)

LEGAL DESCRIPTION

That part of Tract B, registered Land Survey No. 937, files of the Registrar of Titles, County Hennepin, State of Minnesota, lying southwesterly of a line and its northwesterly extension described as commencing at northwest corner of said Tract B; thence South 88 degrees 25 minutes 00 seconds East, assumed bearing along the north line of said Tract B a distance of 90.75 feet to an angle point in said north line; thence South 24 degrees 00 minutes 29 seconds East a distance of 112.47 feet; thence South 48 degrees 12 minutes 23 seconds East a distance of 130.16 feet to the southeasterly line of said Tract B and there terminating.

LEGEND

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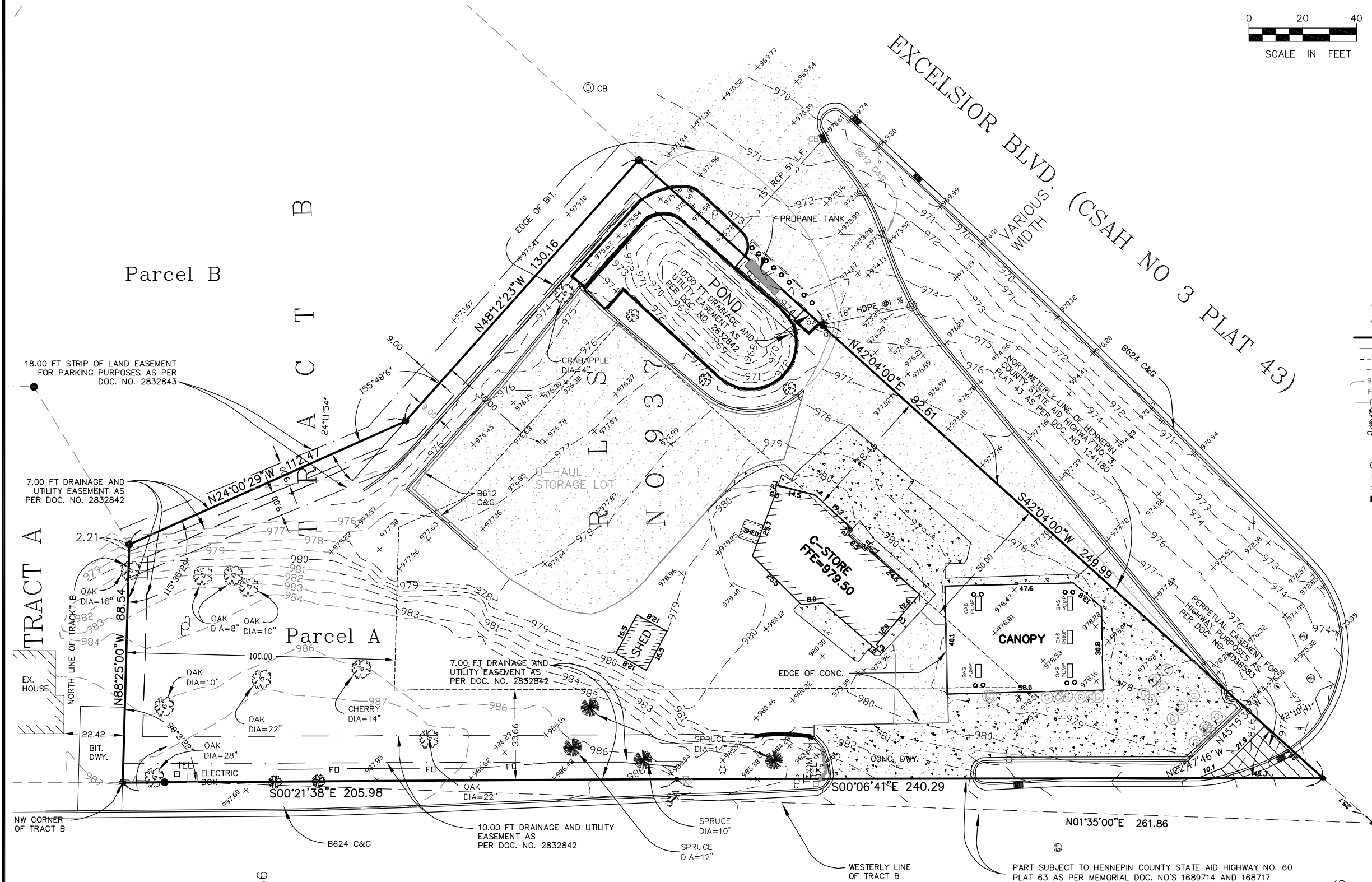
EXISTING HARDCOVER

EXISTING BUILDING	1,796 SQ. FT.
EXISTING CANOPY	2,275 SQ. FT.
EXISTING SHEDS	264 SQ. FT.
EXISTING CONCRETE SURFACE	6,977 SQ. FT.
EXISTING BITUMINOUS SURFACE	12,504 SQ. FT.
TOTAL IMPERVIOUS AREA	23,816 SQ. FT.
TOTAL LOT AREA	56,652 SQ. FT.
EXISTING HARDCOVER	42.0%

NOTES

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NO.	DATE	DESCRIPTION	BY



BAKER RD. (HCSAH NO 60 PLAT 63)

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wyzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivriver
 VLADIMIR SIVRIVER P.E. NO. 25105
 DATED: 12/15/20

EXISTING TOPOGRAPHY

JOB NAME: **BAUER'S CUSTOM HITCHES**
 LOCATION: 13118 EXCELSIOR BLVD.
 MINNETONKA, MN 55343

DRAWN BY: IS
 CHECKED BY: VS
 PROJ. NO. 13-001
 SHEET NO. C2

SITE PLAN AND DIMENSION PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
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LEGAL DESCRIPTION

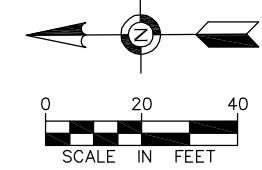
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REFERENCE BENCHMARK

ELEVATION = 984.94 @ NE COR. TOP OF STOOP, HOUSE
 #4656 BAKER RD. (CITY OF MINNETONKA DATUM)

PROPOSED HARDCOVER

EXISTING C-STORE BUILDING	1,796 SQ. FT.
PROPOSED SERVICE CENTER	3,780 SQ. FT.
PROPOSED CONCRETE	426 SQ. FT.
PROPOSED BITUMINOUS	5,202 SQ. FT.
EXISTING CANOPY	2,275 SQ. FT.
EXISTING CONCRETE SURFACE	6,937 SQ. FT.
EXISTING BITUMINOUS SURFACE	12,504 SQ. FT.
TOTAL IMPERVIOUS AREA	32,920 SQ. FT.
TOTAL LOT AREA	56,652 SQ. FT.
PROPOSED HARDCOVER	58.2 %



