

18681 Lake Drive East Chanhassen, MN 55317 952-607-6512 www.rpbcwd.org

Riley Purgatory Bluff Creek Watershed District Permit Application Review

Permit No: 2023-	038						
Considered at Bo	ard of Managers Meeting: September 13, 2023						
Received comple	te: August 16, 2023						
Applicant:	Mister Carwash, Prabhs Matharoo						
Representative:	ISG Inc., Andrea Rand						
Project:The applicant proposes the construction of a car wash facility and associated site improvements including grading, curb and gutter, pavement surfacing, and utility services i Eden Prairie, MN. The project includes an underground stormwater management facility with on-site irrigation, a Jellyfish filter, and Contech stormfilter to provide volume control, water quality, and rate control.							
Location:	8340 Crystal View Road, Eden Prairie, MN, 55344						
Reviewer:	Annie Brunton, EIT; and Scott Sobiech, PE; Barr Engineering Co.						
Proposed Board	Action						
resolutions based	moved and Manager seconded adoption of the following d on the permit report that follows and the presentation of the matter at the 023 meeting of the managers:						
	Resolved that the application for Permit 2023-038 is approved, subject to the conditions and stipulations set forth in the Recommendations section of the attached report;						
permit have beer	determination by the RPBCWD administrator that the conditions of approval of the affirmatively resolved, the RPBCWD president or administrator is authorized and nd deliver Permit 2023-038 to the applicant, on behalf of RPBCWD.						

Upon vote, the resolutions were adopted, _____ [VOTE TALLY].

Applicable Rule Conformance Summary

Rule	Issue		Conforms to RBPCWD Rules?	Comments
Α	Procedural Requirements		See comment.	See rule-specific permit condition A1 related to demonstrating permission to work on private property.
С	Erosion Control Plan		See comment	See rule-specific permit condition C1 related to identifying erosion prevention on the erosion control plan.
١	Stormwater	Rate	Yes	
	Management	Volume	Yes	
		Water Quality	Yes	
		Low Floor Elev.	Yes	

Rule	Issue	9	Conforms to RBPCWD Rules?	Comments
		Maintenance	See comment	See rule-specific permit condition J1 related to recordation of stormwater facilities maintenance declaration.
		Chloride Management	See comment	See stipulation #3 related to providing an executed chloride management plan prior to permit close-out.
		Wetland Protection	Yes	
L	Permit Fee Deposit		Yes	\$3,000 deposit fee received July 13, 2023. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of September 7, 2023, the amount due is \$3,894.
М	Financial Assurance		See Comment	See rule-specific permit condition M1 related to including all project information in the opinion of probable cost. The financial assurance is calculated at \$247,266

Background

The proposed redevelopment will include the demolition of the existing parking lot for the construction of a new Mister Carwash and onsite parking areas in Eden Prairie, Minnesota. The applicant proposes to use an underground stormwater management facility with on-site irrigation, a Jellyfish filter, and Contech Stormfilter to provide water quality treatment, rate control, and volume abstraction.

The project site information is summarized in Table 1.

Site Information	Project Area
Total Site Area (acres)	1.23
Existing Site Impervious Area (acres)	0.65
Post Construction Site Impervious (acres)	0.77
New (increase) in Site Impervious Area (acres)	0.12
Percent increase in Impervious Surface	18%
Disturbed Site Impervious Area (acres)	0.65
Percent Disturbance of Existing Impervious Surface	100%
Total Disturbed Area (acres)	1.07

Table 1. Project site information

Exhibits:

- 1. Permit application dated June 19, 2023 (Notified applicant on July 7, 2023 and July 27, 2023 that submittal was incomplete, revised materials completing the application received August 16, 2023)
- 2. Project Civil Plan set dated June 19, 2023 (revised August 16, 2023 and September 6, 2023)
- 3. Stormwater Report dated June 19, 2023 (revised August 14, 2023 and September 6, 2023)
- 4. Existing and Proposed electronic HydroCAD Model received August 16, 2023

- 5. Review Responses dated August 16, 2023 (the applicant's responses to the July 27th incomplete notice/review comments)
- 6. Review Responses dated September 6, 2023
- 7. Engineer's Estimate of Probable Construction Cost spreadsheet received August 16, 2023 (revised September 6, 2023)
- 8. Existing and Proposed MIDS Model results report received June 19, 2023 (revised August 16, 2023 and September 6, 2023)
- 9. Existing and Proposed HydroCAD Model results report received June 19, 2023 (revised September 6, 2023)
- 10. Geotechnical report by Partner Assessment Corporation dated February 16, 2023, received August 16, 2023
- 11. Geotechnical report addendum Partner Assessment Corporation dated April 14, 2023, received August 16, 2023

Rule Specific Permit Conditions

Rule A: Procedural Requirements

The work at is proposed on property currently owner by Burger King Corp. Mister Car Wash will close on the property after milestones are met in their Purchase Agreement with Burger King Corp. To conform to RPBCWD Rule A requirements, the following revisions are needed:

A1. A complete permit application includes all required information, exhibits, and fees and must be <u>authorized by all property owners</u> (Rule A, Subsection 2.3). Please provide written documentation demonstrating the necessary property rights to perform the proposed work.

Rule C: Erosion Prevention and Sediment Control

Because the project will involve the alteration of 1.07 acres of land-surface area or vegetation, the project must conform to the erosion prevention and sediment control requirements established in Rule C.

The erosion control plan prepared by ISG Inc. includes installation of perimeter control (silt fence or sediment control logs), a stabilized rock construction entrance, inlet protection, weekly inspection, staging areas, placement of a minimum of 6 inches of topsoil (at 5% organic matter), and decompaction of areas compacted during construction. To conform to RPBCWD Rule C requirements, the following revisions are needed:

C1. The Applicant must provide an erosion control plan that clearly identifies all locations with temporary erosion prevention measures including slope stabilization.

Rule J: Stormwater Management

Because the project will disturb 1.07 acres of land-surface area, the project must meet the criteria of RPBCWD's Stormwater Management rule (Rule J, Subsection 2.1). The criteria listed in Subsection 3.1 will apply to the entire project site because the site activity will disturb more than 50 percent of the existing impervious surface on the parcel (Rule J, Subsection 2.3).

The applicant is proposing construction of an underground stormwater management facility for water storage for on-site irrigation to provide the rate control and volume abstraction for the disturbed and replaced impervious area. Water quality treatment and pretreatment for runoff entering the underground stormwater management facility is being provided by a Jellyfish proprietary cartridge system and Contech Stormfilter.

Rate Control

In order to meet the rate control criteria listed in Subsection 3.1.a, the 2-, 10-, and 100-year post development peak runoff rates must be equal to or less than the existing discharge rates at all locations where stormwater leaves the site. The applicant used a HydroCAD hydrologic model to simulate runoff rates for pre- and post-development conditions for the 2-, 10-, and 100-year frequency storm events using a nested rainfall distribution, and a 100-year frequency, 10-day snowmelt event. The existing and proposed 2-, 10-, and 100-year frequency discharges from the site are summarized in Table 2 below. The proposed stormwater management plan will provide rate control in compliance with the RPBCWD requirements for the 2-, 10-, and 100-year events. Thus, the proposed project meets the rate control requirements in Rule J, Subsection 3.1a.

Modeled Discharge Location	2-Year Discharge (cfs)		10-Year D (cf	•	100-Year Discharge (cfs)		10-Day Snowmelt (cfs)	
	Ex	Prop	Ex	Prop	Ex	Prop	Ex	Prop
East to Flying Cloud Dr	0.2	<0.1	0.3	0.1	0.5	0.2	<0.1	<0.1
South to Prairie Center Dr	3.3	3.3	5.5	5.4	9.5	9.4	0.2	0.2
West to Crystal View Rd	0.7	0.4	1.2	0.8	2.2	1.5	<0.1	<0.1

Table 2. Existing and Proposed Peak Runoff Rates

Volume Abstraction

Subsection 3.1.b of Rule J requires the abstraction onsite of 1.1 inches of runoff from the impervious surface of the parcel. An abstraction volume of 3,075 cubic feet is required from the 0.77 acres of regulated impervious area. Soil borings performed by American Engineering Testing, Inc. show that soils in the project area are clayey and fill. Hydraulic conductivity testing revealed infiltration rates of 0.0 in/hr

beneath the proposed stormwater management features, indicating that infiltration is not feasible on this site. Because of the low in-situ infiltration measurements, the site is considered restricted.

For restricted sites, subsection 3.3 of Rule J requires rate control in accordance with subsection 3.1.a and that abstraction and water quality protection be provided in accordance with the following sequence:

- (a) Abstraction of 0.55 inches of runoff from site impervious surface determined in accordance with paragraphs 2.3, 3.1 or 3.2, as applicable, and treatment of all runoff to the standard in paragraph 3.1c; or
- (b) Abstraction of runoff onsite to the maximum extent practicable and treatment of all runoff to the standard in paragraph 3.1c; or
- (c) Off-site abstraction and treatment in the watershed to the standards in paragraph 3.1b and 3.1c.

Based on the measured hydraulic conductivity testing results, the applicant is proposing rainwater harvesting and irrigation of available green space to provide volume abstraction. The abstraction volume provided by the irrigation is 0.18 inches from all regulated impervious area, and the RPBCWD engineer determines that this is the maximum extent practicable for the site, thus complying with Rule J, Subsection 3.3.b. The designed abstraction performance for the project site is summarized in the table below.

Required	Required Abstraction	Provided Abstraction	Provided Abstraction
Abstraction Depth	Volume	Depth	Volume
(inches)	(cubic feet)	(inches)	(cubic feet)
0.55	1,537	0.18	

Table 4. Volume Abstraction Summary

Because the proposed stormwater reuse system requires consistent use at a specified rate (1.11 in/week) over the 0.29 acres of green space to meet District requirements, performance monitoring for the site will be required to ensure that the project provides the proposed volume abstraction.

Plans indicate pretreatment for runoff entering the subsurface stormwater management facilities and rainwater harvesting system is being provided by a Jellyfish filter and Contech Stormfilter, thus the proposed project conforms with RPBCWD Rule J, Subsection 3.1b.1.

Water Quality Management

Subsection 3.1.c of Rule J requires the Applicant to provide volume abstraction in accordance with 3.1b or least 60 percent annual removal efficiency for total phosphorus (TP), and at least 90 percent annual removal efficiency for total suspended solids (TSS) from site runoff, and no net increase in TSS or TP loading leaving the site from existing conditions. The Applicant is proposing to use an underground stormwater management facility with an irrigation system, a Jellyfish Filter, and a Contech Stormfilter (with PhosphoSorb Media cartridges) to achieve the required TP and TSS removals. The MIDS modeling results of runoff from impervious areas of the site summarized in tables below show the annual TSS and TP removal requirement is achieved and that there is no net increase in TSS and TP leaving the site.

Annual ISS and TP removal summary:							
Pollutant of Interest	Regulated Site Loading (lbs/yr)	Required Load Removal (lbs/yr)	Provided Load Reduction (lbs/yr)				
Total Suspended Solids (TSS)	268	241 (90%)	242 (90%)				
Total Phosphorus (TP)	1.48	0.89 (60%)	0.98 (66%)				

Annual TSS and TP removal summary:

Summary of net change in TSS and TP leaving	; the site
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Pollutant of Interest	Existing Site Loading (lbs/yr)	Proposed Site Load after Treatment (lbs/yr)	Change (lbs/yr)
Total Suspended Solids (TSS)	219	26	-193
Total Phosphorus (TP)	1.2	0.5	-0.7

Low floor Elevation

All new buildings must be constructed such that the lowest floor is at least two feet above the 100-year high-water elevation or one foot above the emergency overflow of a stormwater-management facility according to Rule J, Subsection 3.6a. The lowest elevation of the nearest building and the 100-year event flood elevation in the proposed underground system is summarized below. The RPBCWD Engineer concurs that the proposed project is in conformance with Rule J, Subsection 3.6.

Location	Low Floor Elevation	100-year Event Flood	Freeboard
	of Building (feet)	Elevation (feet)	(feet)
Underground stormwater management facility	850.17	839.55	10.62

Maintenance

Subsection 3.7 of Rule J requires the submission of maintenance plan. All stormwater management structures and facilities must be designed for maintenance access and properly maintained in perpetuity to assure that they continue to function as designed. The following revisions are needed:

J1. Permit applicant must submit a draft maintenance and inspection declaration to incorporate the facilities proposed under this application, including the appropriate permit number, pre-treatment facilities, reuse system, underground stormwater management facility, and propriety stormwater device with (PhosphoSorb Media cartridges). A maintenance declaration template is available on the permits page of the RPBCWD website. (http://www.rpbcwd.org/permits/). A draft declaration must be provided for District review and approval prior to recording.

Chloride Management

Subsection 3.8 of Rule J requires the submission of chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator

engaged in implementing the plan. To close out the permit and release the \$5,000 in financial assurance held for the purpose of chloride management, the permit applicant must provide a chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan at the site.

Wetland Protection

Because runoff from this site is directly tributary to a downstream stormwater pond, Rule J, subsection 3.10. does not impose requirements on the proposed project.

Rule L: Permit Fee

The RPBCWD permit fee schedule requires permit applicants to submit a permit-fee deposit of \$3,000 to be held in escrow and applied to reimburse RPBCWD for the permit-application processing fee and permit review and inspection-related costs. When a permit application is approved, the deposit must be replenished to the applicable deposit amount by the applicant before the permit will be issued to cover actual costs incurred to monitor compliance with permit conditions and the RPBCWD Rules. A permit fee deposit of \$3,000 was received on behalf of Mister Carwash on July 13, 2023. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. Subsequently, if the costs of review, administration, inspections and closeout-related or other regulatory activities exceed the fee deposit amount, the applicant will be required to replenish the deposit to the original amount or such lesser amount as the RPBCWD administrator deems sufficient within 30 days of receiving notice that such deposit is due. The administrator will close out the relevant application or permit and revoke prior approvals, if any, if the permit-fee deposit is not timely replenished.

L1. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. The amount needed to replenish the permit fee deposit is \$3,894 as of September 7, 2023.

	Unit	Unit Cost	# of Units	Total
Rules C: Silt fence:	LF	\$2.50	1200	\$3,000
Inlet protection	EA	\$100	6	\$600
Rock Entrance	EA	\$250	1	\$250
Restoration	Ac	\$2,500	1.07	\$2,675
Rules J: Chloride Management	LS	\$5,000	1	\$5,000
Rules J: Stormwater Management: 125% of engineer's opinion of cost (\$170,610*1.25)	EA	125% OPC	1	\$213,263
Contingency (10%)		10%		\$22,479
Total Financial Assurance				\$247,266

Rule M: Financial Assurance

Applicable General Requirements:

- 1. The RPBCWD Administrator and Engineer shall be notified at least three days prior to commencement of work.
- 2. Construction shall be consistent with the plans and specifications approved by the District as a part of the permitting process. The date of the approved plans and specifications is listed on the permit.
- 3. Construction must be consistent with the plans, specifications, and models that were submitted by the applicant that were the basis of permit approval. The date(s) of the approved plans, specifications, and modeling are listed on the permit. The grant of the permit does not in any way relieve the permittee, its engineer, or other professional consultants of responsibility for the permitted work.
- 4. The grant of the permit will not relieve the permittee of any responsibility to obtain approval of any other regulatory body with authority.
- 5. The issuance of this permit will not convey any rights to either real or personal property, or any exclusive privileges, nor will it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.
- 6. In all cases where the doing by the permittee of anything authorized by this permit involves the taking, using or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements or interests, the permittee, before proceeding therewith, must acquire all necessary property rights and interest.
- 7. RPBCWD's determination to approve the permit application was made in reliance on the information provided by the applicant. Any substantive change in the work affecting the nature and extent of applicability of RPBCWD regulatory requirements or substantive changes in the methods or means of compliance with RPBCWD regulatory requirements must be the subject of an application for a permit modification to the RPBCWD.
- 8. If the conditions herein are met and the permit is issued by RPBCWD, the applicant, by accepting the permit, grants access to the site of the work at all reasonable times during and after construction to authorized representatives of the RPBCWD for inspection of the work.

Findings

- 1. The proposed project includes the information necessary, plan sheets and erosion control plan for review.
- 2. The proposed project will conform to Rules A, C and J if the Rule Specific Permit Conditions listed above are met.

Recommendation:

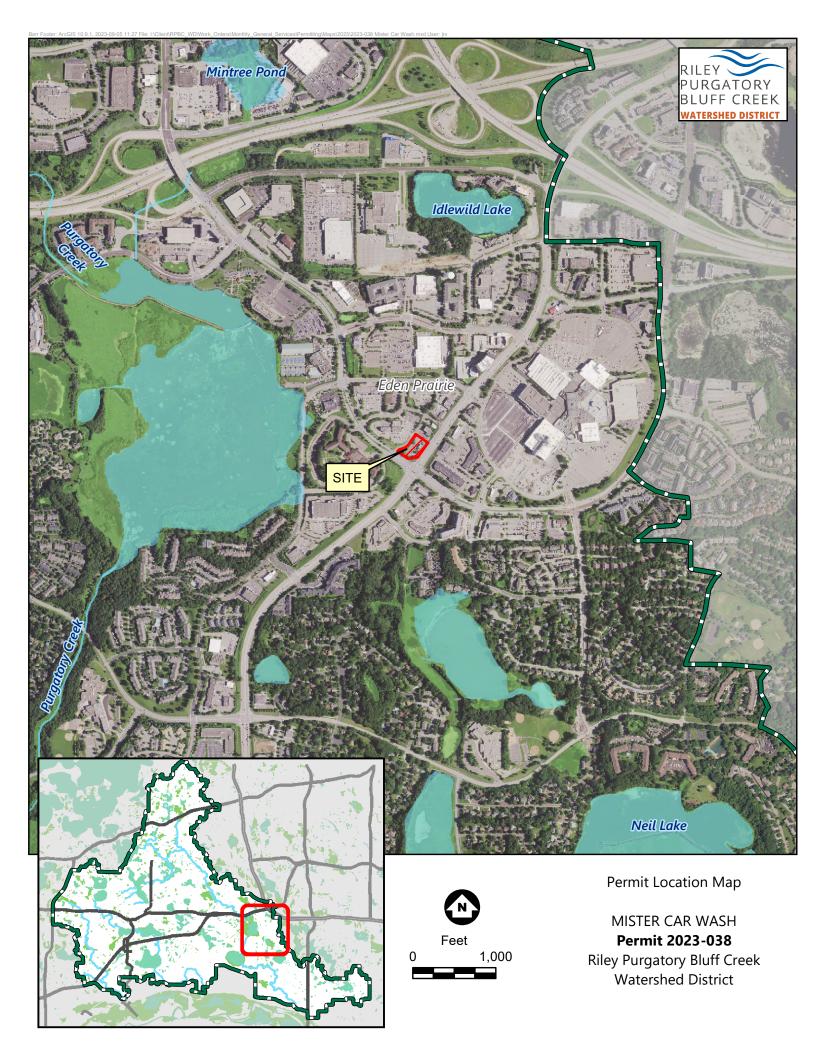
Approval of the permit contingent upon:

- 1. Financial Assurance in the amount of \$247,266.
- 2. The applicant providing written documentation demonstrating the necessary property rights and permissions to perform the proposed work.

- 3. Permit applicant must provide the name and contact information of the general contractor responsible for the site. RPBCWD must be notified if the responsible party changes during the permit term.
- 4. Permit applicant must submit a draft maintenance and inspection declaration to incorporate the facilities proposed under this application, including the appropriate permit number, pre-treatment facilities, reuse system, underground stormwater management facility, and propriety stormwater device (with PhosphoSorb Media cartridges). The agreement must also include a stormwater reuse monitoring and reporting plan that includes protection of the greenspace to be irrigated and metering of the volume of reuse, as well as maintenance specifics provided by the manufacturer(s) or installer(s) for the proprietary system and be consistent with the MPCA's manufactured treatment device maintenance provisions in the MN Stormwater Manual. The draft agreement must be reviewed and approved by RPBCWD prior to execution as a condition of issuance of the permit.
- The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. The amount needed to replenish the permit fee deposit is \$3,894 as of September 7, 2023.

By accepting the permit, when issued, the applicant agrees to the following stipulations:

- 1. Continued compliance with General Requirements.
- 2. Per Rule J Subsection 4.5, upon completion of the site work, the permittee must submit as-built drawings demonstrating that at the time of final stabilization the stormwater management facilities conforms to design specifications and functions as intended and approved by the District. Asbuilt/record drawings must be signed by a professional engineer licensed in Minnesota and include, but not limited to:
 - a) the surveyed bottom elevations, water levels, and general topography of all facilities;
 - b) the size, type, and surveyed invert elevations of all stormwater facility inlets and outlets;
 - c) the surveyed elevations of all emergency overflows including stormwater facility, street, and other;
 - d) other important features to show that the project was constructed as approved by the Managers and protects the public health, welfare, and safety.
- 3. To close out the permit and release the \$5,000 in financial assurance held for the purpose of the chloride management, the permit applicant must provide an executed chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan at the site.



UTILITY PROVIDERS				
COMPANY	CONTACT INFO			
WATER	CITY OF EDEN PRAIRIE WATER			
	(952)-949-8530			
GAS	CENTER POINT ENERGY			
	(612)-321-5200			
ELECTRIC	XCEL ENERGY			
	(888)-968-9235			
TELEPHONE/INTERNET	COMCAST			
	(651)-493-5143			
TELEPHONE/INTERNET	CENTURYLINK			
	(303)-260-4929			
CABLE	COMCAST			
	(651)-493-5143			

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARI NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHIC INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED B ARCHITECT/ENGINEE
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- 3. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- . THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF EDEN PRAIRIE REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, UNLESS DIRECTED OTHERWISE.

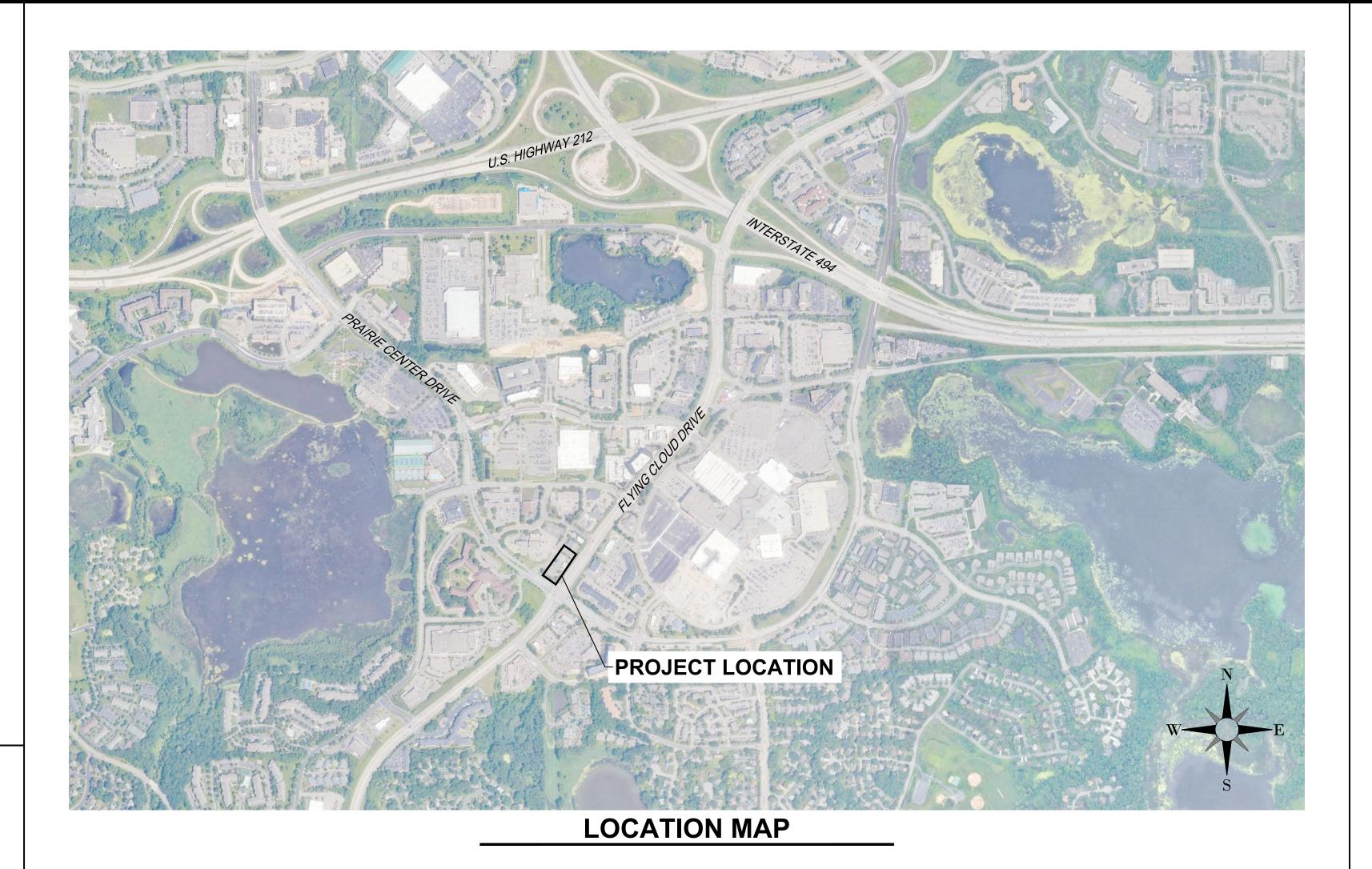
PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE HENNEPIN COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

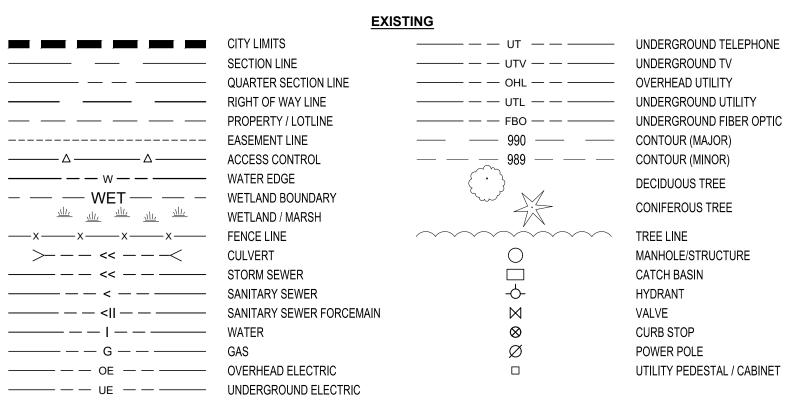
THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN OCTOBER 2022 BY ISG.



MISTER CAR WASH EDEN PRAIRIE



LEGEND



DECIDUOUS TREE CONIFEROUS TREE TREE LINE MANHOLE/STRUCTURE

CATCH BASIN HYDRANT VALVE CURB STOP POWER POLE UTILITY PEDESTAL / CABINET

PROPOSED — — — — — — — — — EASEMENT WATER UNDERGROUND TV Μ

- LOT LINE RIGHT OF WAY CULVERT STORM SEWER STORM SEWER (PIPE WIDTH) SANITARY SEWER SANITARY SEWER (PIPE WIDTH) — GAS OVERHEAD ELECTRIC UNDERGROUND ELECTRIC MANHOLE CATCH BASIN HYDRANT VALVE

FOR CITY ADMINISTRATIVE USE ONLY:

PROJECT **ADDRESS / LOCATION:** 8340 CRYSTAL VIEW RD **EDEN PRAIRIE, MN 55344**

HENNEPIN COUNTY EDEN PRAIRIE, MINNESOTA

ZONING SUMMARY

ZONING:	REGIONAL SERVIC	E COMMERCIAL		
SITE/LOT AREA:	53,713 SQ. FT /1.23	AC.		
IMPERVIOUS AREA:	33,342 SQ. FT / 0.77	AC.		
GREENSPACE PROVIDED:	22,252 SQ. FT / 0.46	AC.		
PARKING REQUIREMENTS				
ТҮРЕ	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED	

1 / EMPLOYEE	3	3		
18' x 13' -		16		
TOTAL:	3	19		
SETBACKS				
PARKING BUILDING PROV BUILDING BUILDING				
20'	35'	-		
10'	40'	-		
50'	10'	-		
-	- TOTAL: SETBAC PARKING 20' 10'	TOTAL: 3 SETBACKS PARKING BUILDING 20' 35' 10' 40'		

CIVIL SHEET INDEX

C010	TITLE
C020	DETAILS
C021	DETAILS
C023	DETAILS
C024	DETAILS
C025	DETAILS
C026	DETAILS
C027	CITY DETAILS
C028	SITE CIRCULATION PLAN
C110	EROSION CONTROL DETAILS
C120	EROSION CONTROL NOTES
C121	EROSION CONTROL NOTES
C130	EROSION CONTROL PLAN
C210	EXISTING SITE AND REMOVALS
C310	SITE PLAN
C320	UTILITY PLAN
C410	SITE GRADING PLAN
C420	DETAILED GRADING PLAN
C510	SITE RESTORATION SHEET
C511	SITE PLANTING PLAN
C520	SITE IRRIGATION PLAN
C530	PLANTING NOTES AND DETAILS





THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION C EPORT WAS PREPARED BY ME OR UNDER MY DIRE UPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE TATE OF MINNESOTA.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, NC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

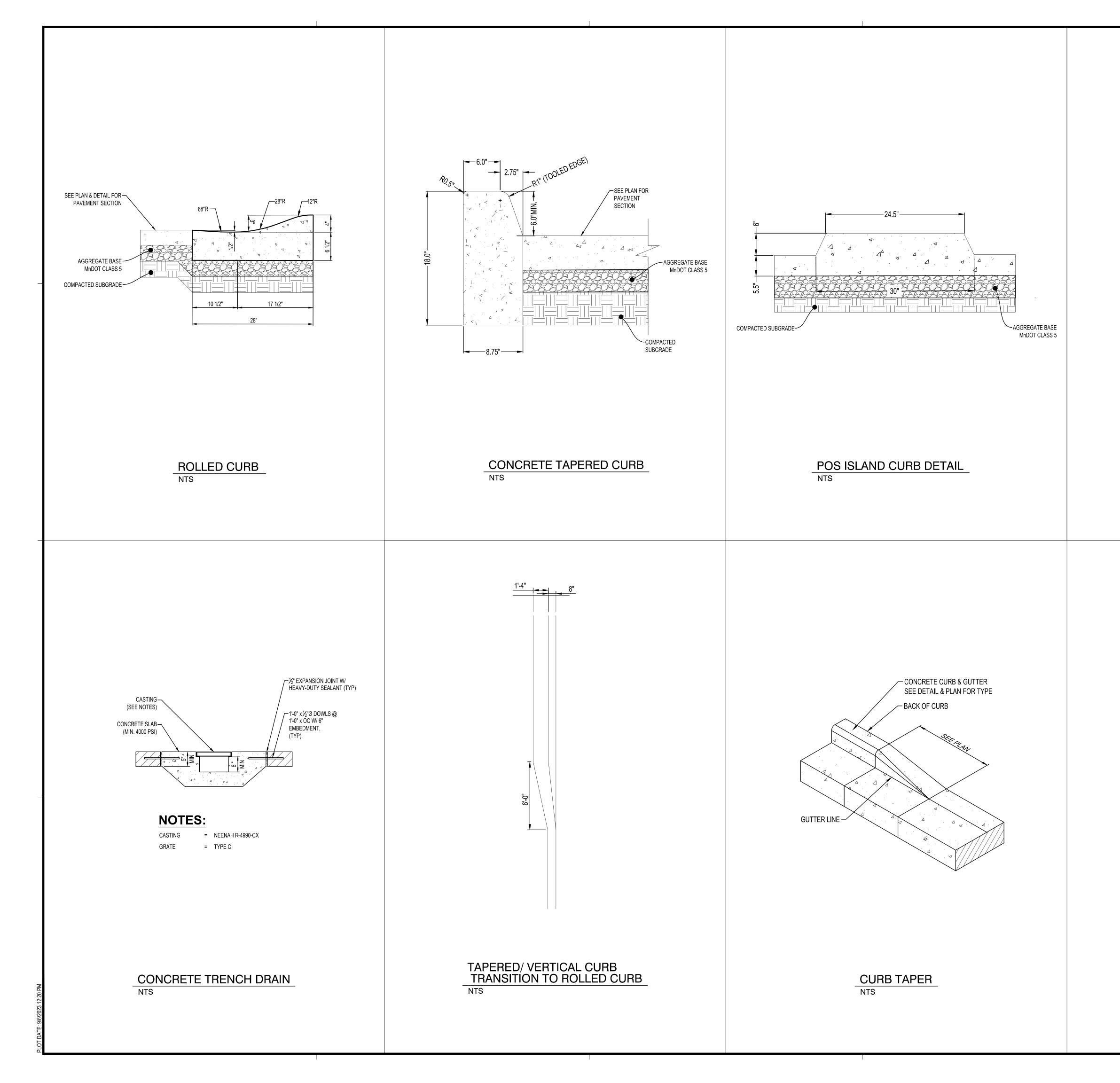
MISTER CAR WASH

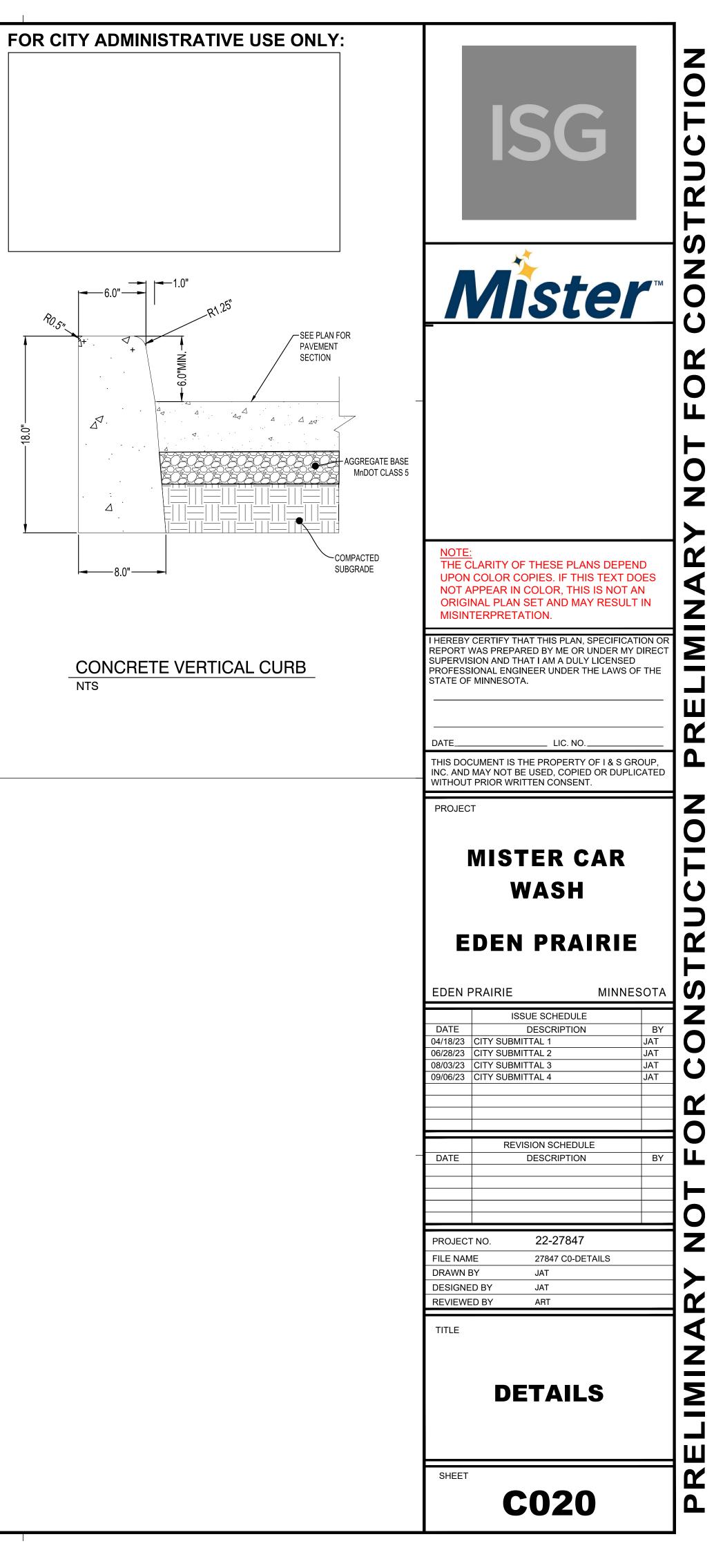
EDEN PRAIRIE

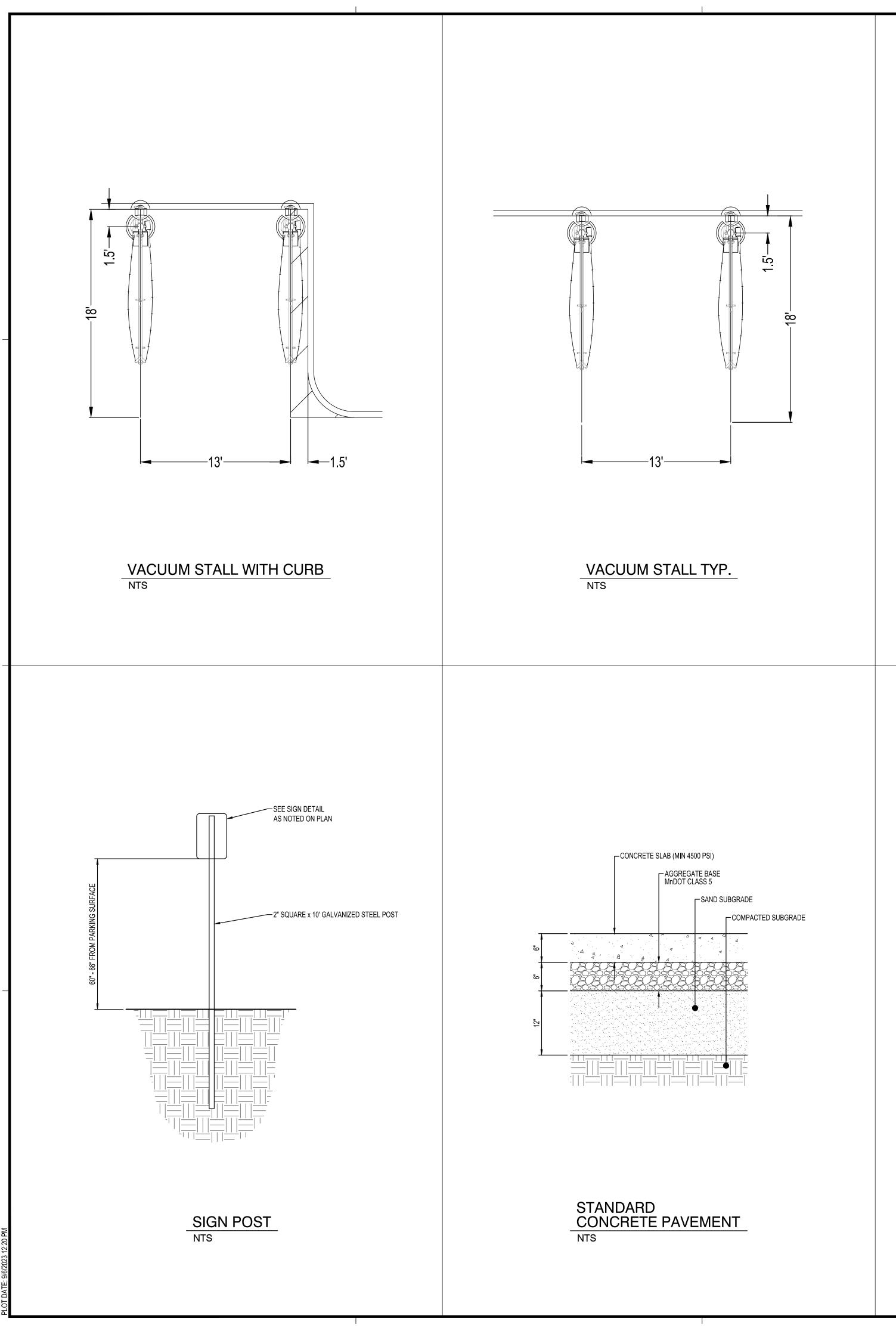
EDEN F	PRAIRIE	MINNESOTA
DATE 04/18/23 06/28/23 08/03/23 09/06/23	ISSUE SCHEDULE DESCRIPTION CITY SUBMITTAL 1 CITY SUBMITTAL 2 CITY SUBMITTAL 3 CITY SUBMITTAL 4	BY JAT JAT JAT JAT
DATE	REVISION SCHEDULE DESCRIPTION	BY
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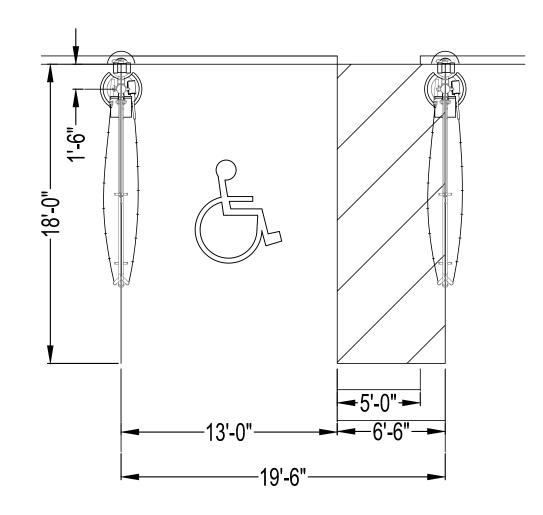
C010