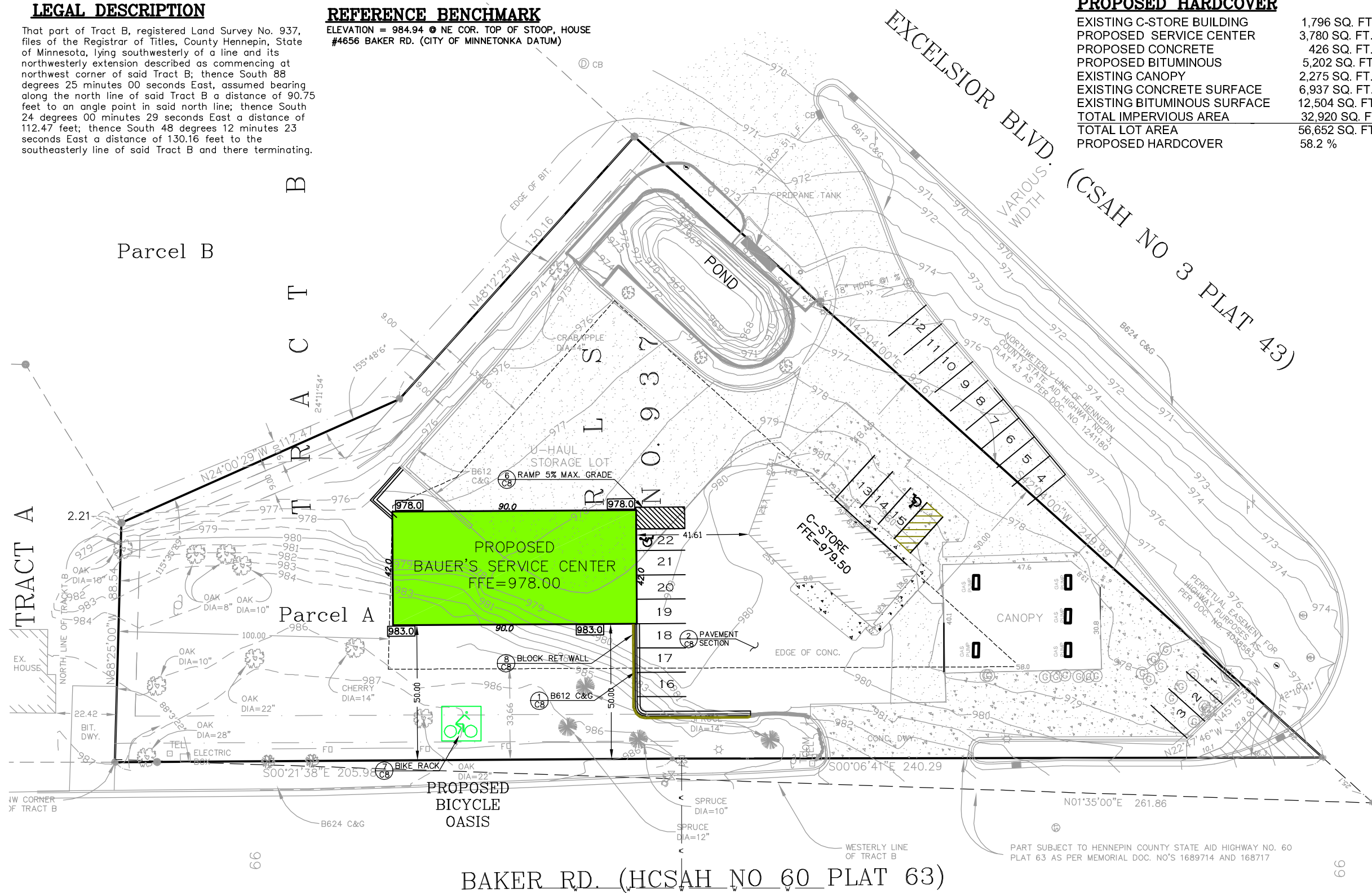
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- ▬ DENOTES RETAINING WALL

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NO.	DATE	DESCRIPTION	BY



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Vlad Sivriver
 VLADIMIR SIVRIVER P.E. NO. 25105 DATED: 12/15/2020

SITE PLAN

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 LOCATION: 13118 EXCELSIOR BLVD. MINNETONKA, MN 55343

DRAWN BY: IS
 CHECKED BY: VS
 PROJ. NO. 13-001
 SHEET NO. C3

GRADING, DRAINAGE AND EROSION CONTROL PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
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LEGAL DESCRIPTION

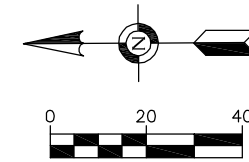
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TOTAL LOT AREA	56,652 SQ. FT.
PROPOSED HARDCOVER	58.2 %

REFERENCE BENCHMARK

ELEVATION = 984.94 @ NE COR. TOP OF STOOP, HOUSE #4656 BAKER RD. (CITY OF MINNETONKA DATUM)



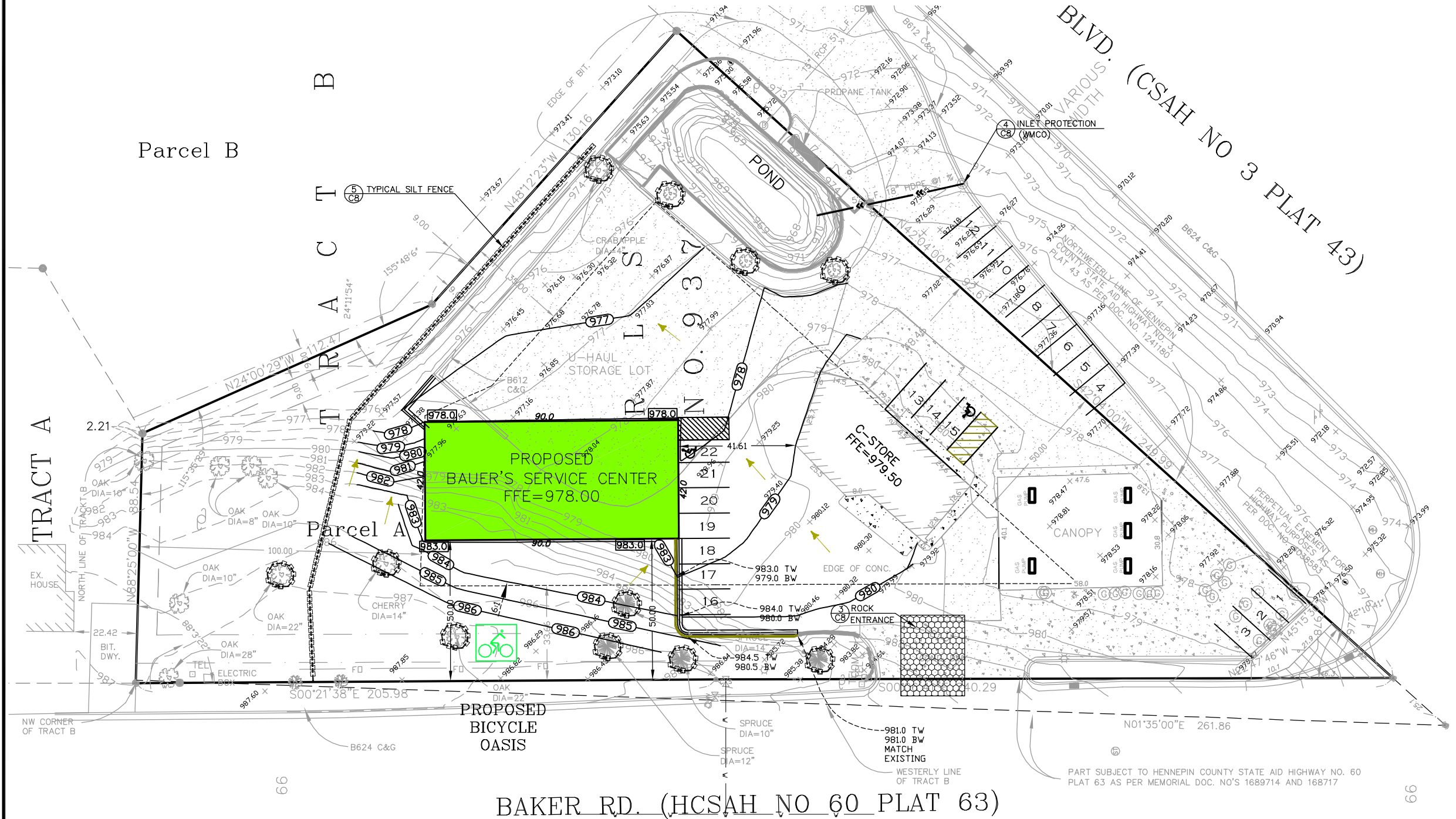
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- DENOTES WATER CURB STOP
- DENOTES GAS PUMP
- DENOTES FIRE HYDRANT
- XXX.X DENOTES PROPOSED ELEVATION
- DENOTES PROPOSED SILT SOCK
- DENOTES PROPOSED ROCK ENT.
- XXX.X DENOTES PROPOSED CONTOURS
- DENOTES RETAINING WALL
- DENOTES PROPOSED SAVE TREE
- DENOTES PROPOSED DRAINAGE FLOW