SHEET



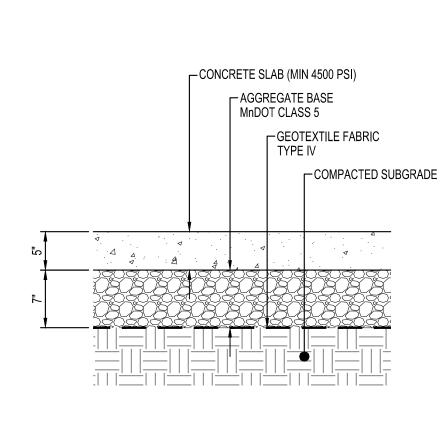




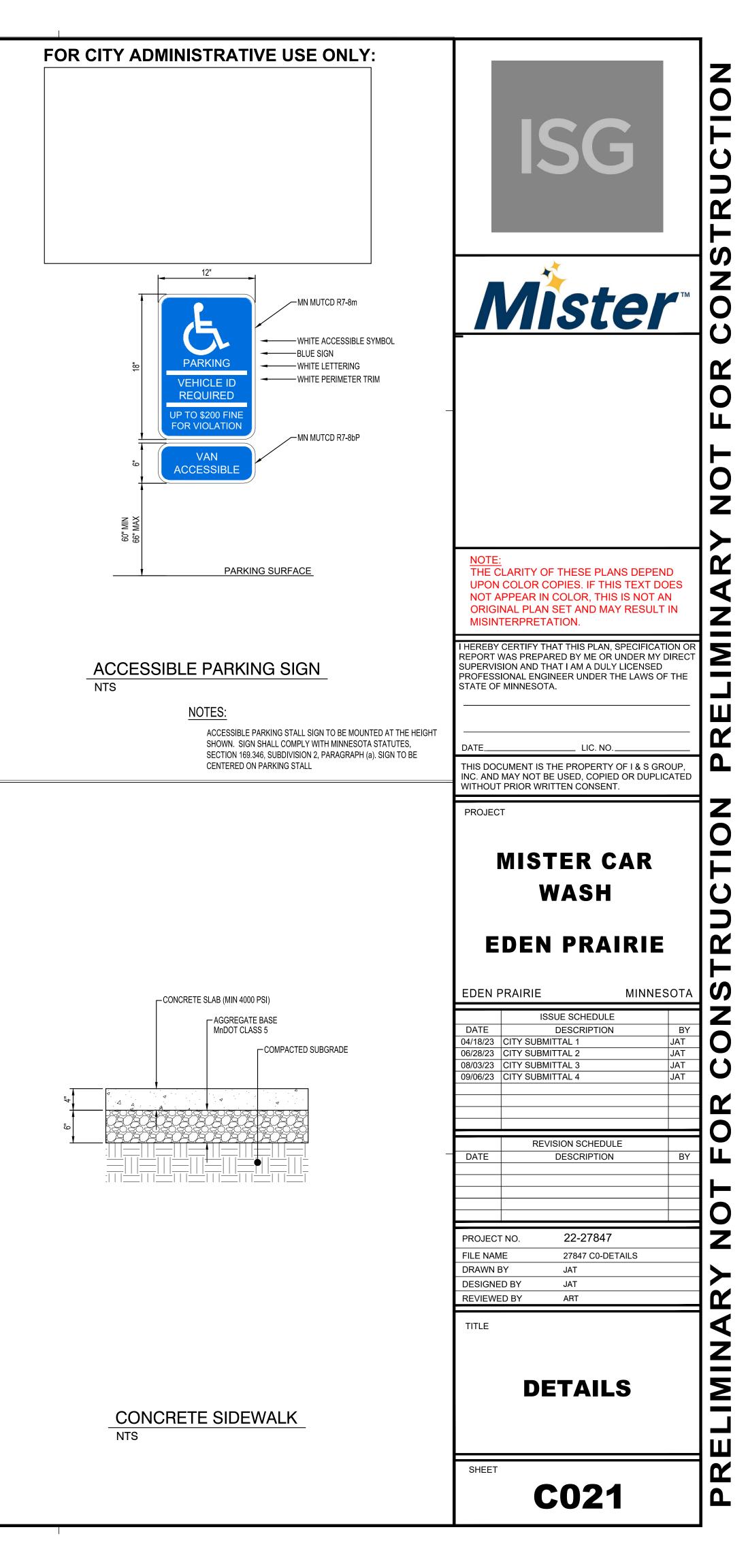


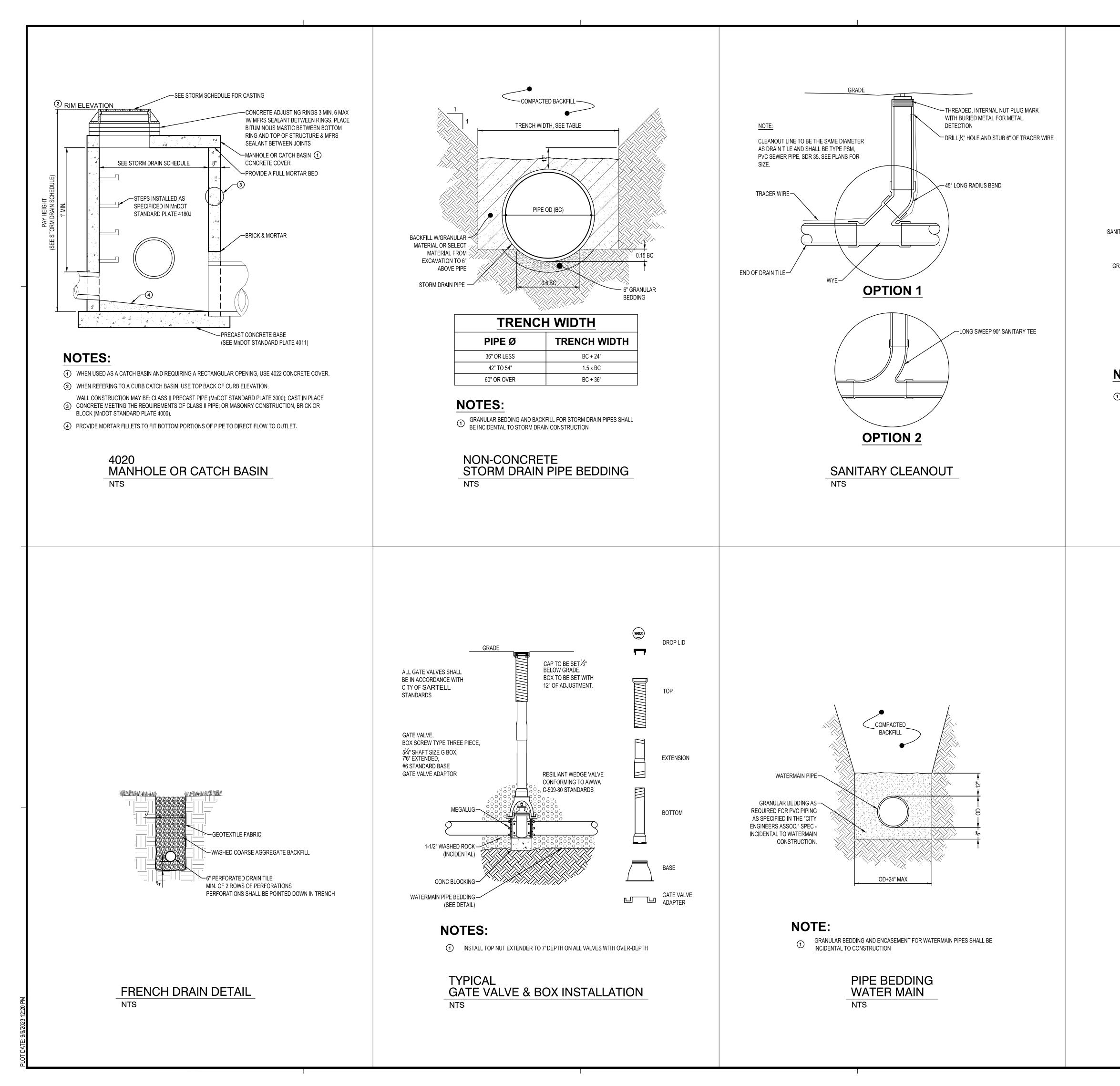
NOTE: ALL STRIPING TO BE 4" WIDE AND COLOR WHITE

ADA PARKING STALL & ADJ. ACCESS AISLE NTS

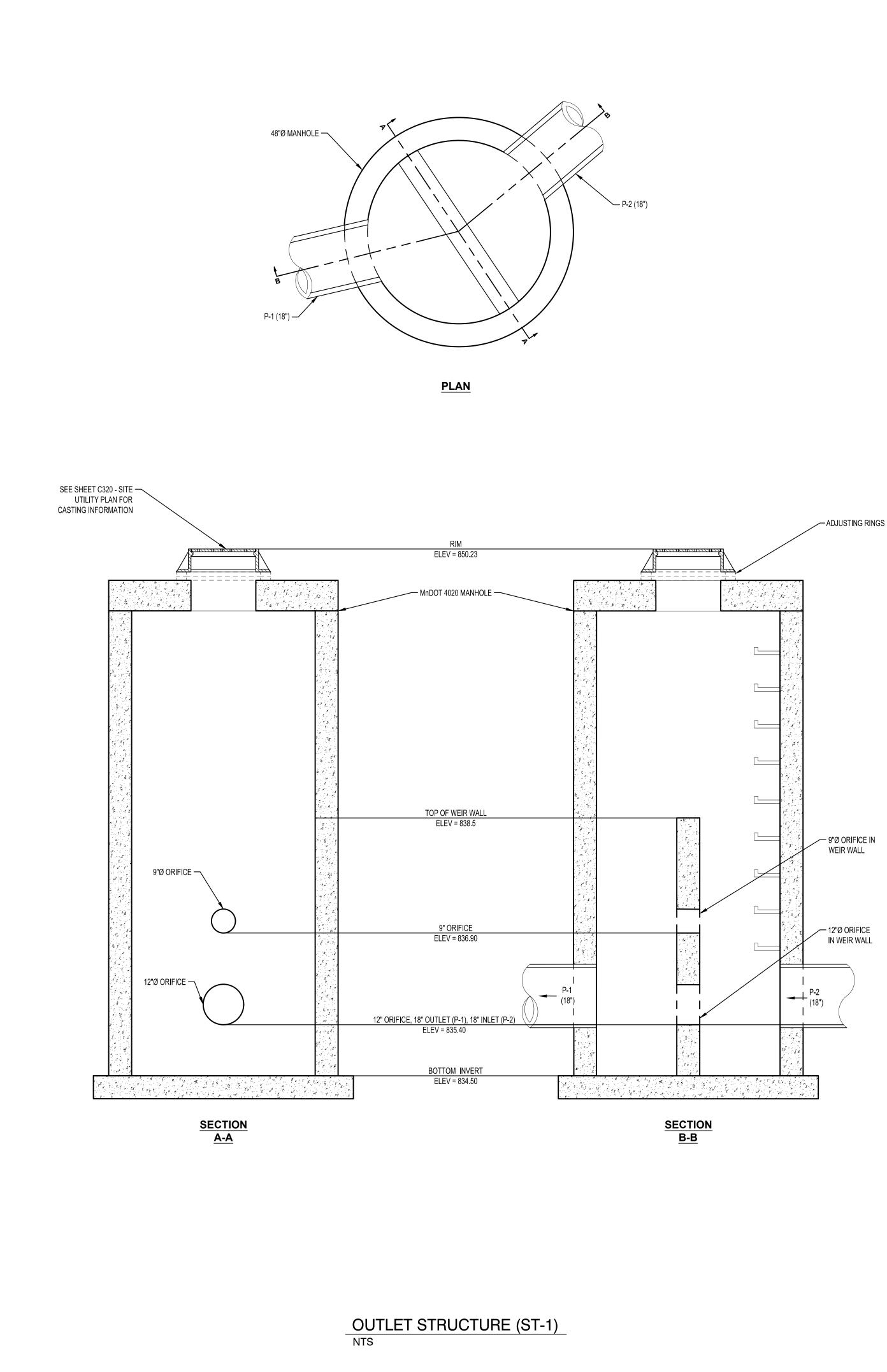


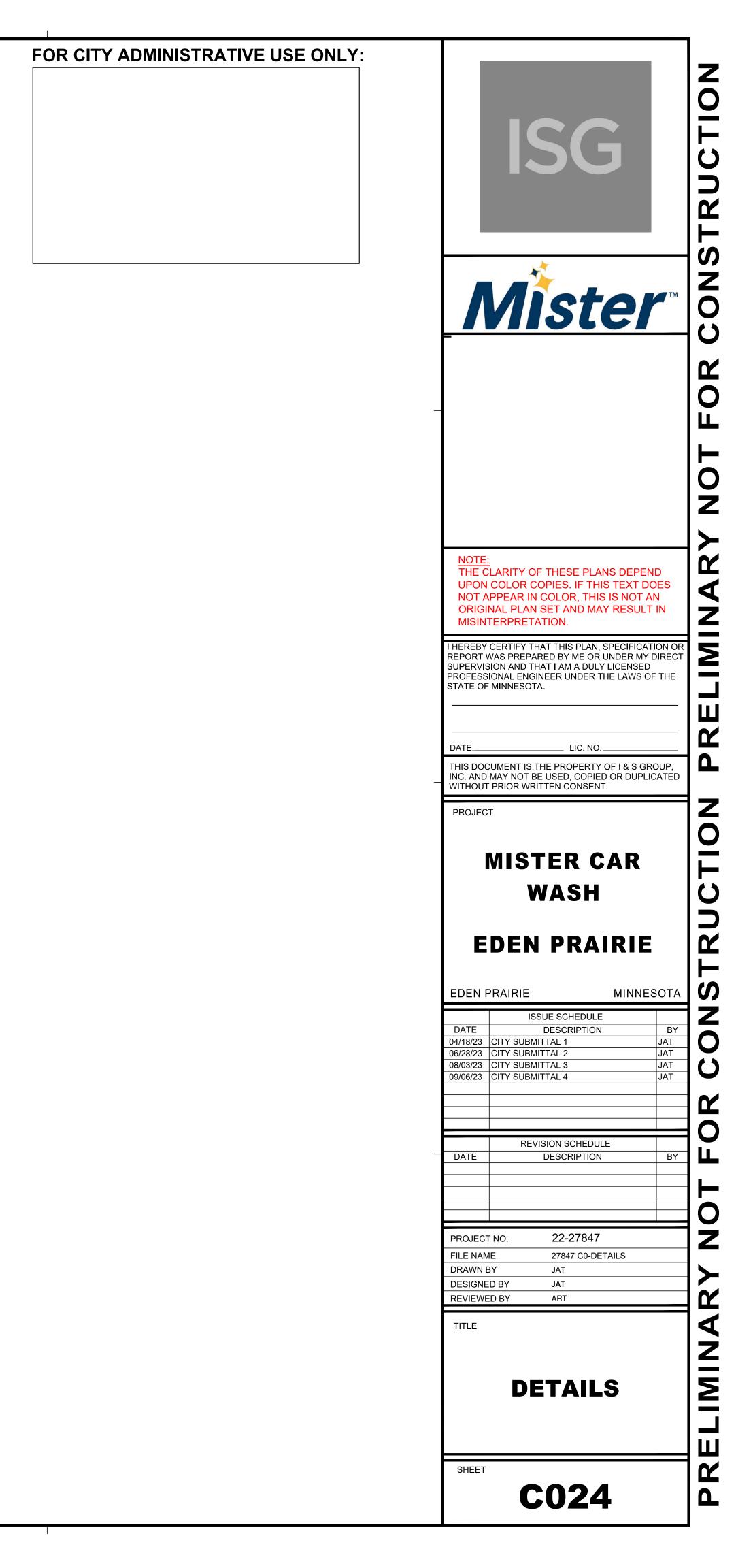
HEAVY DUTY CONCRETE PAVEMENT NTS



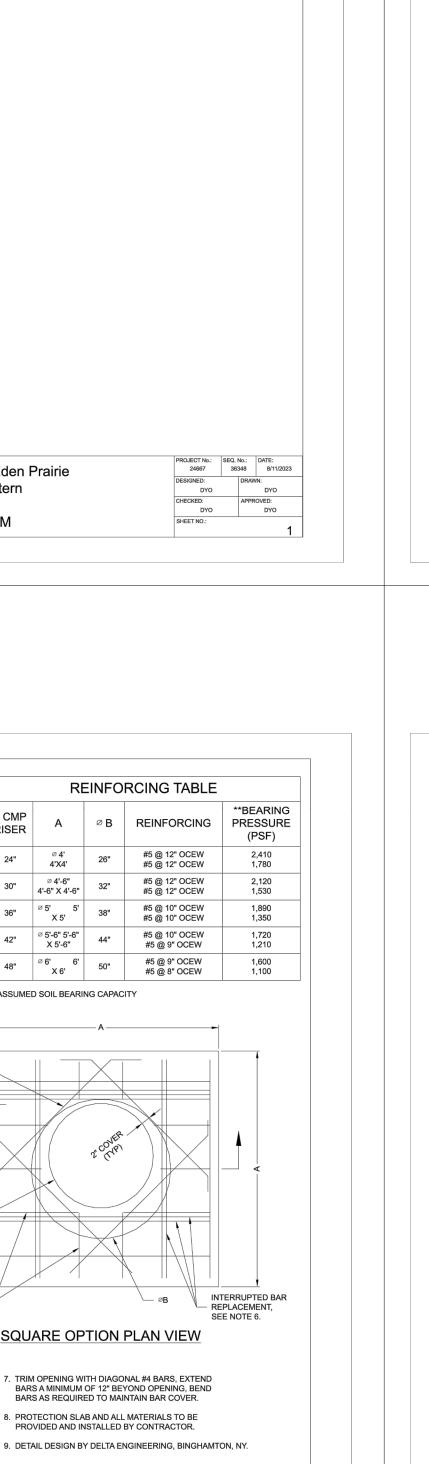


FOR CITY ADMINISTRATIVE USE ONLY:	ISG
ITARY SEWER PIPE	<u> </u>
NOTES: O GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION	NOTE: THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.
PIPE BEDDING SANITARY SEWER NTS	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 UNDER THE LAWS OF THE STATE OF MINNESOTA.
	DATE LIC. NO THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT. PROJECT
	MISTER CAR WASH BOEN PRAIRIE EDEN PRAIRIE MINNESOTA DATE DESCRIPTION DATE DESCRIPTION 04/18/23 CITY SUBMITTAL 1 04/18/23 CITY SUBMITTAL 2 08/03/23 CITY SUBMITTAL 3 09/06/23 CITY SUBMITTAL 4
	REVISION SCHEDULE DATE DESCRIPTION BY
	PROJECT NO. 22-27847 FILE NAME 27847 CO-DETAILS DRAWN BY JAT DESIGNED BY JAT REVIEWED BY ART
	DETAILS
	SHEET C023

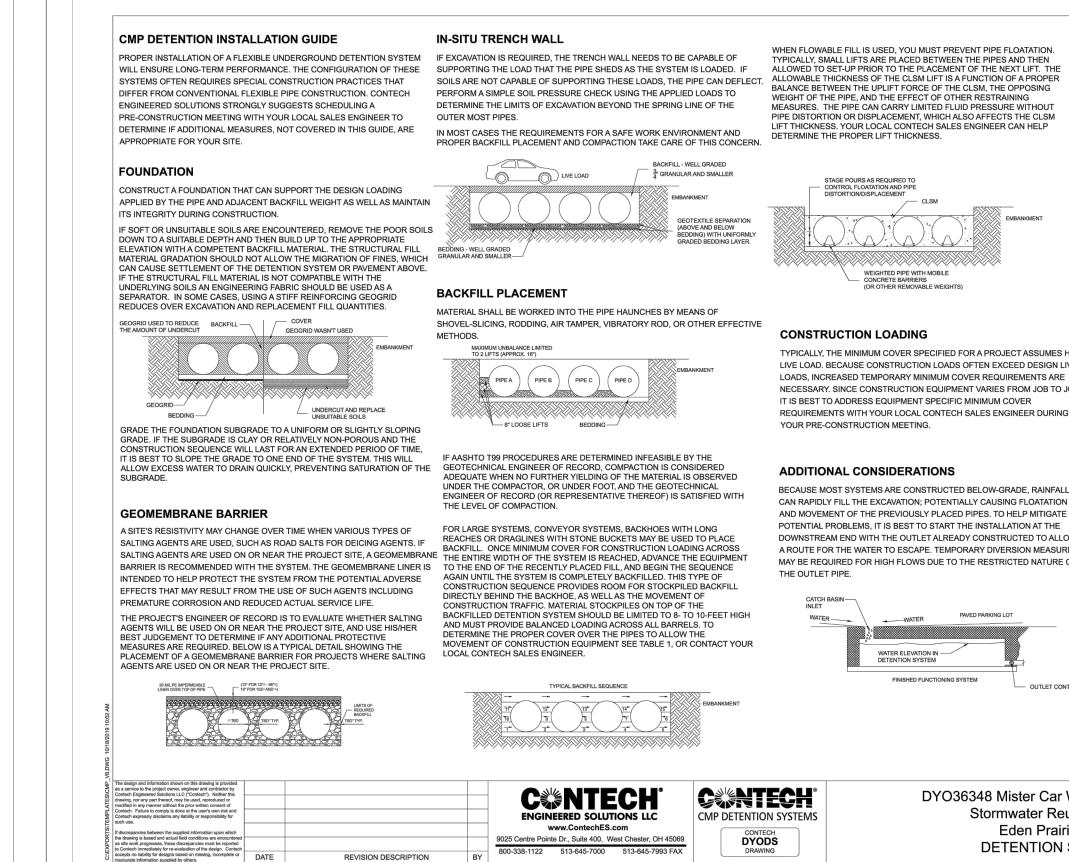




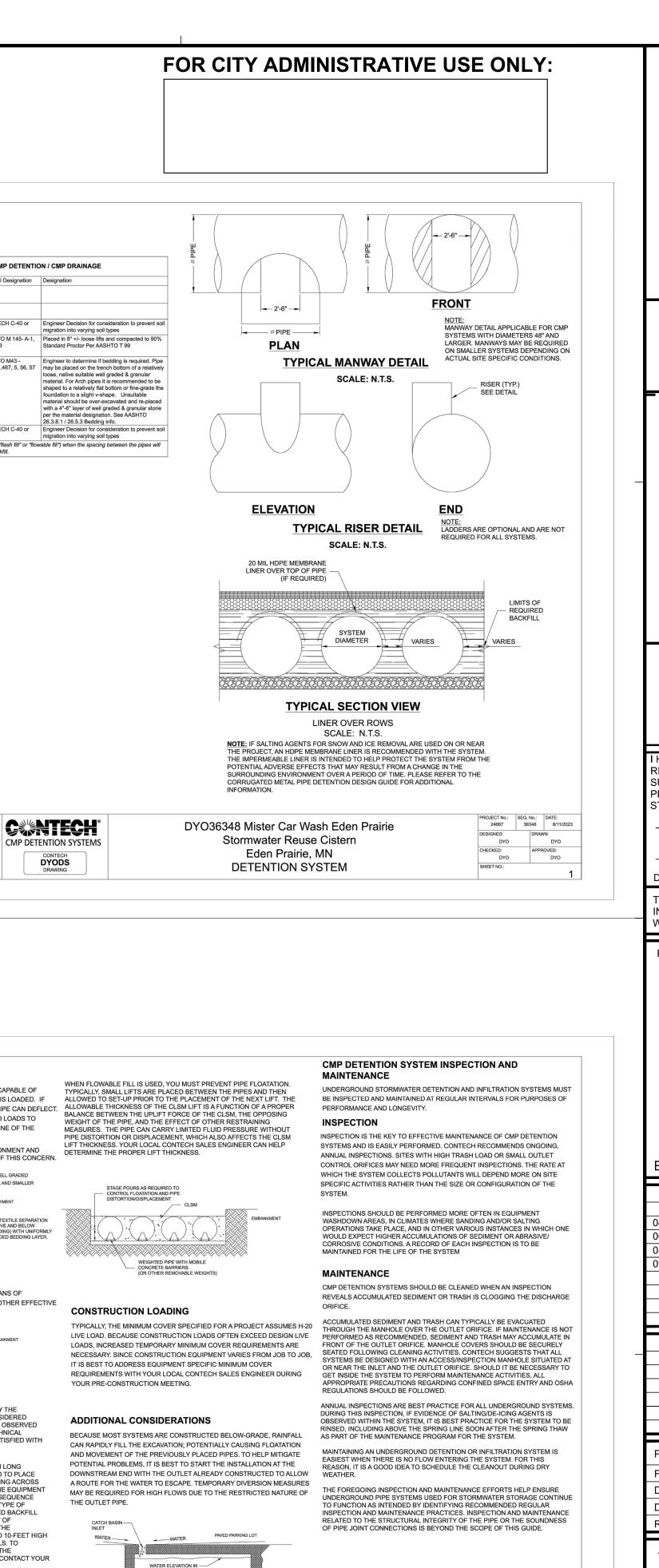
PROJECT SUMMARY CALCULATION DETAILS • LOADING = HS20/HS25	<u> </u>					
• APPROX. LINEAR FOOTAGE = 36 LI <u>STORAGE SUMMARY</u> • STORAGE VOLUME REQUIRED = 1	1,800 CF					
PIPE STORAGE VOLUME = 1,810 C BACKFILL STORAGE VOLUME = 0 C TOTAL STORAGE PROVIDED = 1,94	CF					
PIPE DETAILS • DIAMETER = 96" • CORRUGATION = 5x1 • GAGE = 16						
• COATING = ALT2 • WALL TYPE = SOLID • BARREL SPACING = 36" BACKFILL DETAILS						
• WIDTH AT ENDS = 12" • ABOVE PIPE = 0" • WIDTH AT SIDES = 12" • BELOW PIPE = 0"						
					36'-0"	-
				8-0"		
NOTES				<u> </u>		
ALL RISER AND STUB DIMENSIONS A CENTERLINE. ALL ELEVATIONS, DIMI LOCATIONS OF RISERS AND INLETS VERIFIED BY THE ENGINEER OF REC RELEASING FOR FABRICATION.	IENSIONS, AND 6, SHALL BE CORD PRIOR TO					
ALL FITTINGS AND REINFORCEMENT ASTM A998. ALL RISERS AND STUBS ARE 2%3" x 1 AND 16 GAGE UNLESS OTHERWISE RISERS TO BE FIELD TRIMMED TO G	¹ / ₂ " CORRUGATION NOTED.					
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EXISTING DRAINAGE FACILITIES. IF IS NEEDED IT IS THE RESPONSIBILIT CONTRACTOR. • BAND TYPE TO BE DETERMINED UP • THE PROJECT SUMMARY IS REFLED DYODS DESIGN, QUANTITIES ARE AI	TY OF THE PON FINAL DESIGN. CTIVE OF THE					
SHOULD BE VERIFIED UPON FINAL A APPROVAL. FOR EXAMPLE, TOTAL E NOT CONSIDER ALL VARIABLES SUC AND ONLY ACCOUNTS FOR MATERI/ ESTIMATED EXCAVATION FOOTPRIN	DESIGN AND EXCAVATION DOES CH AS SHORING AL WITHIN THE					
THESE DRAWINGS ARE FOR CONCE AND DO NOT REFLECT ANY LOCAL F REGULATIONS. PLEASE CONTACT Y CONTECH REP FOR MODIFICATIONS CONTECH ON THE STREAM OF TH	PREFERENCES OR 'OUR LOCAL				ASSEMBLY SCALE: 1" = 10'	
Vog as a service to the project owner, engineer and contractor by Contech-Engineered Solutions LLC/Contech?, Neither the modified in any pant thered, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech. Failure to comply is done at the user's own risk and Contech vargenessly disclasms any liability or responsibility for such use.		ENGINI	ERED SOLUTIONS LLC ww.ContechES.com	CMP DETENTION SYST		D36348 Mister Car V Stormwater Reu Eden Prairi
If disregancies between the supplied information upon which the drawing is based and actual teld conditions are accountered as alle work progresses, these discrepancies must be reported to Contech immediately for evaluation of the design. Contech beaccurate holding for designs based on missing, incomplete or beaccurate holding for designs based on missing, incomplete or beaccurate holding for designs based on missing, incomplete or beaccurate holding for designs.	TE REVISION DESCRIP	800-338-1122	e Dr., Suite 400, West Chester, OH 45069 513-645-7000 513-645-7993 FAX			DETENTION
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DETENTION SYSTEMS - CMP DETENTION / CMP DRAINAGE Material Location Description Material Designation Designation 8 Rigid or Flexible Pavement (if applicable) Road Base (if applicable) CONTECH C-40 or C-45 Geotextile Layer Non-Woven Geotextile 6 migration into varying soil types Well graded granular material which may contain small AASHTO M 145-A-1, A-2, A-3 Placed in 8" +/- loss lifts and compacted to 90% Standard Proctor Per AASHTO T 99 Backfill amounts of silt or clay. Well graded granular bedding AASHTO M43 -aterial w/maximum particle Engineer to determine if bedding is required. Pipe may be placed on the trench bottom of a relatively loose, native suitable well graded & granular material. For Arch pipes it is recommended to be Bedding Stone 4 CMP $\downarrow \models = = \neq$ foundation to a slight v-shape. Unsuitable - 5 HAUNCH ZONE-_____ A Geotextile Layer Non-Woven Geotextile CONTECH C-40 or Engineer Decision for consideration to prevent soil C-45 migration into varying soil types migration into varying soil types ____` Note: Backfill using controlled low-strength material (CLSM, "flash fill" or "flowable fill") when the spacing between the pipes will not allow for placement and adequate compaction of the backfill MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT FOUNDATION/BEDDING PREPARATION > PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER 5 haunch zone material shall be placed and uniformally compacted without soft spots. BACKFILL WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. TH BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER. **C**INTECH **C**INTECH®



REVISION DESCRIPTION



STAGE POURS A CONTROL FLOAT DISTORTION/DIS	7
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FINISHED FUNCTIONING SYSTEM

IANHOLE CAP DETAIL SCALE: N.T.S.

den Prairie tern

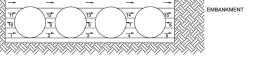
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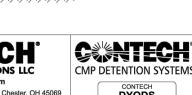
ENGINEERED SOLUTIONS LLC

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069

800-338-1122 513-645-7000 513-645-7993 FAX

www.ContechES.com





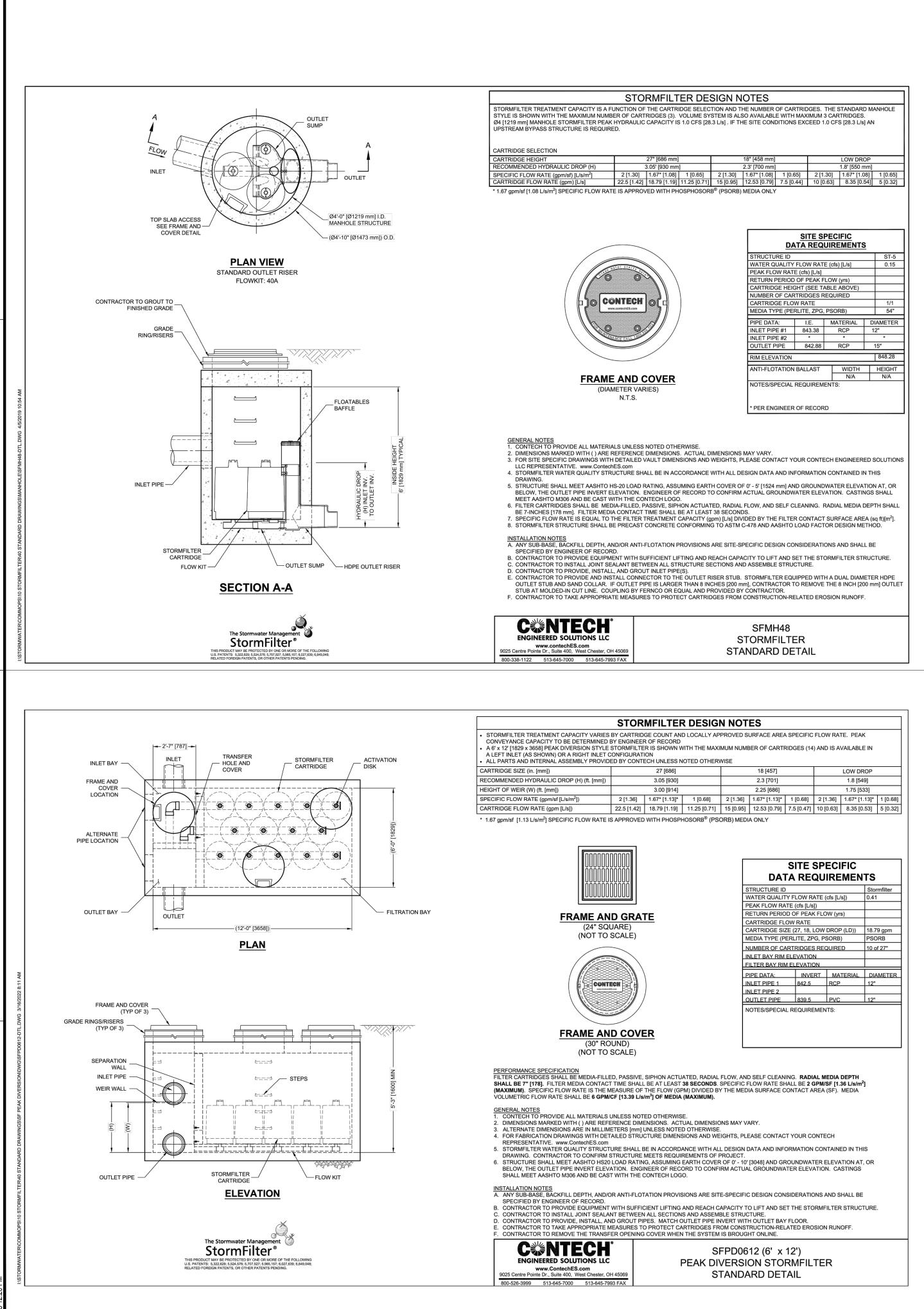


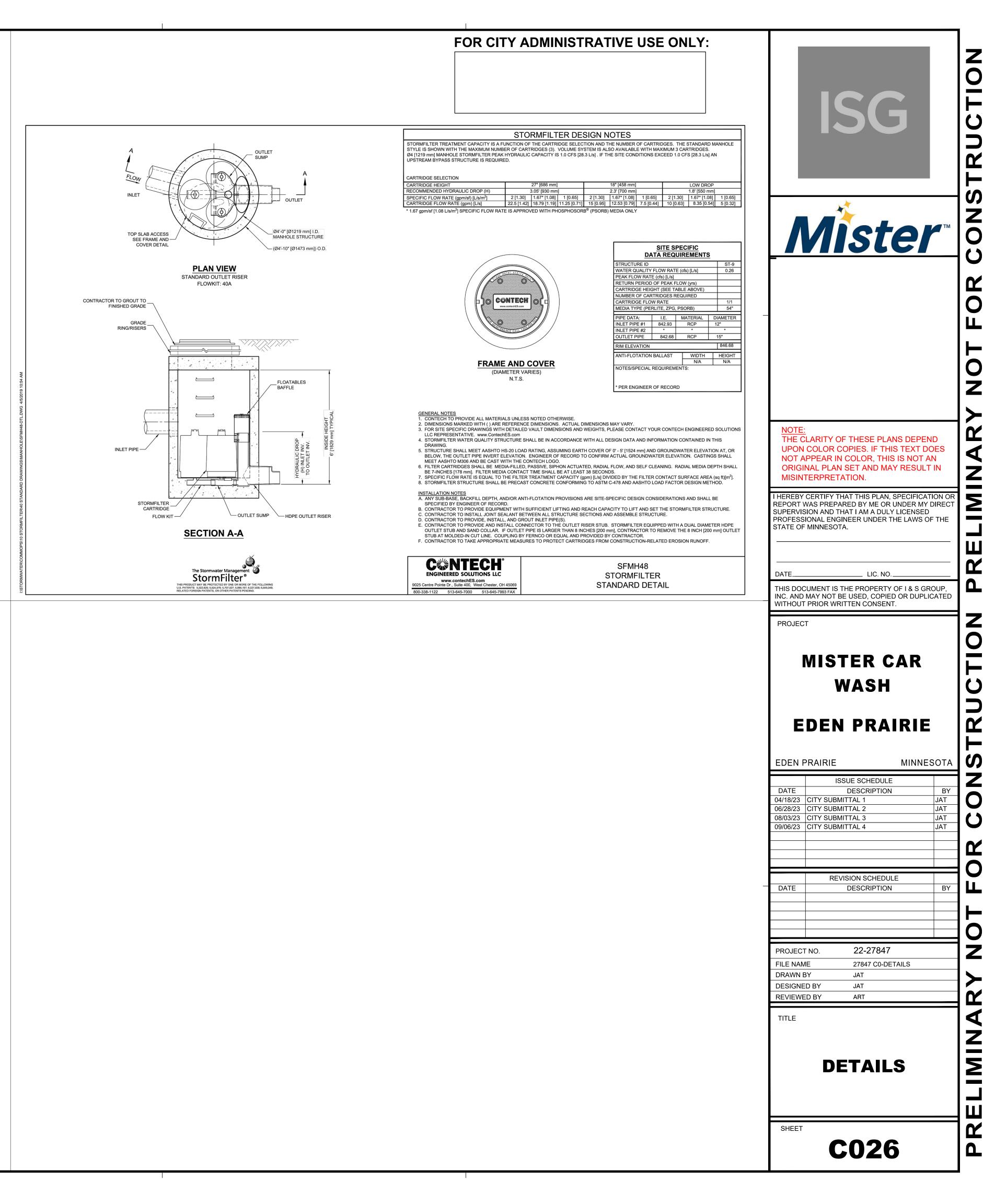
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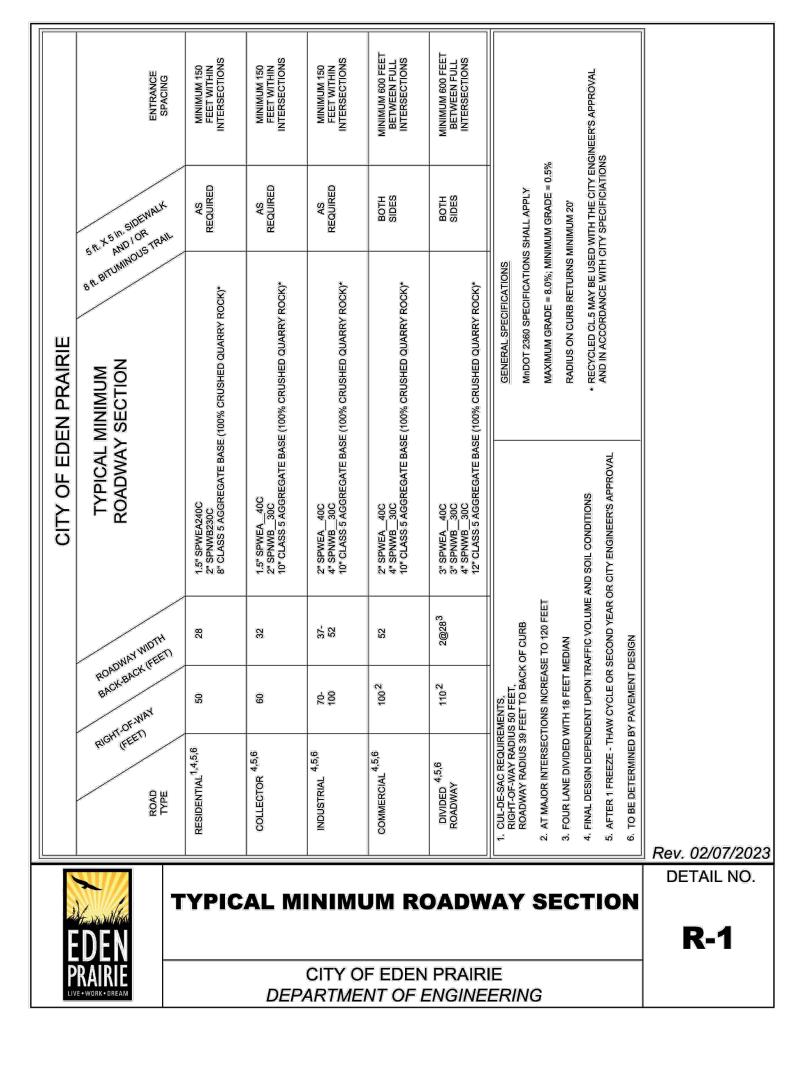
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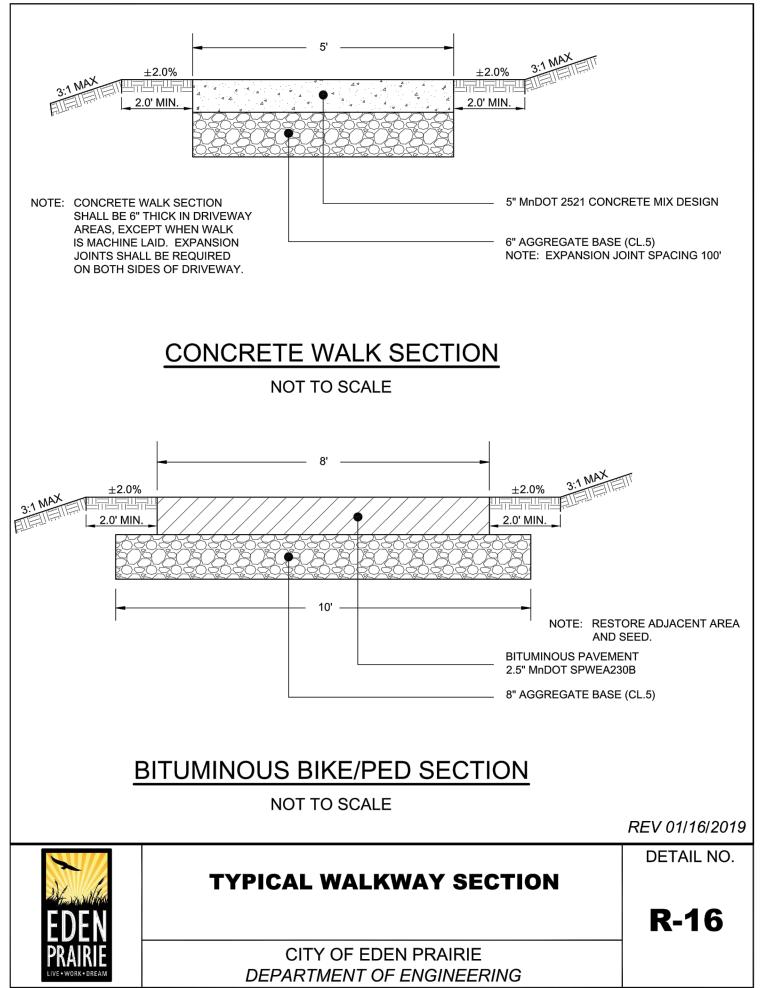
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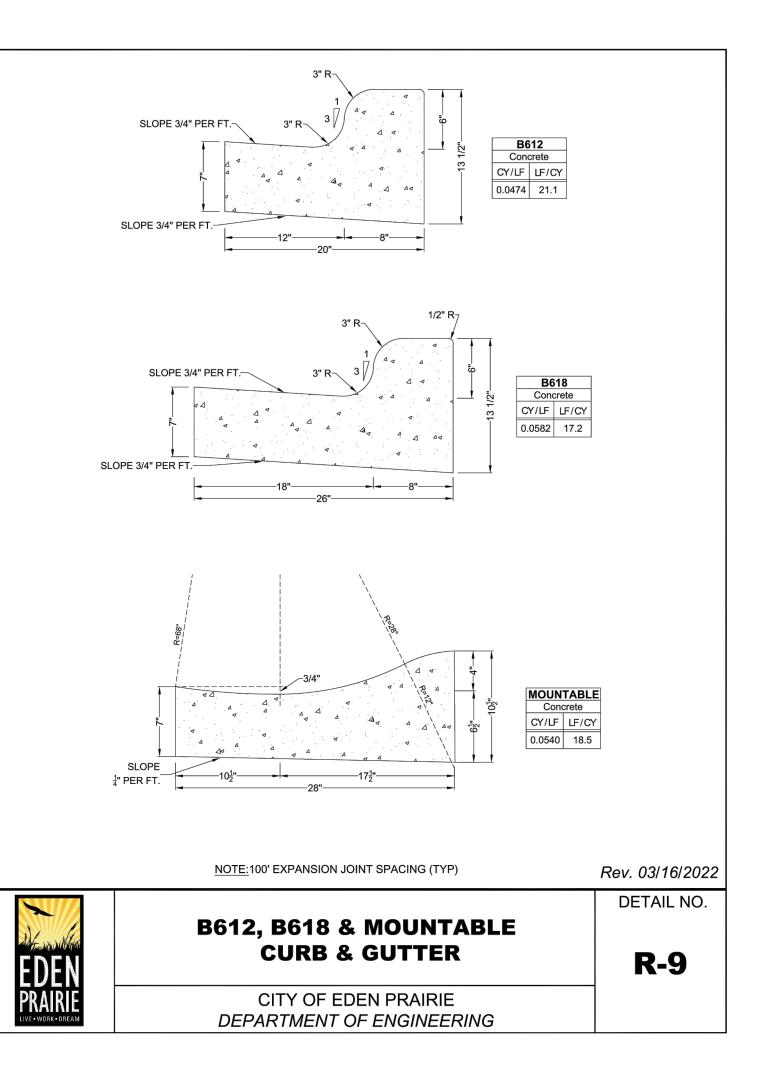
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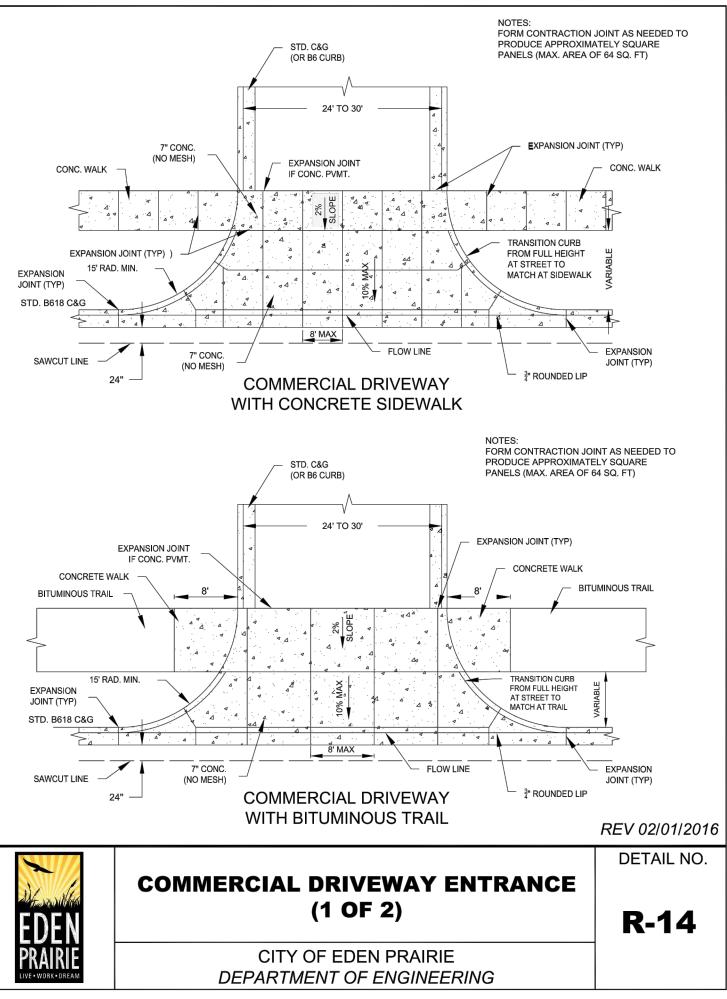