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EDS ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivriver
 VLADIMIR SIVRIVER P.E. NO. 25105 DATED: 12/15/20

GRADING, DRAINAGE AND EROSION CONTROL PLAN

JOB NAME: **BAUER'S CUSTOM HITCHES**
 LOCATION: **13118 EXCELSIOR BLVD. MINNETONKA, MN 55343**

DRAWN BY: IS PROJ. NO. 13-001
 CHECKED BY: VS SHEET NO. C4

GRADING, DRAINAGE AND EROSION CONTROL NOTES

GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
2. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY CONTRACTOR.
3. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. GRADES SHOWN ARE FINISHED GRADES, CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION.
6. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
8. COMPLETION OF SITE GRADING OPERATIONS SHALL RESULT IN ALL AREAS BEING GRADED TO 'PLAN SUBGRADE ELEVATION'. THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY REFERRING TO THE SITE PLAN AND PAVEMENT SECTION DETAILS FOR LOCATION AND LIMITS OF BITUMINOUS PAVEMENT SECTIONS.
9. THE MINIMUM GRADED SLOPE FROM EDGE OF BUILDING SHALL BE 6 INCHES IN 10 FEET.
10. FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION. SLOPE GROUND AWAY FROM BUILDING A MINIMUM OF 6" IN 10 FEET BEYOND 10 FEET REFER TO PLAN GRADES.
11. CONTRACTOR IS RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES, WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT PONDING IN LOWER AREAS. CONTACT ENGINEER IF FIELD ADJUSTMENTS TO GRADING PLANS ARE REQUIRED.
12. CONTRACTOR SHALL REMOVE ONLY THOSE TREES MARKED IN THE FIELD VERIFY WITH ENGINEER PRIOR TO REMOVAL.
13. ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.
14. EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD DETAILS (AND SPECIFICATIONS).

GRADING, TURF ESTABLISHMENT & EROSION CONTROL SPECIFICATIONS

TURF ESTABLISHMENT

ALL TURF ESTABLISHMENT SHALL BE ACCORDING TO MnDOT 2575 AND SHALL TAKE PLACE WITHIN 10 DAYS OF THE COMPLETED GRADING OPERATION.

TOPSOIL

CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4 INCH DEPTH (COMPACTED) TO ALL DISTURBED AREAS, TO BE SODDED OR SEEDED.

SOD

SOD SHALL BE ACCORDING TO MnDOT 3878.

SEEDING

SEED MIX SHALL BE MnDOT 50B AT 100# PER ACRE. DORMANT SEEDING AFTER NOVEMBER 1, AT TWICE THE NORMAL RATE.

MULCHING

MULCH SHALL BE MnDOT TYPE 1. STRAW SHOULD BE SPREAD UNIFORMLY AT A RATE OF 2 TONS PER ACRE AND ANCHORED WITH EITHER NETTING OR A STRAIGHT DISC.

FERTILIZER

TYPE 20-0-10 AT 400# PER ACRE.

GRADING

ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.

SEDIMENT & EROSION CONTROL NOTES

1. MICHAEL BAUER IS RESPONSIBLE FOR THE CLEANLINESS OF THE SITE AND THE MAINTENANCE OF THE EROSION AND SEDIMENT CONTROLS AND CAN BE REACHED AT 952 979-9129.
2. THE STREET WILL BE SWEEPED CLEAN BEFORE THE END OF EACH DAY OF ACTIVE CONSTRUCTION, WHEN SEDIMENT IS TRACKED INTO THE STREET.
3. AREAS WITH SLOPES GREATER THAN 3 TO 1 AND AREAS NEXT TO WETLANDS/WATERBODIES GRADED OR EXPOSED DURING CONSTRUCTION SHALL BE PROTECTED WITH TEMPORARY VEGETATION, MULCHING, OR OTHER MEANS AS SOON AS PRACTICAL.
4. ALL EXPOSED SOIL AREAS WILL BE STABILIZED AS SOON AS PRACTICAL. UNWORKED SOILS THAT REMAIN EXPOSED AND NOT IN USE FOR LONGER THAN 14 DAYS WILL BE COVERED WITH TEMPORARY SEED (GRASS, OATS, OR WHEAT).
5. NO CONCRETE WASHOUT SHALL OCCUR ON SITE UNLESS IT IS DONE WITH AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.
6. STOCKPILES SHALL BE SURROUNDED WITH ADEQUATE PERIMETER CONTROL TO PREVENT SEDIMENTATION AND EROSION.
7. INLET PROTECTION FOR ALL STORM SEWER INLETS DOWNSTREAM OF THE SITE WITHIN ONE BLOCK OR AS DIRECTED BY THE CITY.
8. SITE SHALL BE KEPT CLEAN AT ALL TIMES AND REFUSE PROPERLY CONTROLLED.
9. TEMPORARY PUMPING SHALL NOT BE PERMITTED WITHOUT THE USE OF AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.
10. SOIL COMPACTION SHALL BE MINIMIZED; AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 6-INCHES.
11. THE CONTRACTOR SHALL INSPECT ON A WEEKLY BASIS AND AFTER ANY RAINFALL GREATER THAN 1" ALL EROSION CONTROL DEVICES AND MAKE ANY REPAIRS IMMEDIATELY. AN INSPECTION LOG SHALL BE KEPT ON SITE DETAILING THESE INSPECTIONS AND REPAIRS PERFORMED.

GENERAL NOTES

1. SEE SWMP NOTES ON SHEET C7 FOR FURTHER SWMP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
3. ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
4. STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
5. PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:
 - a. REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".
 - b. APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.
 - c. INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.



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Vlad Sivriyev
 VLADIMIR SIVRIYEV L.S. NO. 25105

12/15/20

JOB NAME: **BAUER'S CUSTOM HITCHES**

FIELD WORK DATE: 10/28/19

DRAWN BY: IS

PROJECT NO.: 13-001

LOCATION: **13118 EXCELSIOR BLVD.
 MINNETONKA, MN 55343**

FIELD BOOK NO.: EDS-13

CHECKED BY: VS

SHEET NO. C5

STORM WATER MANAGEMENT PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL

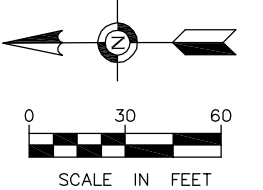
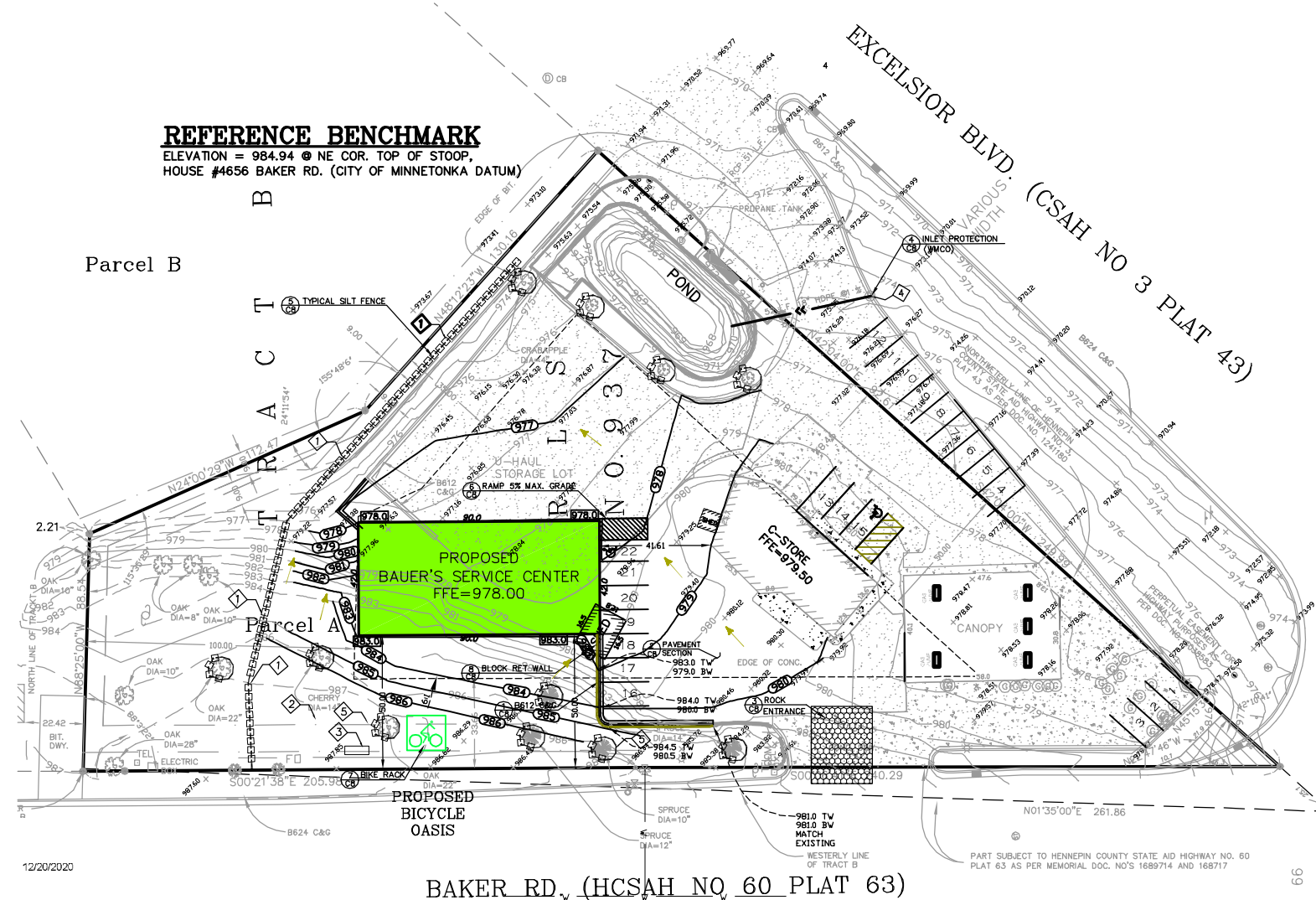
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

GENERAL NOTES

- SEE SWMP NOTES ON SHEET C7 FOR FURTHER SWMP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
- ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
- STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
- PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:
 - REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".
 - APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.
 - INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.
 - APPLY Mn/DOT SEED MIXTURE 190 AT RATE OF 100 POUNDS PER ACRE WITH BRILLION TYPE SEEDER OR OTHER MEANS TO COVER SEED WITH $\frac{1}{3}$ " TO $\frac{3}{4}$ " OF SOIL.
 - APPLY UNIFORM COVERING OF Mn/DOT TYPE 1 MULCH AT A RATE OF 2 TONS PER ACRE.
 - ANCHOR MULCH TO DEPTH OF 2" TO 3" WITH DISC ANCHOR OR OTHER MEANS IMMEDIATELY AFTER SEEDING.

REFERENCE BENCHMARK

ELEVATION = 984.94 @ NE COR. TOP OF STOOP,
HOUSE #4656 BAKER RD. (CITY OF MINNETONKA DATUM)



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- - - DENOTES EASEMENT LINE
- 999.9 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- FO DENOTES FIBER OPTIC
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES ELECTRIC POWER POLE
- ELEC. DENOTES ELECTRIC PEDESTAL
- TEL DENOTES TELEPHONE PEDESTAL
- DENOTES GAS MANHOLE
- DENOTES GAS FILL CAP
- DENOTES GAS VENT
- DENOTES STORM CATCH BASIN (RECTANGLE)
- DENOTES CONCRETE SURFACE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES STORM SEWER MANHOLE
- DENOTES ELECTRIC HAND HOLE
- DENOTES SIGN/POST
- DENOTES BITUMINOUS SURFACE
- DENOTES PROTECTION PIPE
- DENOTES LIGHT POLE
- DENOTES WATER VALVE
- DENOTES WATER CURB STOP
- DENOTES GAS PUMP
- DENOTES FIRE HYDRANT
- XXX.X DENOTES PROPOSED ELEVATION
- DENOTES PROPOSED SILT SOCK
- DENOTES PROPOSED ROCK ENT.
- XXX.X DENOTES PROPOSED CONTOURS
- DENOTES RETAINING WALL
- DENOTES PROPOSED DRAINAGE FLOW

POND CALCULATION

Bauer's Customs Hitches, 13118 Excelsior Blvd, Minnetonka

12/20/2020

INFORMATION:
PROPOSED HARCOVER = 32,920
Req'd Dead Storage = runoff from 2.5" rain over increase in impervious area = 0.208 ft (assuming 100% runoff)
Required Dead Storage Volume = area x 2.5" runoff (assuming 100% runoff) = 8,888 cu ft **51,300 GALLONS**