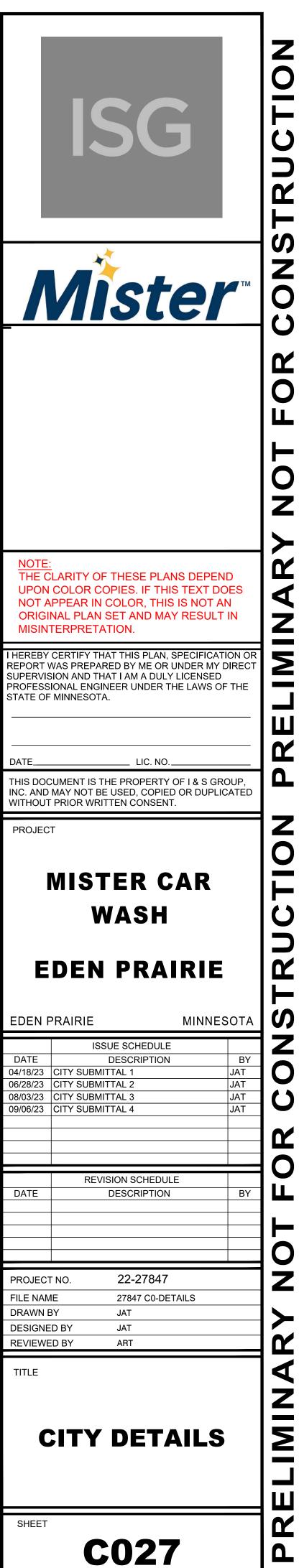


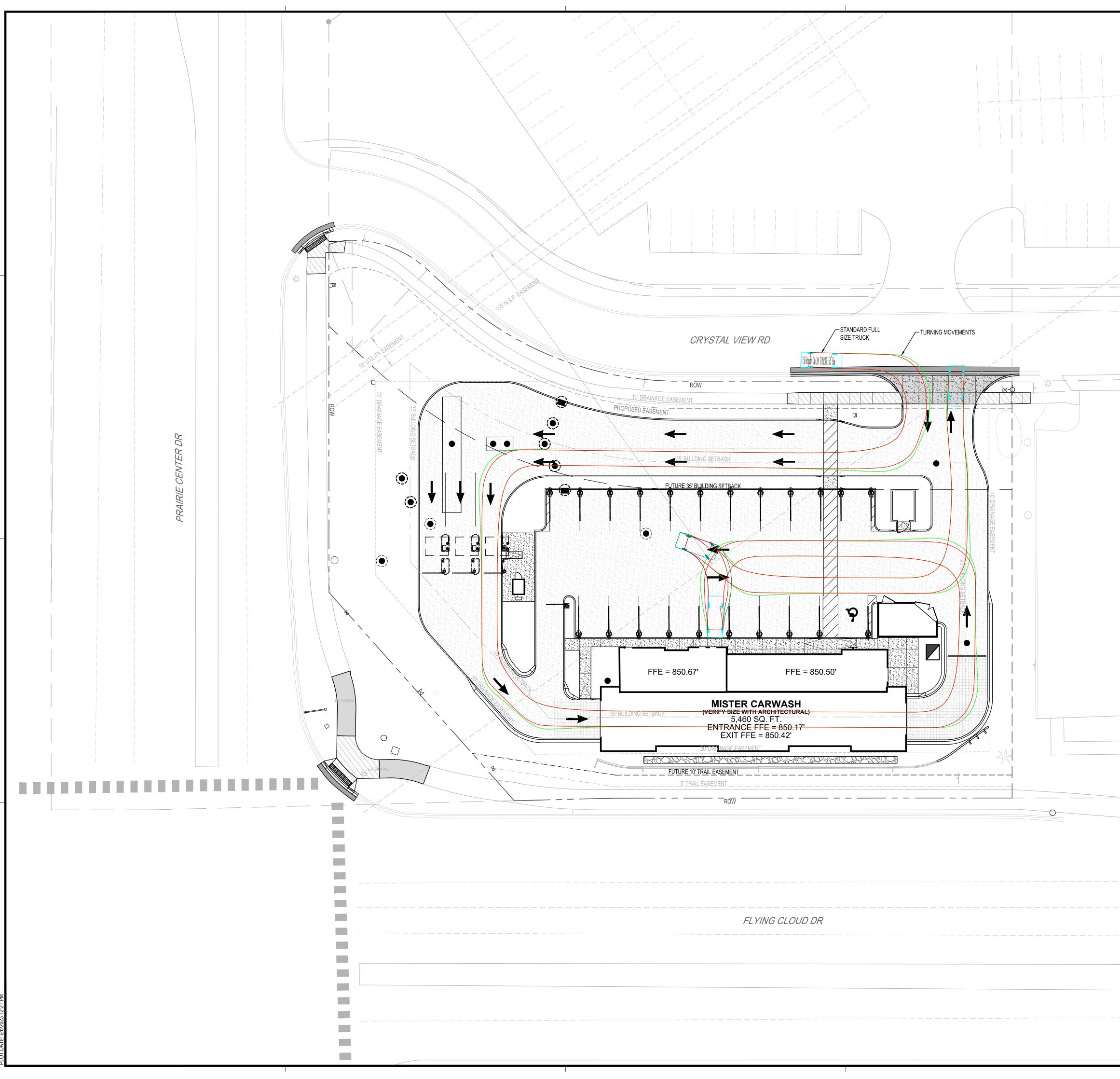




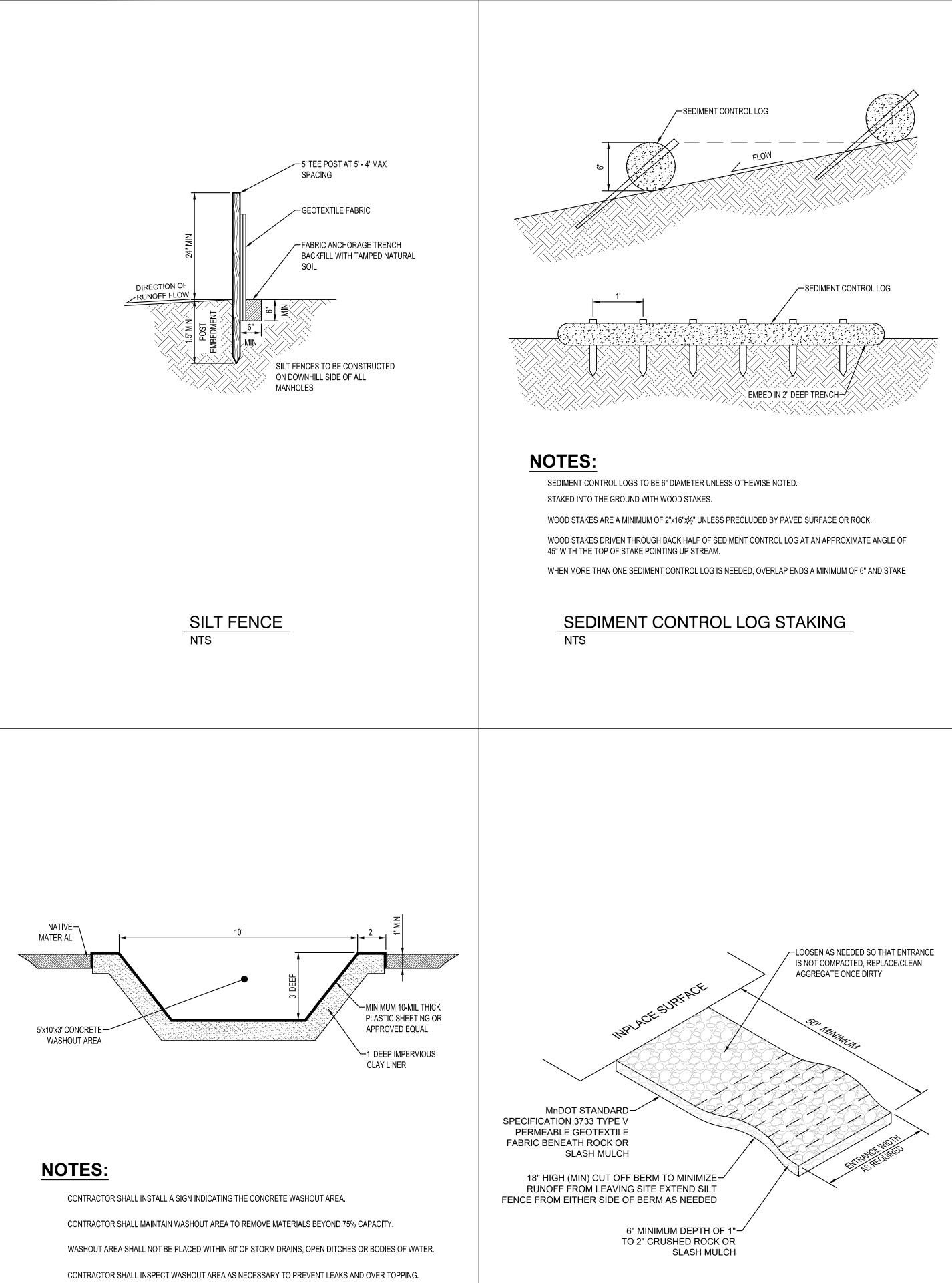


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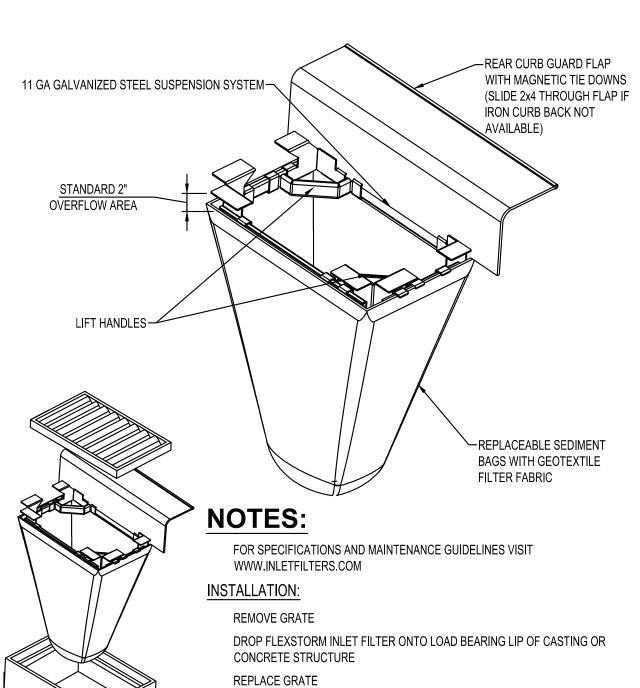
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CONCRETE WASHOUT NTS

WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

STABILIZED CONSTRUCTION EXIT NTS



MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

CURB BOX FILTER INLET PROTECTION NTS

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT LOCATION

PROJECT/SITE NAME: MISTER CAR WASH PROJECT LOCATION: 8340 CRYSTAL VIEW ROAD, EDEN PRAIRIE, MN 55344

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE CONSTRUCTION OF A CAR WASH FACILITY. ASSOCIATED SITE IMPROVEMENTS INCLUDE GRADING, CURB AND GUTTER, PAVEMENT SURFACING, UTILITY SERVICES, AND AN UNDERGROUND STORMWATER MANAGEMENT STSTEM.

TENTATIVE CONSTRUCTION SCHEDULE (PRIMARY CONTRACTOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER)		
CONSTRUCTION ACTIVITIES:	ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:	
REMOVALS AND UTILITY INSTALLATION	MARCH – APRIL 2023	
GRADING	APRIL – MAY 2023	
BUILDING CONSTRUCTION	MAY – JUNE 2023	
CURB & GUTTER, SIDEWALK, AND PAVING	JUNE – JULY 2023	
LANDSCAPING, FINAL TURF, MISC.	JULY – NOVEMBER 2023	

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS MINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES

PERMIT

N/A

TOTAL AREA TO BE DISTURBED = 1.17 ACRES **AN MPCA NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT**

IMPERVIOUS AREA: PRE-CONSTRUCTION = 0.65 ACRES POST-CONSTRUCTION = 1.17 ACRES

NET INCREASE OF IMPERVIOUS AREA = 0.52 ACRES

MINIMUM NEW IMPERVIOUS SURFACE AREA CREATED REQUIRING PERMANENT STORMWATER MANAGEMENT = 5,000 SF (BASED ON RPBCWD REQUIREMENTS)

CONTACT INFORMATION/RESPONSIBLE PARTIES THE OWNER OWNS THE LAND AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT. THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE CONTRACTOR.

OWNER

MISTER CAR WASH (PRABHJEET MATHAROO, PROJECT MANAGER) 222 E 5TH STREET

TUCSON, AZ 85705 520.955.1244/PMATHAROO@MISTERCARWASH.COM

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION).

THE PRIMARY CONTRACTOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE PRIMARY CONTRACTOR EMPLOYS UNDER SEPARATE CONTRACT. THE PRIMARY CONTRACTOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE SWPPP COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL PRIMARY CONTRACTOR ACTIVITIES WHICH INFLUENCE SWPPP COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE PRIMARY CONTRACTOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE PRIMARY CONTRACTOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT AND COMPLETE THE REQUIRED SITE INSPECTIONS.

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO SECTION 21 OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DESIGNER: ISG INC. (LILY HOCK)

7900 INTERNATIONAL DR., SUITE 550 MINNEAPOLIS, MN 55425 952.426.0699/LILY.HOCK@ISGINC.COM

PERMENANT STORMWATER MANAGEMENT SYSTEM: ISG INC. (RYAN ANDERSON) 7900 INTERNATIONAL DR., SUITE 550

MINNEAPOLIS, MN 55416 952.426.0699/RYAN.ANDERSON@ISGINCCOM

STATE DUTY OFFICER

AGENCY MPCA (EMERGENCY)

AGENCY CONTACTS

PERMANENT STORMWATER TREATMENT SYSTEMS (DELETE PARAGRAPH/HEADER IF UNNECESSARY) THE WATERSHED PERMANENT WATER QUALITY VOLUME FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE PROPOSED UNDERGROUND DETENTION SYSTEM. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST. THE SITE IS UNABLE TO MEET THE FULL VOLUME REDUCTION REQUIREMENT DUE TO ON-SITE SOILS THAT ARE NOT CONDUCIVE TO INFILTRATION, INFILTRATION RATES WERE DETERMINED BY THE FIELD MEASURED INFILTRATION RATE AND DIVIDED BY 2.

LOCATION OF SWPPP COMPONENTS		
DESCRIPTION	TITLE	LOCATION (SHEET NAM
SWPPP NARRATIVE	SWPPP NARRATIVE	STORMWATER POLLUTI (SWPPP) NARRATIVE
SITE CONDITIONS	SWPPP NARRATIVE	SWPPP NARRATIVE
SITE MAPS (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP MAP, SWPPP NARRATIVE	SWPPP
DIRECTION OF SURFACE WATER FLOW (PRE- & POST- CONSTRUCTION	DRAINAGE PLAN	SWPPP
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	SWPPP, SITE PLAN
TEMPORARY EROSION & SEDIMENT CONTROL BMPS FOR STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS"	SWPPP, SWPPP NARRATIVE	SWPPP, SWPPP DETAIL
PERMANENT EROSION PREVENTION BMPS	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	SWPPP NARRATIVE, RE
STORM SEWER	DRAINAGE PLAN	SWPPP, UTILITY PLAN
GRADING	GRADING PLAN	GRADING PLAN
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	SWPPP
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SWPPP DETAILS
HYDROLOGIC/WATER QUALITY MODELING		AVAILABLE UPON REQU

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE CONTRACTOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE FOLLOWING USDA-NRCS MAPPED SOILS ARE SHOWN AS "NOT HIGHLY ERODIBLE" AND "POTENTIALLY HIGHLY ERODIBLE" ON THE COUNTY SOIL SURVEY MAP.

USDA-NRCS MAPPED SOIL SURVEY UNIT NO., NAME, TEXTURE, SLOPE	PERCENTAGE OF	APPROXI	MATE PARTICLE SIZ
PERCENTAGE	PROJECT AREA	SAND (0.05-2.00+)	SILT (0.002-0.05)
L36A – HAMEL, OVERWASH-HAMEL COMPLEX, 0-3% SLOPES	35%	20-50%	60-90%
L40B – ANGUS-KILKENNY COMPLEX, 2-6% SLOPES	22%	20-50%	60-90%
L41C2 – LESTER-KILLKENNY COMPLEX, 6-10% SLOPES, MODERATELY ERODED	3%	20-50%	60-90%
U1A – URBAN LAND-UDORTHENTS, WET SUBSTRATUM COMPEX, 0-2% SLOPES	40%	-	-

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED TO THE UNDERGROUND DETENTION SYSTEM BEFORE RELEASING TO CITY-OWNED STORM SEWER. CITY STORM SEWER IS PRESUMED TO DISCHARGE TO PURGATORY CREEK. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTP://PCA-GIS02.PCA.STATE.MN.US/CSW/INDEX.HTML) ON 2/27/2023. THE SEARCH SHOWED NO IMPAIRED WATERS OR WATERS SUBJECT TO TMDLS WITHIN THE PROJECT LIMITS.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE CONTRACTOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

FION PREVENTION PLAN RESTORATION PLAN CLAY (<0.002) 10-40% 10-40% 10-40%

4. SWPPP

PHONE NUMBER/E-MAIL

1-800-422-0798

	SUMMARY OF PRIMARY CONTRACTOR PREPARED SWPPP AMENDMENTS (REQU	IRED BY OWNER)
SWPPP AMENDMENT NAME	SWPPP AMENDMENT DETAILS	SUBMITTAL TIMEFRAM
PRIMARY CONTRACTOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/RESPONSIBLE PARTIES" SECTION	7 DAY PRIOR TO INITIA
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONST
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS, AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WOR PRESERVED TREE ARE
STEEP SLOPES PHASING PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	7 DAYS PRIOR TO INITIA
SPILL PREVENTION & RESPONSE PLAN	REFER TO "POLLUTION PREVENTION MANAGEMENT MEASURES"	7 DAY PRIOR TO INITIA
DEWATERING PLAN	REFER TO "DEWATERING" SECTION	7 DAYS PRIOR TO ACTI
FLOOD CONTINGENCEY PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	72 HOURS PRIOR TO A

			Miste
CONSTRUCTION PHASING/STAGING, BUFFE	RS, & AREAS NOT TO BE DISTURBED ELINEATED BEFORE WORK BEGINS. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR	R PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND	
DOCUMENTED) PROVIDE REDUNDANT SEDI	MENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND I ENT ROADSIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES,	RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS	
	STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLIN ACH CONSTRUCTION STAGE AND PRESENTED TO THE OWNER'S REPRESENTATIVE.	G TEMPORARY BMPS SHALL BE INCORPORATED INTO THE PRIMARY	
NVIRONMENTALLY SENSITIVE AREAS TEEP SLOPES: EXISTING AND PROPOSED EMPORARILY CREATED DURING GRADING WPPP AMENDMENT) WITHIN 14 DAYS OF N	SLOPES 1 IN 3 (33.33%) AND STEEPER THAT ARE PROPOSED TO BE DISTURBED A OPERATIONS, IF NECESSARY, AT WHICH TIME TEMPORARY BMPS MUST BE IMPLEM O LONGER WORKING THE STEEP SLOPE.	ARE ILLUSTRATED ON THE PLAN SHEETS. STEEP SLOPES MAY BE IENTED BY THE PRIMARY CONTRACTOR (THROUGH AN APPROVED	
ONTAMINATED PROPERTIES: THE MPCA ONTAMINATION ASSESSMENT WAS PERFO ND ADJACENT TO THE PROJECT LIMITS.	A'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE WAS REVIEWED ON 2/27/2023 (V RMED (AVAILABLE UPON REQUEST). THE RESULTS OF THIS REVIEW SHOW NO KNOWN	VWW.PCA.STATE.MN.US/DATA/WHATS-MY-NEIGHBORHOOD) AND A CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN	
CORMWATER POLLUTION MITIGATION MEAD	ASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMEN ATION MEASURES APPLY.	TAL REVIEW WAS REQUIRED FOR THIS PROJECT; THEREFORE, NO	
	VE KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.		
OOD CONTINGENCY PLAN: PROJECT ACTI PREVENTATIVE FLOOD CONTINGENCY PL ROJECT LIMITS. THIS PLAN SHALL BE SUBI	"HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATEL VITIES WILL NOT OCCUR WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY; THEREFO AN FOR SPECIFIC PROJECT ACTIVITIES AND AREAS IF SEASONAL PRECIPITATION PO MITTED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE FOR APPROVAL A PLAIN. NO WORK WITHIN THE FLOODPLAIN CAN COMMENCE UNTIL WRITTEN APPROVA	ORE, THE PROJECT ENGINEER (AT THEIR DISCRETION) MAY REQUIRE DSSES A POTENTIAL RISK OF FLOODING WORK AREAS WITHIN THE MINIMUM OF 72 HOURS PRIOR TO THE SCHEDULED WORK AND/OR	NOTE: THE CLARITY OF THESE PLANS D UPON COLOR COPIES. IF THIS TE NOT APPEAR IN COLOR, THIS IS N ORIGINAL PLAN SET AND MAY RE
	DATES ARE NOT APPLICABLE TO THIS PROJECT LOCATION.	NTS AND PROHIBITED INVASIVE SPECIES PRIOR TO USING WITHIN	I HEREBY CERTIFY THAT THIS PLAN, SPEC
EETING DNR GENERAL PUBLIC WATERS W		NDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR	REPORT WAS PREPARED BY ME OR UNDE SUPERVISION AND THAT I AM A DULY LICE PROFESSIONAL ENGINEER UNDER THE LA
QUENCE OF CONSTRUCTION/TIMING OF E			STATE OF MINNESOTA.
O CONSTRUCTION OPERATIONS, INCLUDI ONTROL SUPERVISOR CERTIFIES THE PR	NG REMOVALS, WHICH REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPF OPER INSTALLATION OF BMP'S AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPL NCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED P	EMENTATION IS CREATED FOR ALL CONTRACTORS ON THE SITE.	
MAIN IN PLACE UNTIL FINAL STABILIZAT	TION IS ACHIEVED. CONTRACTOR SHALL IMPLEMENT THE NECESSARY ON-SITE BANY DISCHARGES. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOM	IP'S IN ACCORDANCE WITH THE SWPPP TO PREVENT NUISANCE	DATE LIC. NO
SPECTION PROCEDURES, SWPPP AMEND THE SWPPP MUST BE AMENDED BY ETC.) ARE KNOWN.	MENTS, RECORD KEEPING, & TRAINING THE PRIMARY CONTRACTOR WHEN THE IDENTITY OF THE RESPONSIBLE SITE CONT	RACTORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS,	THIS DOCUMENT IS THE PROPERTY OF I & INC. AND MAY NOT BE USED, COPIED OR I WITHOUT PRIOR WRITTEN CONSENT.
RAINFALL EVENT GREATER THAN 0.5 WEATHER REPORTING SYSTEM THA BE DOCUMENTED IN THE FIRST SWP OF THE NPDES CONSTRUCTION STO WITH THE SWPPP. THE MPCA SITE IN	INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS 5 INCHES IN 24 HOURS. THE PRIMARY CONTRACTOR SHALL PROVIDE A RAINFALL GA 7 USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND PP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE RMWATER PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE REC SPECTION FORM IS AVAILABLE FOR PRIMARY CONTRACTORS TO USE TO COMPLETE I REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTE	UGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE D SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST PER MONTH OR SUSPENDED, IF SITE CONDITIONS MEET ITEM 11.10 ORDED IN WRITING BY THE PRIMARY CONTRACTOR AND RETAINED E THE REQUIRED INSPECTIONS. THE FORM CAN BE FOUND ON THE	PROJECT
A. DATE, TIME, AND NAME OF PERSO B. FINDINGS OF INSPECTIONS, INCLU C. CORRECTIVE ACTIONS TAKEN (INC TO CORRECT A PROBLEM BUT FAILE	N(S) CONDUCTING INSPECTIONS. JDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS. CLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUE D. ALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS.		WASH
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SPILLED OR LEAKED CHEMICALS: REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICAL OR FUEL WILL BE LOADED OR UNLOADED. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT, CLEANUP (DRIP PANS, ABSORBENTS, AND SPILL KITS) AND APPROPRIATE DISPOSAL SHALL BE AVAILABLE AT ALL TIMES ON-SITE. PERMITEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINNESOTA STATUTE 115.061.

EQUIPMENT/VEHICLE WASHING: WHEN VEHICLE/EQUIPMENT WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA, UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. SOAPS, DETERGENTS, AND SOLVENTS ARE TO BE USED AND STORED PROPERLY. RUNOFF MUST BE CONTAINED FROM THE WASHING AREAS AND DISPOSED OF PROPERLY.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). PRIMARY CONTRACTOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON SITE, UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

CONSTRUCTION ACTIVITY REQUIREMENTS: EROSION PREVENTION PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIMEFRAME IS SPECIFIED IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE PRIMARY CONTRACTOR AND RETURNED TO THE SITE AT THE PRIMARY CONTRACTOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORKDAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OF PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 14 DAY TIMEFRAME.

ALL EXPOSED SOILS WITHIN 200 FEET AND DRAINING TO A DNR PUBLIC WATERS MUST BE STABILIZED WITHIN 24 HOURS OF TEMPORARILY OR PERMANENTLY CEASING WORK, DURING THE FISH SPAWNING PERIOD.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 14 DAY TIMEFRAME FOR EXPOSED SOILS. TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH. CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS HOWEVER MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: PRIMARY CONTRACTOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER. TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TYPE 1 MULCH: APPLY TO DISTURBED SLOPES LESS THAN 1:3 WITH BLOWER EQUIPMENT OR CONCURRENTLY WITH HYDROMULCH AT 2 TONS/ACRE. IMMEDIATELY OVERSPRAY (IF NOT HYDROMULCHED) WITH TACKIFIER (PER MANUFACTURES' RECOMMENDED RATES) OR DISC-ANCHORED.

RAPID STABILIZATION METHOD #4 (WOOD FIBER, NATURAL NET ONLY) IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS. AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3 (CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH, UNLESS ALTERNATIVE MORE PROTECTIVE BMPS ARE SPECIFIC WITHIN THE SWPPP. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURES SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

MULCH: PRIMARY CONTRACTOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

CONSTRUCTION ACTIVITY REQUIREMENTS: SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS, PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROLS BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

50 FOOT NATURAL BUFFER(S): REFER TO "CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED" SECTION OF THIS SWPPP.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS. INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS. OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: PRIMARY CONTRACTOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE PRIMARY CONTRACTOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30%) OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THEPRINMARY CONTRACTOR OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE SWPPP.

CHEMICAL TREATMENTS: PRIMARY CONTRACTOR MUST AMEND THE SWPPP TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

DEWATERING, STREAM DIVERSION, AND BASIN DRAINING

DEWATERING, STREAM DIVERSION, OR BASIN DRAINING IS ANTICIPATED DURING CONSTRUCTION OF THIS PROJECT. THE UNDERGROUND SYSTEM CONSTRUCTION WILL REQUIRE SITE DEWATERING. WHEN DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. IF AN APPROVED TMDL WASTE LOAD ALLOCATION IS ESTABLISHED FOR CONSTRUCTION ACTIVITIES ON A RECEIVING WATERBODY. THE PRIMARY CONTRACTOR MUST IMPLEMENT ALL NECESSARY BMP'S TO MEET THE ASSIGNED WLA. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2), IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SANDBAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES, ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE,

SWPPP TERMINATION CONDITIONS SWPPP TERMINATION CONDITIONS ARE ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED.

70% VEGETATIVE COVER: ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL EXPOSED SOILS ARE STABILIZED BY A UNIFORM, LIVE PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS.

- FINAL CLEAN OUT OF PERMANENT STORMWATER MANAGEMENT SYSTEMS & CONVEYANCE SYSTEMS: ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM PERMANENT STORMWATER MANAGEMENT SYSTEMS, CONVEYANCE SYSTEMS, AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER. ALL SYSTEMS MUST OPERATE AS DESIGNED.
- REMOVAL OF ALL TEMPORARY SYNTHETIC BMPS: ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE CONTRACTOR IS RESPONSIBLE. BMPS DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.
- PRIMARY CONTRACTOR PROVIDES THE OWNER ALL INSPECTION AND SWPPP AMENDMENT RECORDS FOR THE PROJECT. OWNER IS RESPONSIBLE FOR KEEPING ALL RECORDS FILE FOR THREE YEARS AFTER COMPLETION OF CONSTRUCTION.

RILEY PURGATORY BLUFF CREEK WATERSHED DISTRICT EROSION CONTROL CONDITIONS

- NATURAL TOPOGRAPHY AND SOIL CONDITIONS MUST BE PROTECTED, INCLUDING RETENTION ONSITE OF NATIVE TOPSOIL TO THE GREATEST EXTENT POSSIBLE ADDITIONAL MEASURES, SUCH AS HYDRAULIC MULCHING AND OTHER PRACTICES AS SPECIFIED BY THE DISTRICT MUST BE USED ON SLOPES OF 3:1 (H:V) OR STEEPER TO PROVIDE В. ADEQUATE STABILIZATION. FINAL SITE STABILIZATION MEASURES MUST SPECIFY THAT AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER WITH AT LEAST 5% ORGANIC CONTENT (SHALL MEET RPBCWD
- TOPSOIL DEFINITION) BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED. CONSTRUCTION SITE WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE MUST BE PROPERLY MANAGED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND VEGETATION IS ESTABLISHED SUFFICIENTLY TO ENSURE STABILITY OF THE SITE, AS DETERMINED BY THE DISTRICT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS MUST BE REMOVED UPON FINAL STABILIZATION.
- SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING PERVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO ACHIEVE A SOIL G. COMPACTION TESTING PRESSURE OF LESS THAN 1,400 KILOPASCALS OR 200 POUNDS PER SQUARE INCH IN THE UPPER 12 INCHES OF THE SOIL PROFILE WHILE TAKING CARE TO PROTECT UTILITIES, TREE ROOTS, AND OTHER EXISTING VEGETATION. INFILTRATION FACILITIES MUST NOT BE EXCAVATED TO WITHIN 3-FT OF FINAL GRADE UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN GRADED. ANY ACCUMULATED SEDIMENT IN
- AN INFILTRATION FACILITY MUST BE REMOVED IN A MANNER THAT PREVENTS COMPACTION OF THE FACILITY BOTTOM. TO PROVIDE A WELL-AERATED, HIGHLY POROUS SURFACE, THE SOILS BELOW AN INFILTRATION PRACTICE MUST BE LOOSENED TO A MINIMUM DEPTH OF 18" PRIOR TO INSTALLATION OR PLANTING ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED ON A PROPERTY THAT
- DRAINS TO AN IMPAIRED WATER, WITHIN 14 DAYS ELSEWHERE. THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. THE PERMITTEE WILL MAINTAIN A LOG OF ACTIVITIES UNDER THIS SECTION FOR INSPECTION BY THE DISTRICT ON REQUEST
- AFTER INSPECTION OF ALL EROSION PREVENTION, SEDIMENT CONTROL FACILITIES, AND SOIL STABILIZATION, THE CONTRACTOR SHALL REPAIR, REPLACE OR SUPPLEMENT ALL NON-FUNCTIONAL BMPS WITH FUNCTIONAL BMPS WITHIN 48 HOURS OF DISCOVERY AND PRIOR TO THE NEXT RAINFALL EVENT OR AS SOON AS POSSIBLE. WHEN ACTIVE LAND-DISTURBING ACTIVITIES ARE NOT UNDERWAY, INSPECTION AND THESE RESPONSIBILITIES SHALL TAKE PLACE WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. ALSO A LOG OF INSPECTION AND REPAIR ACTIVITIES SHALL BE MAINTAINED AND AVAILABLE PER REQUEST OF THE WATERSHED DISTRICT (RBPCWD). BANKS MUST BE STABILIZED IMMEDIATELY AFTER COMPLETION OF PERMITTED WORK AND RE-VEGETATED AS SOON AS GROWING CONDITIONS ALLOW.