TABLE 1: POND CALCULATIONS FOR INCREASE OF IMPERVIOUS SURFACE

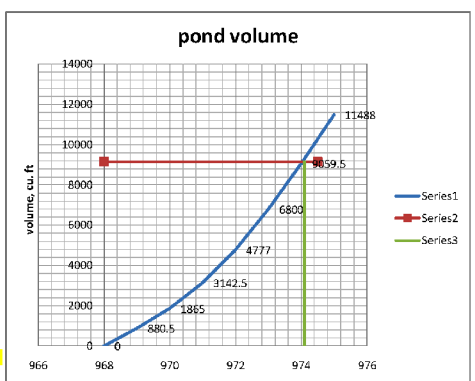
Area sq ft	Pervious CN*	Impervious CN*	24-hour 100-yr Rainfall inches**	Pervious Runoff		Impervious Runoff		Increase in Runoff cubic ft	Pond Surface Area*** Elev 973.5 feet	Average Pond Area	Needed Increase in Pond Height (feet)	New Pond Overflow Elev. ft	
				inches	cubic ft	inches	cubic ft						
5206	69	96	7.2	2.63	1,141	5.67	2,480	1,319	2259.5	2311	2285.25	0.58	974.08

* SCS values for pervious and impervious, soils type B (Hayden-Burnesville-peaty muck, with poor grass cover and dirt)
** Figure 2-2, City of Minnetonka, Water Resources Management Plan
*** Gartner Eng'g LLC Pond Calculations Sheet (CHECK POND VOLUME, 6-10-03). Current Overflow Elevation = 973.5

TABLE 2: POND VOLUME CALCULATIONS BASED ON NEW SURVEY DATA

Pond Area	Average	Elev.	H	Volume	Cum. Vol.
100		967			
254	254	968	1	254.00	254.00
408	626.5	968	1	626.50	880.50
845	984.5	969	1	984.50	1,865.00
1124	1277.5	970	1	1,277.50	3,142.50
1431	1634.5	971	1	1,634.50	4,777.00
1838	2023	972	1	2,023.00	6,800.00
2208	2259.5	973	1	2,259.50	9,059.50
2311	2428.5	974	1	2,428.50	11,488.00
2546	2572	975	1	2,572.00	14,060.00
2598	2598	976			
2598	2598	976.5	0.5	1,299.00	15,359.00

114,888 GALLONS



PROPOSED HARDCOVER

- EXISTING C-STORE BUILDING 1,796 SQ. FT.
- PROPOSED SERVICE CENTER 3,780 SQ. FT.
- PROPOSED CONCRETE 426 SQ. FT.
- PROPOSED BITUMINOUS 5,202 SQ. FT.
- EXISTING CANOPY 2,275 SQ. FT.
- EXISTING CONCRETE SURFACE 6,937 SQ. FT.
- EXISTING BITUMINOUS SURFACE 12,504 SQ. FT.
- TOTAL IMPERVIOUS AREA 32,920 SQ. FT.
- TOTAL LOT AREA 56,652 SQ. FT.
- PROPOSED HARDCOVER 58.2 %

LEGAL DESCRIPTION

That part of Tract B, registered Land Survey No. 937, files of the Registrar of Titles, County Hennepin, State of Minnesota, lying southwesterly of a line and its northwesterly extension described as commencing at northwest corner of said Tract B; thence South 88 degrees 25 minutes 00 seconds East, assumed bearing along the north line of said Tract B a distance of 90.75 feet to an angle point in said north line; thence South 24 degrees 00 minutes 29 seconds East a distance of 112.47 feet; thence South 48 degrees 12 minutes 23 seconds East a distance of 130.16 feet to the southeasterly line of said Tract B and there terminating.

NUMBERED NOTES

- INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- INSTALL SWMP BOX NEAR THE CONSTRUCTION ENTRANCE.
- INLET PROTECTION DEVICE.
- TREE PROTECTION DEVICE.

STORM WATER MANAGEMENT NOTES

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166

Storm Water Management Plan
 The work described to implement the following Storm Water Management Plan (SWMP) shall be considered part of the Contract Documents and shall be performed by the Contractor. The work to install and maintain the Best Management Practices (BMP's) to prevent erosion and provide sediment control shall be in accordance with Permit No. MN R1000f and shall include, but are not necessarily be limited to, the requirements contained herein.

1. Construction Activity Information

Project Name: BAUER'S CUSTOM HITCHES
 Project Address/Location: Section-Township-Range = 27-117-22
 City/Township: City of Minnetonka State: MN Zip Code: 55343
 County Parcel ID Number(s): 27-117-22-11-0076
 All cities where construction will occur: City of Minnetonka
 All townships where construction will occur: Not Applicable
 All counties where construction will occur: Hennepin County
 Project Size (number of acres to be disturbed): 0.25
 Project Type: Residential Commercial/Industrial
 Road Construction Other (describe)

Cumulative Impervious Surface:
 Existing area of impervious surface to nearest quarter acre: 0.50
 Post construction area of impervious surface to nearest quarter acre: 0.25
 Receiving Waters:

Name of Water Body	Type	Appendix A Special Water?
-	-	No

Dates of Construction

Estimated Construction Start Date: March, 2021
 Estimated Completion Date: June, 2021

Contact Information

Owner of Project Site: **Michael W. Bauer**
 Business/Firm Name: Bauer's Custom Hitches
 Federal Tax ID Number: available as needed
 State - Tax ID Number: available as needed
 Contact Person: **Michael W. Bauer**

Title: Owner

Phone: 952-979-9129
 Mailing Address: 13118 Excelsior Blvd.
 City: Minnetonka State: MN Zip Code: 55343

Contractor (Party who will oversee implementation of the SWMP. May be same party as Owner above): **Brian Lubben**
 Business/Firm Name: Building Foundry
 Federal Tax ID Number- available as needed
 State Tax ID Number- available as needed
 Contact Person: **Brian Lubben**
 Title: Vice President of Architecture
 Phone: 612-849-0923
 Mailing Address: 700 E Lake Street, Suite - 213,
 City: Wayzata
 State: MN Zip Code: 55391

General Construction Project Information

Description of the construction activity (what will be built, general time/ins., etc.).

BAUER'S CUSTOM HITCHES. The construction activities will include grading operations for the construction of surface drainage and utilities. Roof drain sewer construction, exposed soil stabilization, and bituminous paving will follow grading operations.

2. General Site Information

Description of the location and type of all temporary and permanent erosion prevention and sediment control BMP's to be used, including the timing for installation and procedures used to establish additional temporary BMP's as necessary.

Contractor shall install and maintain the temporary and permanent erosion prevention and sediment control BMP's as shown on the accompanying drawing and as described herein. The timing shall be in accordance with the Construction Activity Sequence below and in accordance with sound and proactive construction scheduling and practices.

Accompanying this SWMP is a site plan that includes the following features:

- * Existing and proposed grades, including dividing lines and direction of flow for all pre- and post-construction stormwater runoff drainage areas located within the project limits.
- * Locations of impervious surfaces and soil types.
- * Locations of areas not to be disturbed.
- * Method(s) to be used for final stabilization of all exposed soil areas.

Description of stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project:

Not applicable to this project.