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PROJECT

MISTER CAR WASH

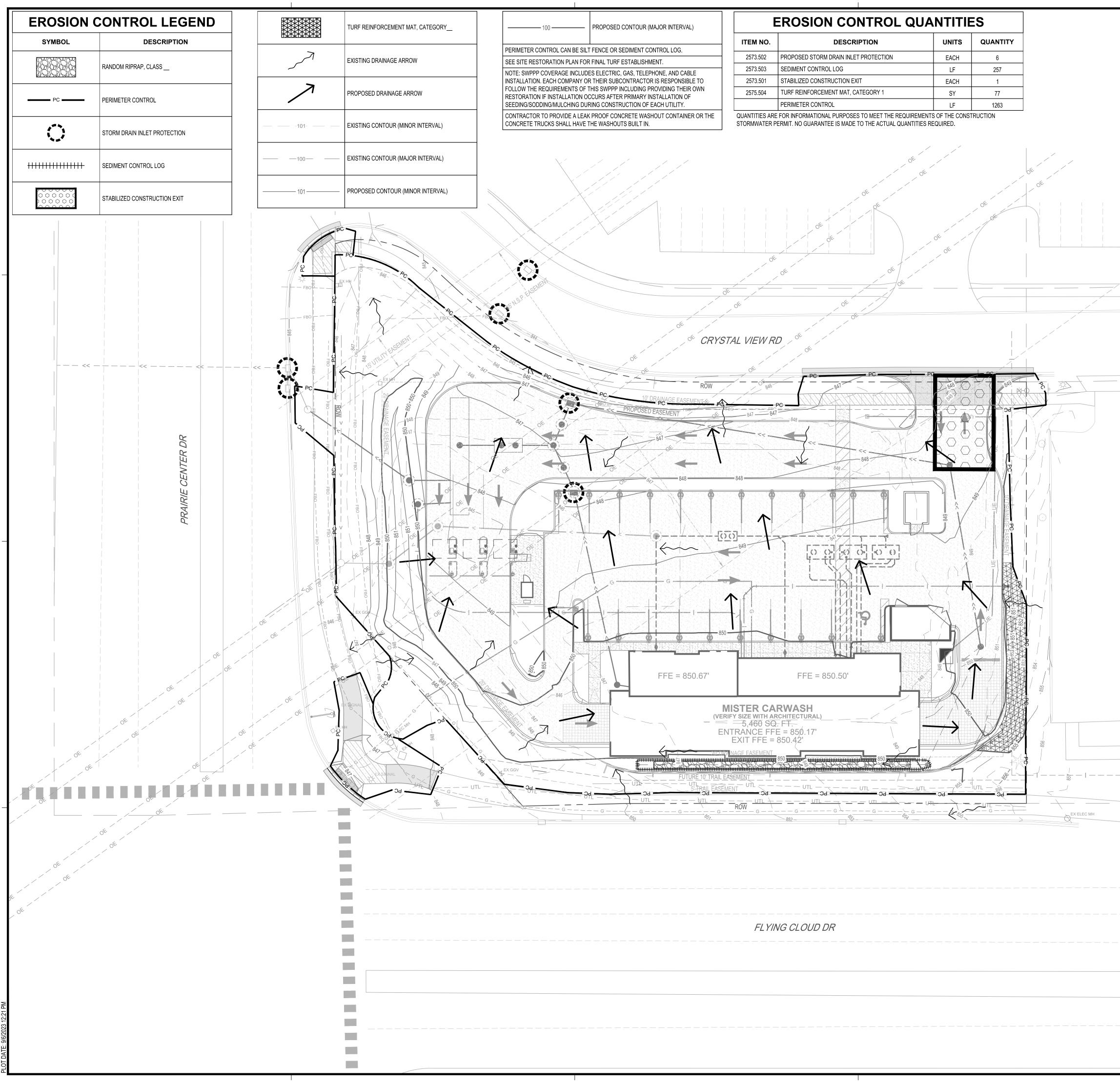
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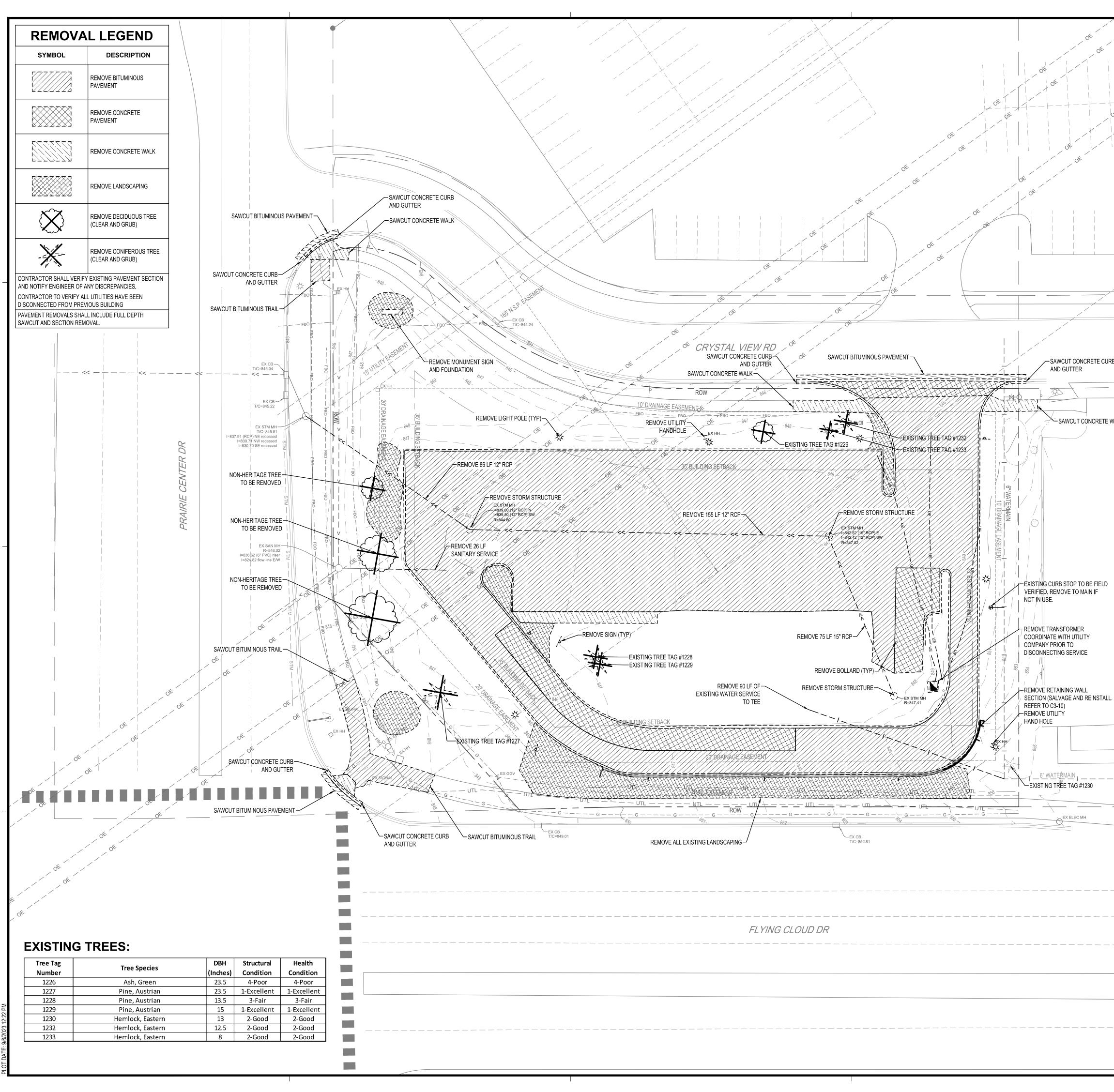
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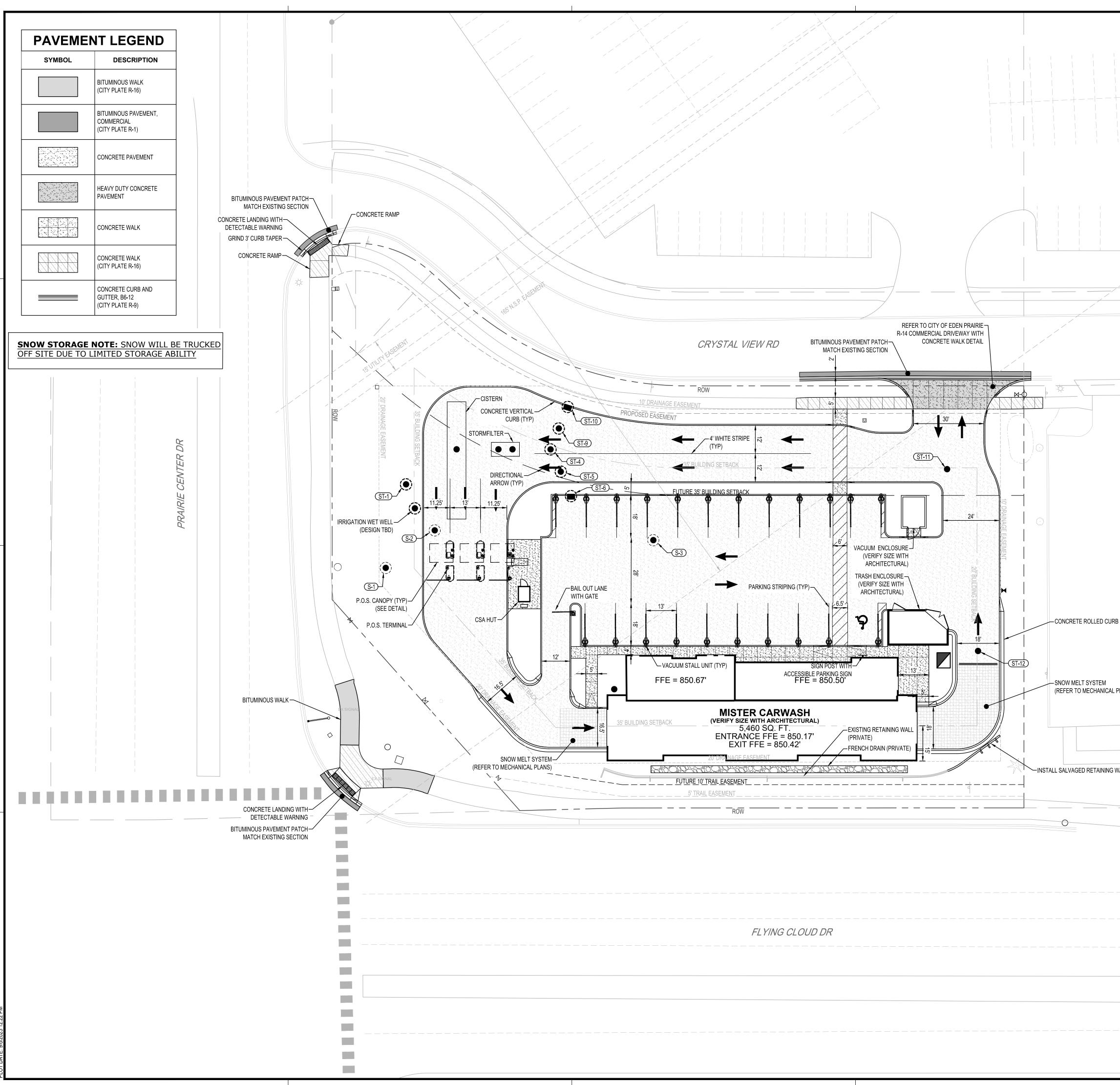
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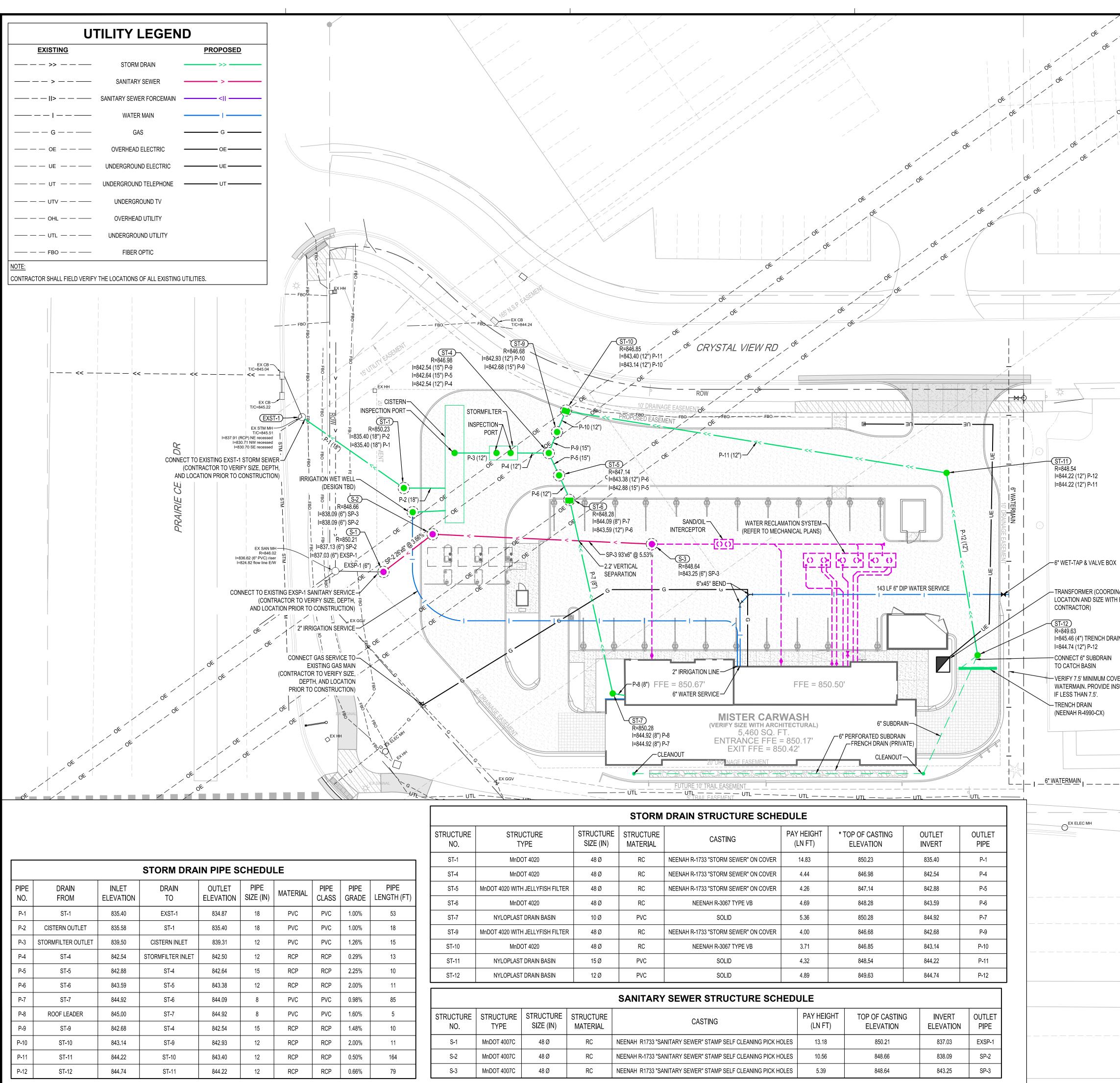
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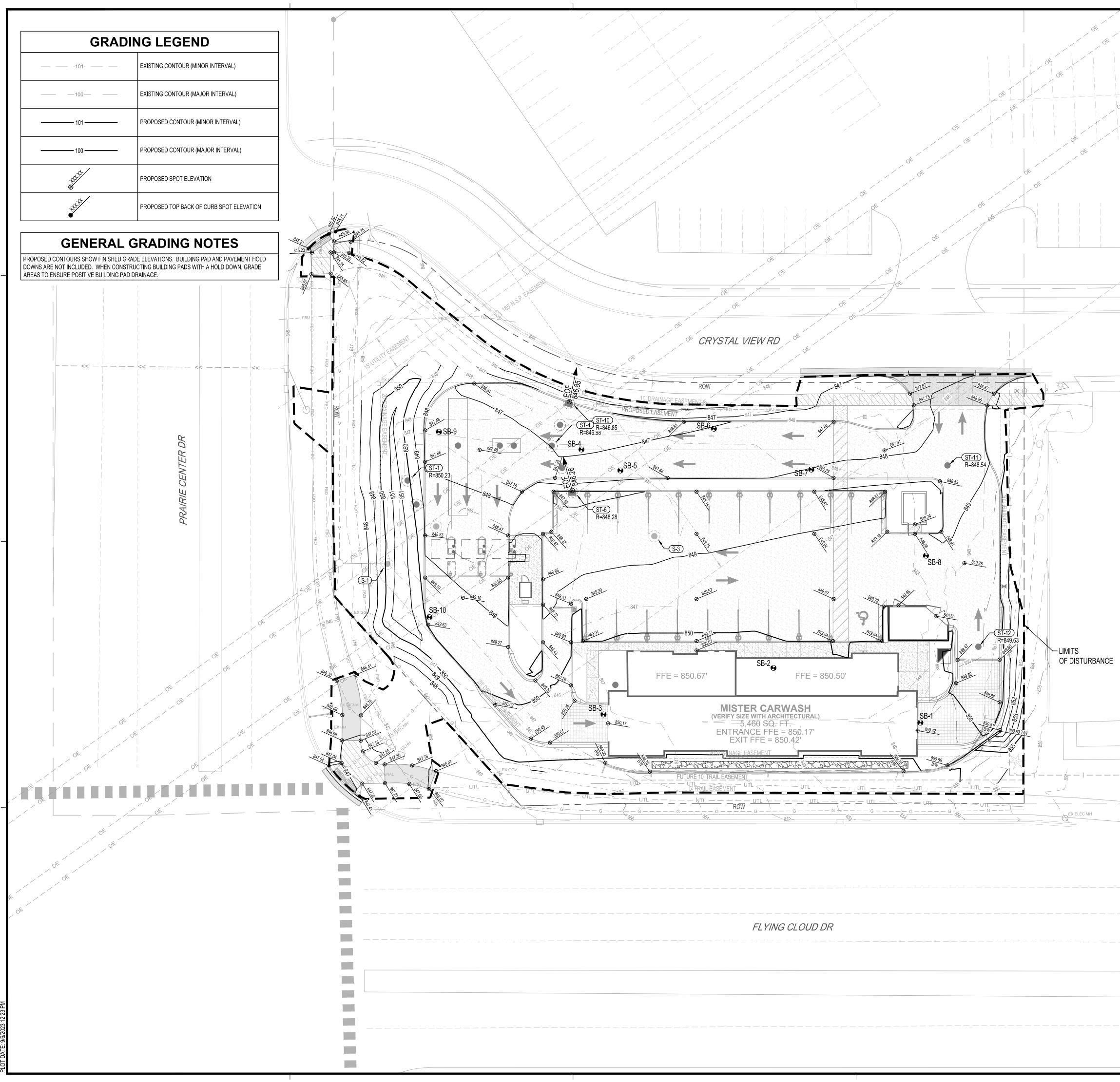


	STORM DRAIN PIPE SCHEDULE								
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	835.40	EXST-1	834.87	18	PVC	PVC	1.00%	53
P-2	CISTERN OUTLET	835.58	ST-1	835.40	18	PVC	PVC	1.00%	18
P-3	STORMFILTER OUTLET	839.50	CISTERN INLET	839.31	12	PVC	PVC	1.26%	15
P-4	ST-4	842.54	STORMFILTER INLET	842.50	12	RCP	RCP	0.29%	13
P-5	ST-5	842.88	ST-4	842.64	15	RCP	RCP	2.25%	10
P-6	ST-6	843.59	ST-5	843.38	12	RCP	RCP	2.00%	11
P-7	ST-7	844.92	ST-6	844.09	8	PVC	PVC	0.98%	85
P-8	ROOF LEADER	845.00	ST-7	844.92	8	PVC	PVC	1.60%	5
P-9	ST-9	842.68	ST-4	842.54	15	RCP	RCP	1.48%	10
P-10	ST-10	843.14	ST-9	842.93	12	RCP	RCP	2.00%	11
P-11	ST-11	844.22	ST-10	843.40	12	RCP	RCP	0.50%	164
P-12	ST-12	844.74	ST-11	844.22	12	RCP	RCP	0.66%	79

STRUCTURE NO.	STRUCT TYPE
ST-1	MnDOT 4
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ST-12	NYLOPLAST DR

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S-1	MnDOT 4007C	
S-2	MnDOT 4007C	
S-3	MnDOT 4007C	

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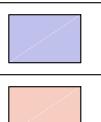
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GRADING LEGEND				
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<u>-X.X%</u>	SURFACE GRADE / DIRECTION			

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ADA ACCESSIBILITY LEGEND

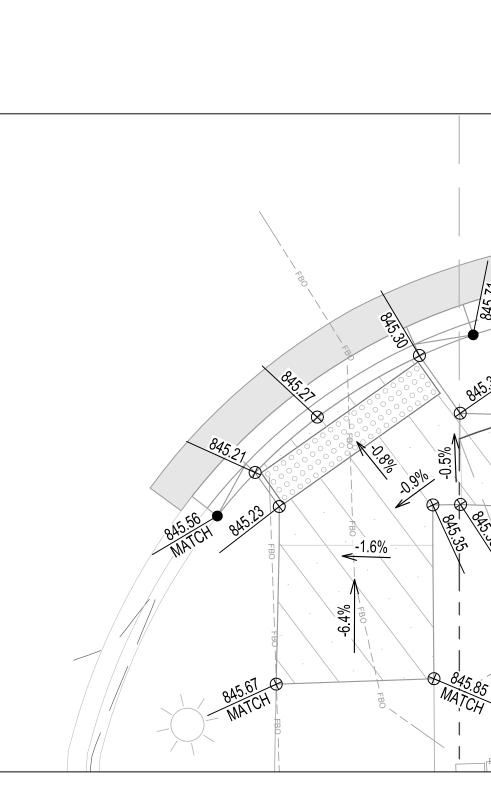


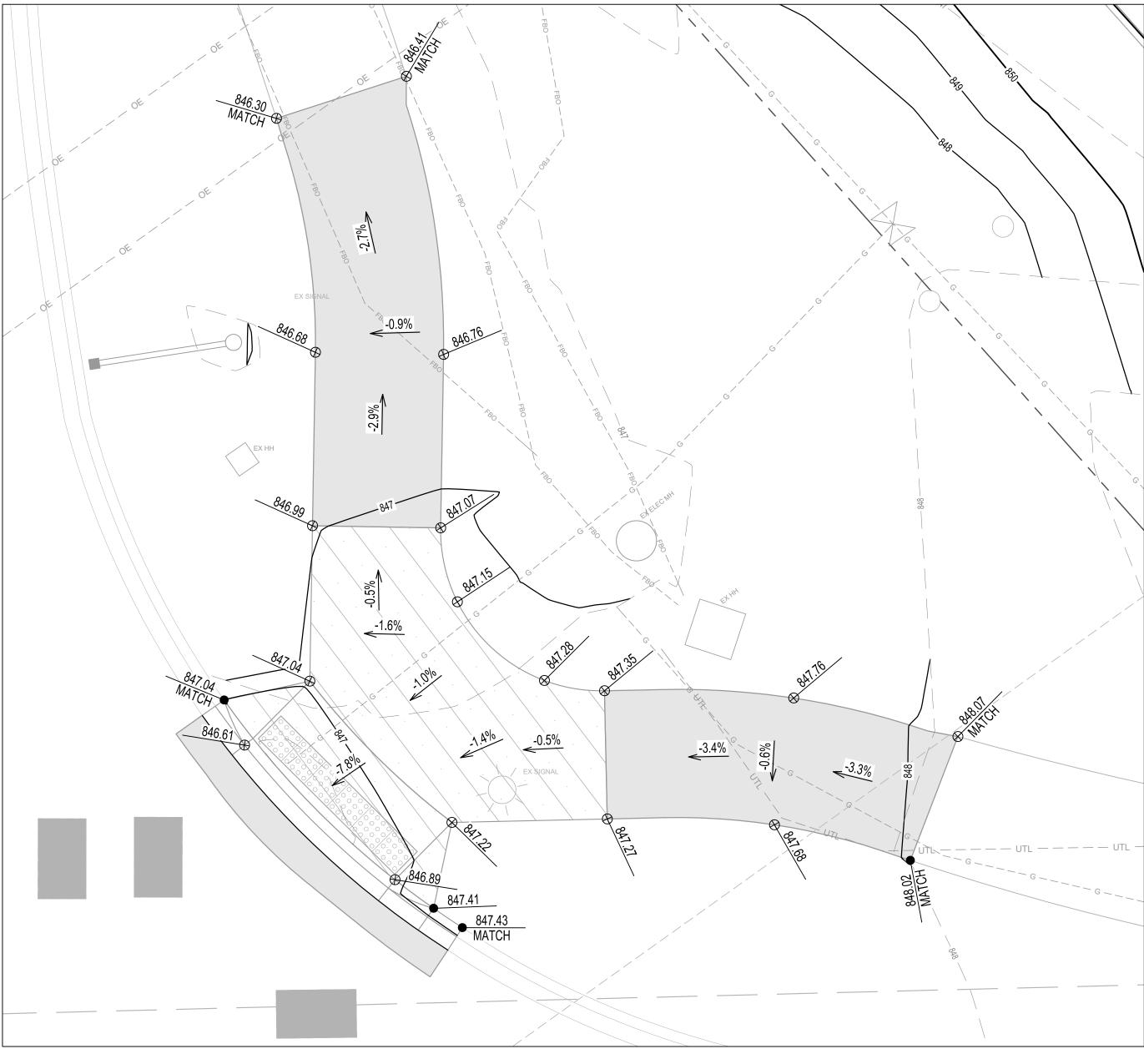
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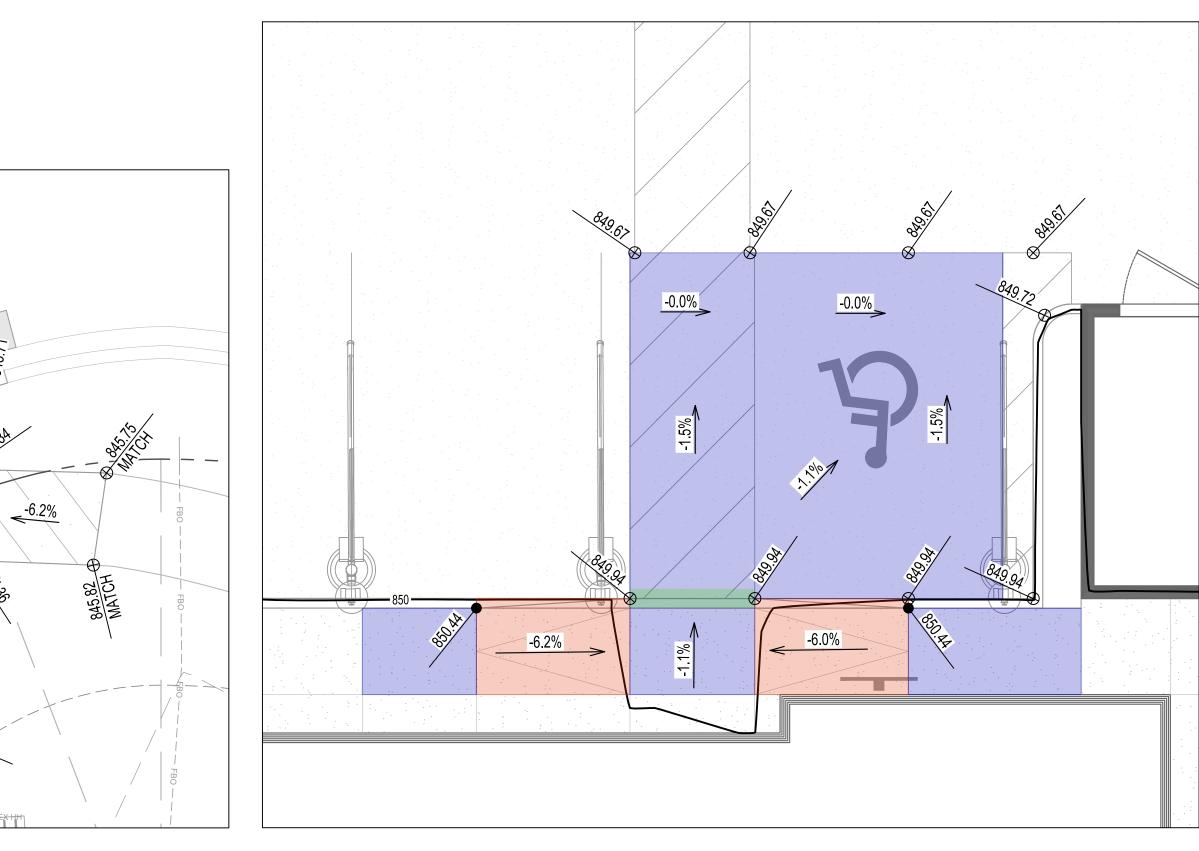
ACCESSIBLE PARKING / LANDING AREA (MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS)