Description of the type and locations of BMP's appropriate for this site and sufficient to comply with all applicable requirements of the TMDL implementation plan and identification of the receiving water and of the areas of project site discharging to an impaired water that has an approved TMDL implementation plan that contains requirements for construction Stormwater discharges:

Not applicable to this project.

Selection of Permanent Stormwater Management System

Will the project create a new cumulative Impervious surface greater than or equal to one acre? Yes No

If yes, a water quality volume of 1/2 inch of runoff from this area must be treated before leaving the site or entering surface waters (1 inch of runoff from this area if discharging to special waters).

Method(s) to be used to treat runoff from the new impervious surfaces created by the project:

- Wet sedimentation basin X_Infiltration/Filtration basin/POND EXISTING
 Regional ponds Combination of practices

Description of treatment method(s) to be used, including design information for each method:

Existing pond will be used to collect water from the roof.

Description of why it is not feasible to meet the treatment requirement for water quality volume. This can include proximity to bedrock or road projects where the lack of right-of-way precludes the installation of any permanent stormwater management practices. Description of what other treatment, such as grassed swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters:

Not Applicable

Description of how a proposed alternative method to treat runoff from new impervious surfaces will achieve approximately 80% removal of total suspended solids on an annual average basis:

Not Applicable

3. Erosion Prevention Practices

Description of construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to be used to minimize erosion:

Stage the soil disturbing activities to minimize the amount of disturbed soil prior to stabilization. Disturbed areas will be considered stabilized when covered with materials such as anchored mulch, staked sod, riprap, wood fiber blanket, or other materials that prevent erosion from occurring. Grass seeding alone will not be considered stabilization.

Disturb only those areas where proposed contours and elevations are shown to differ from the existing and where removals and other operations are noted. Special areas of the project site that are not to be disturbed by construction activity are noted on the plan.

Description of temporary erosion protection or permanent cover to be used for exposed positive slopes within 200 lineal feet of a surface water (stream, lake, pond, marsh, wetland, reservoir spring, river, storm water basin, storm water drainage system, waterways, water courses, and irrigation systems whether surface water is natural or artificial, public or private with maximum time an exposed soil area can remain exposed when the area is not actively being worked:

Provide year round stabilization to the above mentioned areas in accordance with the following table:

Steepness of slope (H:V)	Maximum Exposure Duration When Area Is Not Actively Worked
Greater than 3:1	7 Days
3:1 through 10:1	14 Days
Less than 10:1	21 Days

Description of practices to be used to stabilize the normal wetted perimeter of drainage or diversion ditches within 200 lineal feet of the property edge or point of discharge to a surface water within 24 hours of connecting the ditch to the surface water:

Install seed, fertilizer, and disc-anchored mulch or temporary wood fiber blanket in ditches and swales within 24 hours of connecting the ditch or swale to the surface water where shown on the plan in accordance with the details.

Description of other erosion prevention practices to be used:

Install the specified energy dissipation method, such as riprap and geotextile fabric, at pipe outlets within 24 hours of installation. Permanently seed disturbed areas prior to end of seeding dates specified by MnDOT.

4. Sediment Control Practices

Description of sediment control practices to be used to minimize sediments from entering surface waters, including curb and gutter systems and storm drain inlets:

Permanent sediment control practices to be used on this project consist of sedimentation basins. Temporary sediment control practices to be used are silt fence, culvert inlet protection, storm sewer inlet protection, stone pad exits, ditch checks, and, if necessary, street sweeping.

5. Dewatering and Basin Draining

If the project includes dewatering or basin draining, describe the BMP's to be used to prevent the discharge from adversely affecting the receiving waters and downstream landowners.

N/A

6. Additional BMP's for Special Waters and Discharges to Wetlands

This project does not discharge stormwater directly to a Special Water. This project does not discharge stormwater directly to wetlands, except roof drain 6" PVC.

7. Construction Activity Sequence

In addition to performing and sequencing the tasks associated with implementing this SWMP as described herein and shown on the plan, the Contractor shall perform construction activities in accordance with the following sequence:

- (1) Install silt fence along property line of project site where shown on plan and where property line is down gradient and within 100 feet of areas to have disturbed soil and where property line is within 20 feet of soil disturbing and other construction activities.
- (2) Install silt fence along edge of wetlands and at other locations shown on the plan.
- (3) Install stone exit pads where shown on plan and at other locations where vehicles and equipment will leave the site onto paved and gravel surfaces.
- (4) Construct storm water ponds and related piping and control structures as shown on the project plans. Install and maintain temporary erosion prevention measures as shown on the plan.
- (5) Install silt fence along bottom of storm water pond slopes and where shown on the plan.
- (6) Install trunk sanitary sewer.
- (7) Complete earthwork activities. Install and maintain sediment control measures such as ditch checks and stormwater inlet protection.
- (8) Complete utility construction. Install and maintain sediment control measures such as inlet protection as work proceeds.
- (9) Remove silt deposits from site, remove silt deposits from stormwater basins.
- (10) Provide soil stabilization to disturbed areas by preparing topsoil, seeding, fertilizing, mulching, anchoring mulch in accordance with plans and specifications.
- (11) Remove perimeter silt fence, other silt fence, check dams, and other sediment control measures upon achieving final stabilization and Owner submits the Notice of Termination.

8. Inspections and Maintenance

Description of procedures to be taken to routinely inspect the construction site:

Contractor shall inspect erosion prevention and sediment control BMP's to ensure integrity and effectiveness. Repair, replace, or supplement non-functional BMP's to provide continually functional BMP's. Contractor shall inspect the entire construction site a minimum of once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Inspections shall include stabilized areas, erosion prevention and sediment control BMP's, and infiltration areas. Specific tasks associated with the inspection and maintenance of the BMP's include the following:

- * Maintain and retain at the construction site written records of the inspections and maintenance performed. Records of each inspection and maintenance activity shall include: Date and time of inspection/maintenance activity; Name of person(s) performing the activity; Finding of inspection; Recommended corrective actions; Corrective actions taken; and Date and amount of rainfall events greater than 0.5 inches in 24 hours.
- * Repair, replace, or supplement silt fences that become nonfunctional or accumulate sediment to the level of 1/3 the silt fence height or more within 24 hours of discovery or as soon as conditions allow access.
- * Drain temporary and permanent sediment basins and remove sediment when the volume of sediment collected reaches 1/2 the permanent storage volume within 72 hours of discovery or as soon as conditions allow access.
- * Inspect surface waters, drainage ditches, and stormwater conveyance systems for evidence of sediment deposited by erosion. Remove deltas and deposited sediment and restabilize areas where sediment removal results in exposed soil within seven (7) days of discovery unless precluded by legal, regulatory, or physical constraints. Removal and stabilization shall be completed within seven (7) days of obtaining access. The NPDES/SDS permit holder is responsible for contacting the local, regional, state, and federal authorities and receiving the applicable permits prior to performing this work.
- * Inspect construction site vehicle exit locations for evidence of sediment being tracked off-site onto paved surfaces. Remove tracked sediment from off-site paved surfaces within 24 hours of discovery.
- * Inspect perimeter of construction site. Remove off-site accumulations of sediment in a manner and at a frequency to minimize off-site impacts.

9. Pollution Prevention Management Measures

Contractor shall implement the following pollution prevention management measures on the site:

- * Solid Waste: Collect and properly dispose of sediment, asphalt and concrete millings, floating debris, paper, plastic, fabrics, construction and demolition debris, and other wastes in accordance with MPCA disposal requirements.
- * Hazardous Materials: Properly store, provide required secondary containment, and dispose of oil products, fuels, paint products, and other hazardous substances to prevent spills, leaks, and other discharges in accordance with MPCA regulations. Provide restricted access storage areas to prevent unauthorized access and vandalism.
- * Equipment Washing: Restrict external washing of trucks and other construction equipment to a defined area of site. Contain runoff and properly dispose of waste. Engine degreasing is prohibited on the property.
- * Spill prevention: Park construction equipment and store potentially hazardous materials in a designated area located as far as practicable from potential environmentally sensitive areas. Construct impoundment dike and take other measures required to contain spilled material. Remove and dispose of contaminated soil, vegetation, and other materials and perform other mitigation measures as required in accordance with MPCA regulations.
- * Sanitary and Septic Waste: Provide and maintain temporary facilities in accordance with MPCA and Minnesota Department of Health regulations.

10. Final Stabilization

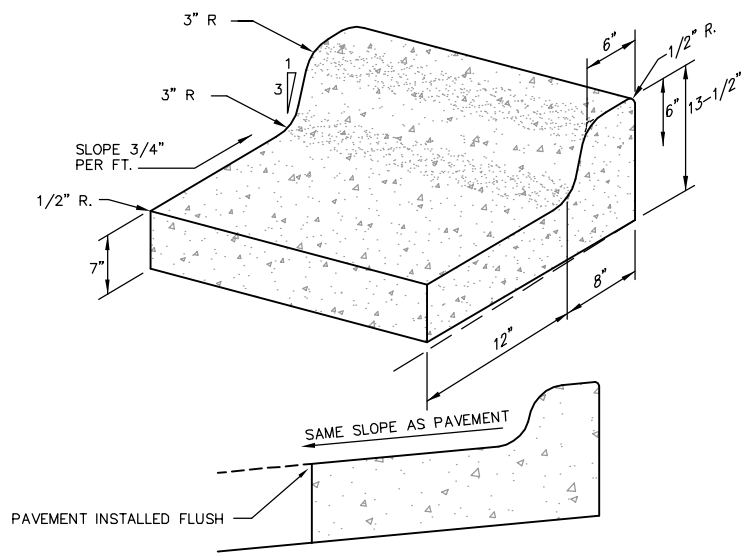
Contractor shall achieve final stabilization of the construction site by achieving the following:

- * Soil disturbing activities have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area or other equivalent means to prevent soil failure under erosive conditions.
- * Temporary synthetic and structural erosion prevention and sediment control BMP's are removed.
- * Sediment is removed from permanent sedimentation basins to return basins to the design capacity, removed from stormwater conveyance systems, and is stabilized or removed from the site.

11. Notice of Termination

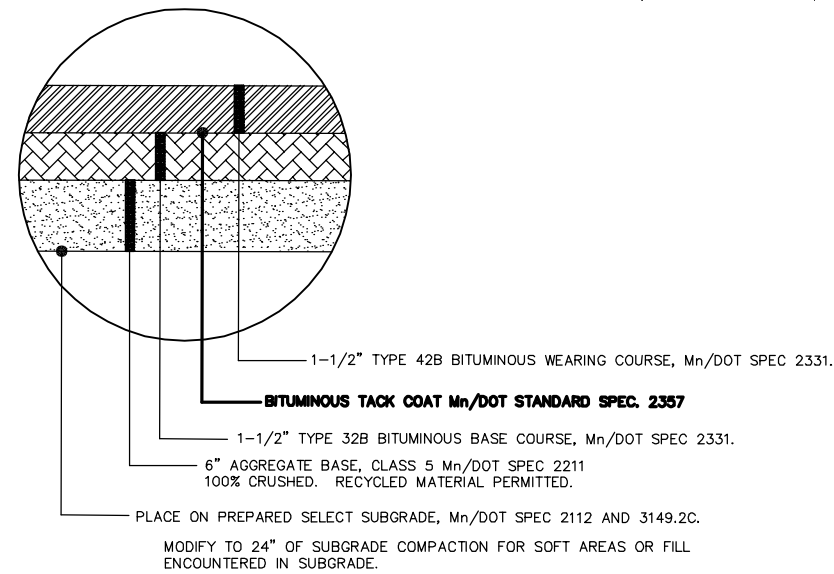
Contractor shall notify Owner immediately upon achieving Final Stabilization. Owner must submit the Notice of Termination within 30 days after Final Stabilization or within 30 days of another owner assuming control according to Part II.B.5, over all areas of the site that have not undergone Final Stabilization.

DETAILS

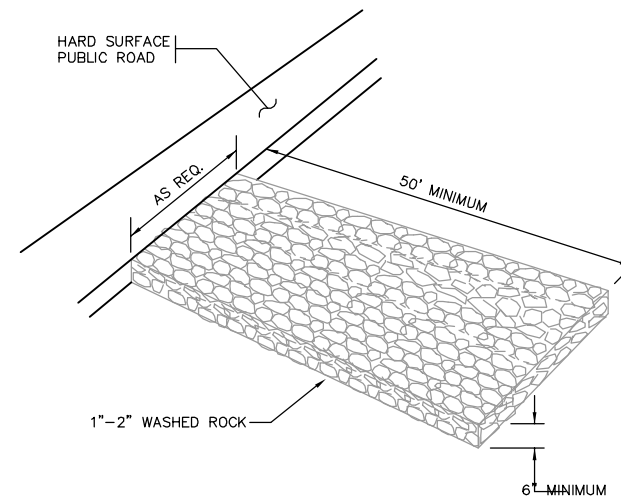


REVERSE SLOPE OR OUTFALL GUTTER SECTION
(FORMS MAY BE TILTED)

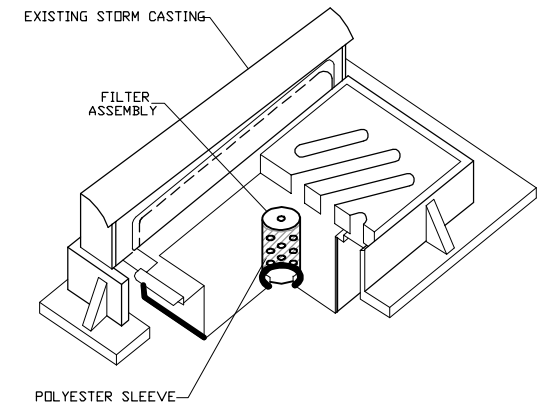
1
C3 **B612 CURB & GUTTER**
NOT TO SCALE



2
C3 **TYPICAL SECTION FOR NORMAL TRAFFIC AND PARKING AREAS**
NOT TO SCALE

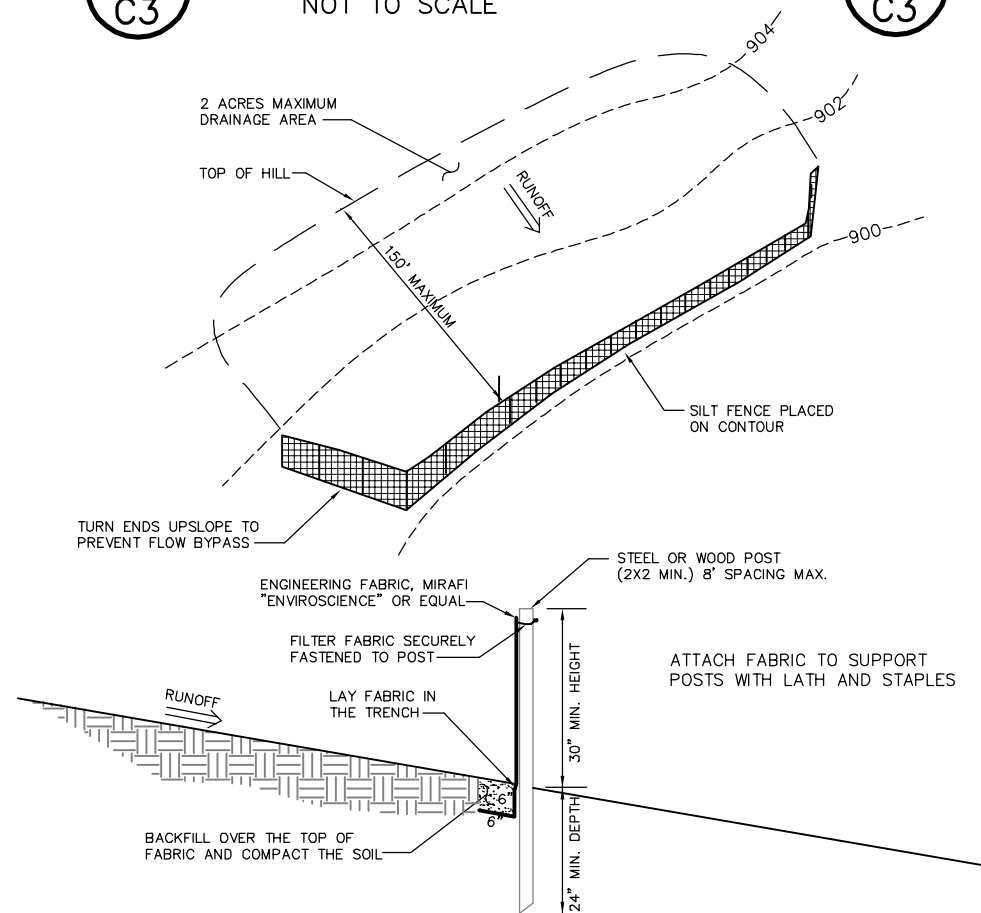


3
C4 **TYPICAL ROCK ENTRANCE**
NOT TO SCALE

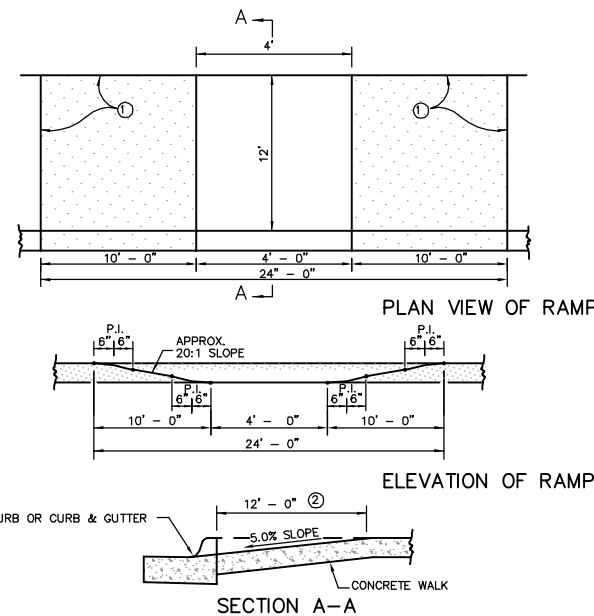


INSERT TO BE USED SHALL BE A WIMCO, LANGE INDUSTRIES 'ROAD DRAIN' STYLE, OR APPROVED EQUAL TO BE UTILIZED IN THE EXISTING ROADWAY CASTING.

4
C4 **INLET PROTECTION (WIMCO)**
NOT TO SCALE

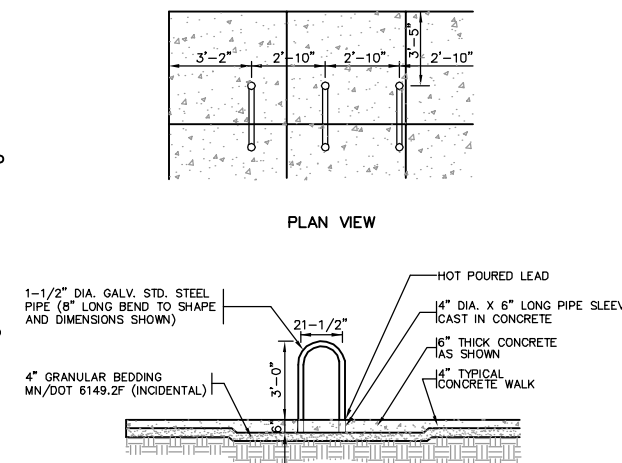


5
C4 **TYPICAL SILT FENCE CONSTRUCTION**
NOT TO SCALE

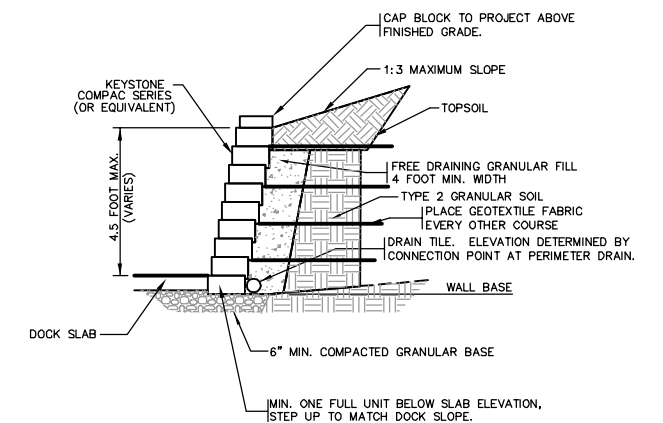


NOTE:
THE CURB AND TRANSITION ON THE RAMP WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB OR CONCRETE CURB AND GUTTER. THE RAMP AREA WILL BE PAID FOR AS SQUARE FEET OF CONCRETE WALK. SURFACE TREATMENT WILL BE CONSIDERED INCIDENTAL.
① SURFACE TREATMENT - AS PER PLANS AND SPECIFICATIONS.
② 12'-0" DIMENSIONS MAY BE INCREASED WHERE FEASIBLE, TO PROVIDE A FLATTER SLOPE. SPEC. REF: 2521, 2531

6
C3 **HC-RAMP 5% MAX. GRADE**
NOT TO SCALE



7
C3 **BIKE RACK**
NOT TO SCALE



NOTE: THIS DETAIL IS A RECOMMENDATION ONLY. CONTRACTOR SHALL VERIFY WITH A LICENSED GEOTECHNICAL OR STRUCTURAL ENGINEER.

8
C3 **BLOCK RET. WALL**
NOT TO SCALE