ACCESSIBLE RAMP (SLOPE GREATER THAN 5.00%, LESS THAN 8.33%)

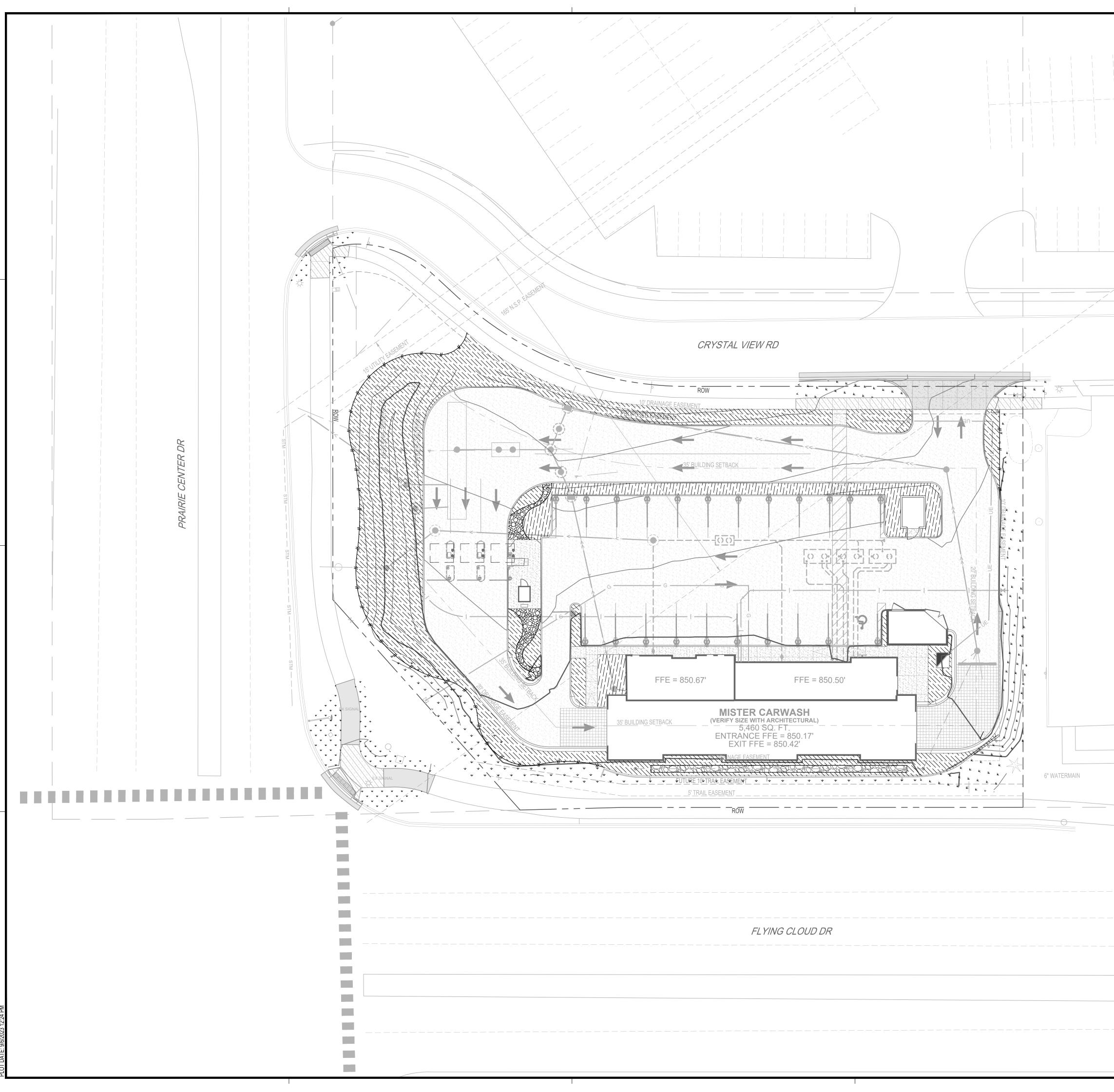
0" HEIGHT CURB / WALK (FLUSH WITH PAVEMENT)







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RESTO	RESTORATION SCHEDULE				
ROCK MULCH	QTY	BOTANICAL / COMMON NAME			
	9,241 SF	2" - 3" DECORATIVE GRANTIE LANDSCAPE ROCK (TAN COLOR) WITH NON WOVEN LANDSCAPE FABRIC			
	293	6" DIA TRAP ROCK AT 12" DEPTH WITH NON WOVEN LANDSCAPE FABRIC			
SOD	QTY	BOTANICAL / COMMON NAME			
+ + + + + + + + + + + + + + + + + + + +	4,909	LOCALLY GROWN BLUEGRASS SOD			

SNOW STORAGE NOTE: SNOW WILL BE TRUCKED OFF SITE DUE TO LIMITED STORAGE ABILITY

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PROJECT

MISTER CAR WASH

EDEN PRAIRIE

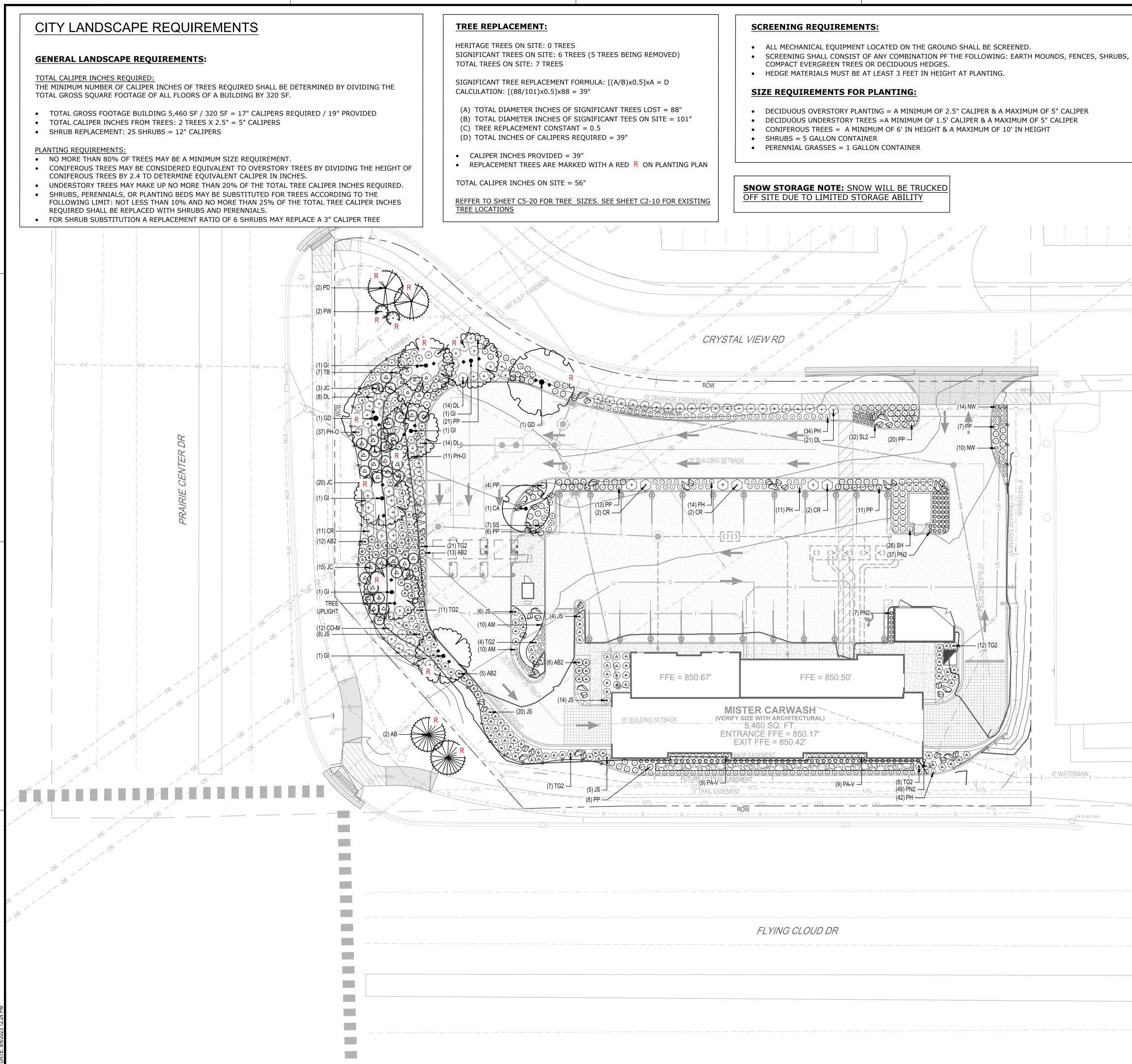
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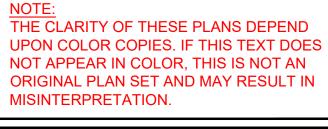






PLANT S	СН	EDULE			Л
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
AB	2	ABIES BALSAMEA BALSAM FIR	8` HT MIN	B & B	
PD	2	PICEA GLAUCA 'DENSATA' BLACK HILLS SPRUCE	6` HT MIN	B & B	
PW	2	PINUS CEMBRA 'HERMAN' TM PRAIRIE STATESMAN SWISS STONE PINE	6` HT MIN	B & B	
			1	1	
OVERSTORY TREES	QTY		SIZE	ROOT	
Gl	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM SKYLINE HONEY LOCUST	3" CAL	B & B	
GD	2	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	3" CAL	B & B	
UNDERSTORY TREES	QTY		SIZE	ROOT	
CA	1	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	2.5" CAL	B & B	
			0.75	DOOT	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME CORNUS RACEMOSA `MUSZAM` TM	SIZE	ROOT	NOTE:
CO-M	12	MUSKINGUM GRAY DOGWOOD	5 GAL	CONT	
CR	17	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL	CONT	NOT AP
DL	57	DIERVILLA SESSILIFOLIA BUSH HONEYSUCKLE	5 GAL	B & B	ORIGIN/ MISINTE
PH-O	48	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM LITTLE DEVIL NINEBARK	5 GAL	CONT	I HEREBY C
SS	7	SORBARIA SORBIFOLIA `SEM` SEM ASH LEAF SPIREA	5 GAL	CONT	REPORT WA
					PROFESSIO STATE OF M
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
AB2	36	ABIES BALSAMEA 'NANA' DWARF BALSAM FIR	5 GAL	CONT	
JC	38	JUNIPERUS CHINENSIS `SEA GREEN` SEA GREEN JUNIPER	5 GAL	CONT	DATE
JS	57	JUNIPERUS SQUAMATA `BLUE STAR` BLUE STAR JUNIPER	5 GAL	CONT	THIS DOCU INC. AND M
ТВ	7	THUJA OCCIDENTALIS 'BAILJOHN' TECHNITO ARBORVITAE	5 GAL	CONT	WITHOUT P
TG2	63	THUJA OCCIDENTALIS `GOLDEN GLOBE`	5 GAL	CONT	PROJECT
		GOLDEN GLOBE CEDAR			
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
PA-V	18	PANICUM VIRGATUM	3 GAL	CONT	
PN2	93	SWITCH GRASS PANICUM VIRGATUM `NORTHWIND`	3 GAL	CONT	
PH	101	NORTHWIND SWITCH GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	2 GAL	CONT	
		HAMELN FOUNTAIN GRASS SCHIZACHYRIUM SCOPARIUM			E E
SL2	32	LITTLE BLUESTEM SESLERIA AUTUMNALIS	2 GAL		
PP	90	AUTUMN MOOR GRASS	2 GAL	CONT	
SH	26	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	2 GAL	CONT	EDEN PF
			1		
PERENNIALS	QTY		SIZE	ROOT	DATE 04/18/23 C
AM	20	ALLIUM X 'MILLENIUM' MILLENIUM ORNAMENTAL ONION	2 GAL	CONT	06/28/23 C
NW	24	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	2 GAL	CONT	08/03/23 C 09/06/23 C

LANDSCAPE SCHEDULE			
BOULDERS	QTY	DESCRIPTION	
	18	3' x 2' x 1.5' PROPOSED BOULDERS (SEE DETAIL) SUBMIT PICTURES & DIMENSIONS PRIOR TO INSTALLATION	
Ø	41	2' x 1.5' x 1' PROPOSED BOULDERS (SEE DETAIL) SUBMIT PICTURES & DIMENSIONS PRIOR TO INSTALLATION	
LIGHTING	QTY	DESCRIPTION	
	16	TREE UP-LIGHT BY LUMINAIRE MODEL KG-3LED-SB	



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LIC. NO.

# **MISTER CAR** WASH

# EDEN PRAIRIE

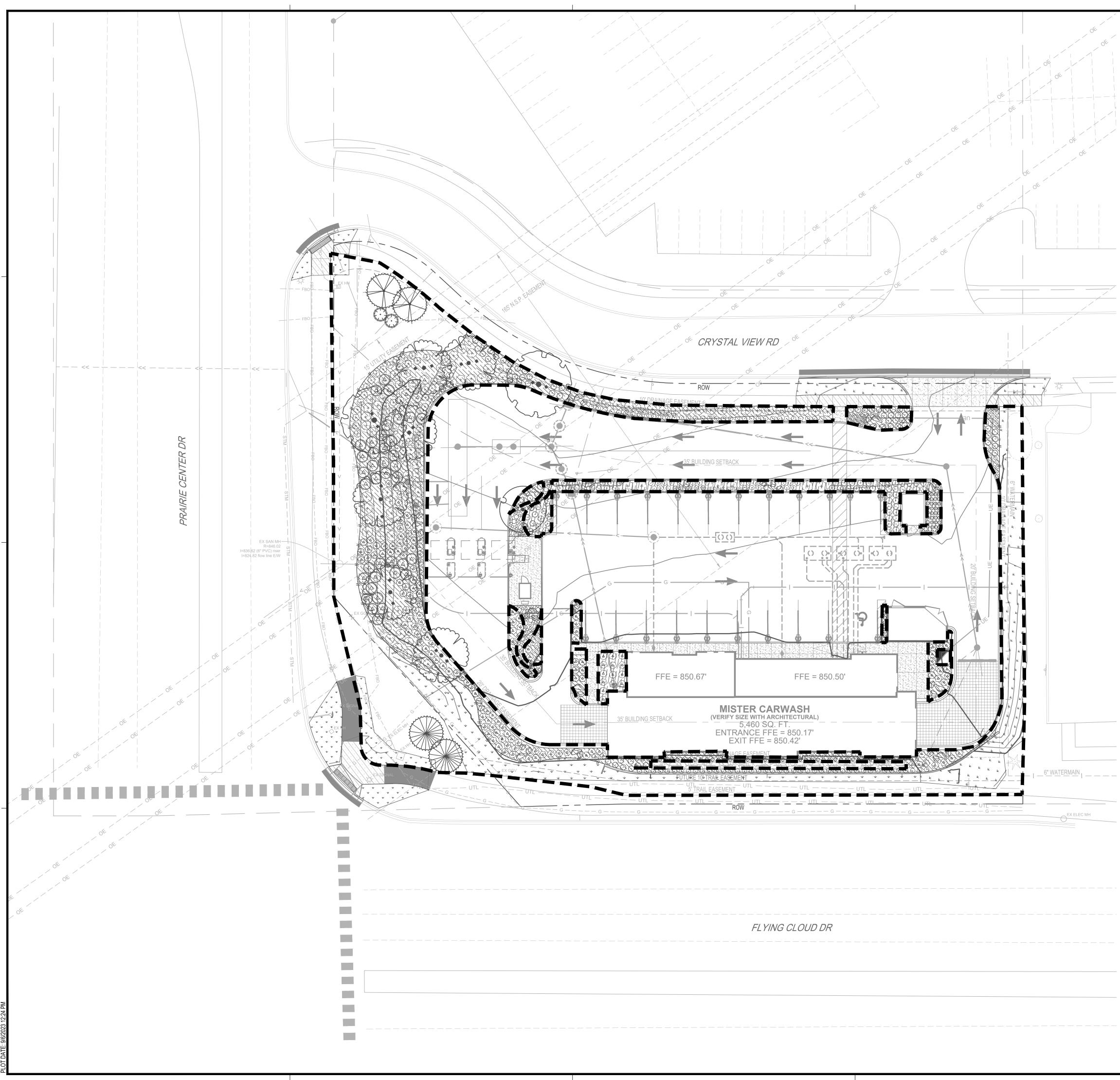
EDEN F	PRAIRIE	MINNESOTA
	ISSUE SCHEDULE	
DATE	DESCRIPTION	BY
04/18/23	CITY SUBMITTAL 1	AET
06/28/23	CITY SUBMITTAL 2	AET
08/03/23	CITY SUBMITTAL 3	AET
09/06/23	CITY SUBMITTAL 4	AET
	REVISION SCHEDULE	
DATE	DESCRIPTION	BY
PROJECT	TNO. <b>22-27847</b>	
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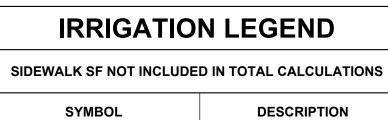
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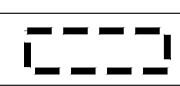


## FOR CITY ADMINISTRATIVE USE ONLY:









IRRIGATION LIMITS

## **IRRIGATION NOTES**

- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE
- IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
- 3. INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
- 4. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM
- 5. THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
- 6. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL ) ENSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
- INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURE'S SPECIFICATIONS. COORDINATE WITH THE CITY OF EDEN PRAIRIE TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
- 8. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 9. CONTRACTOR TO INSTALL NEW TORO CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LXIVM CONTROLLER WITH STAINLESS STEEL PEDESTAL MOUNT. SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONEMANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
- 10. INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
- 11. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE CLIENT.
- 12. IRRIGATION DESIGN TO BE DESIGN BUILD. CONTRACTORS SHALL COMPLY WITH AND SUBMIT APPROVAL FOR IRRIGATION SYSTEM ACCORDING TO ALL LOCAL CODES.

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PROJECT

# MISTER CAR WASH

# EDEN PRAIRIE

EDEN F	PRAIRIE	MINNESOTA
	ISSUE SCHEDULE	
DATE	DESCRIPTION	BY
04/18/23	CITY SUBMITTAL 1	AET
06/28/23	CITY SUBMITTAL 2	AET
08/03/23	CITY SUBMITTAL 3	AET
09/06/23	CITY SUBMITTAL 4	AET
	REVISION SCHEDULE	
DATE	DESCRIPTION	- BY
DATE	DESCRIPTION	
PROJECT	ΓNO. <b>22-27847</b>	
FILE NAME 27847 C5 - LAND		
DRAWN BY JAT		
DESIGNE	D BY JAT	
REVIEWE	ED BY ART	
TITLE		

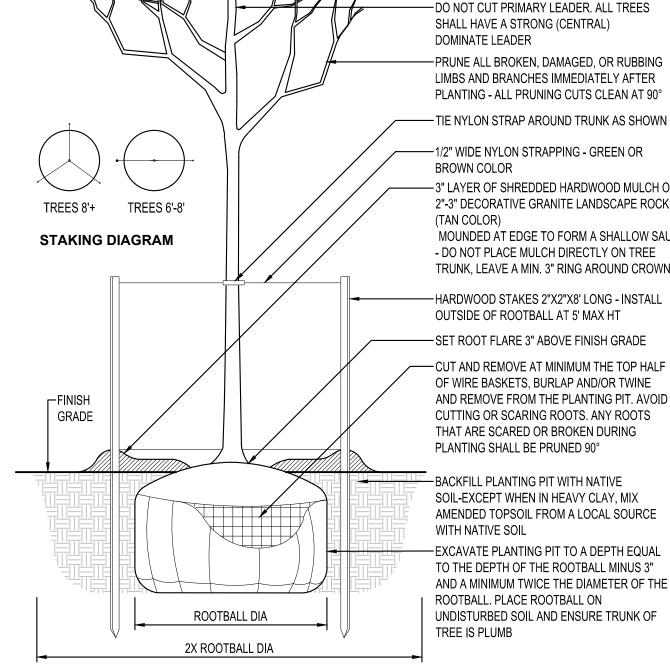
SITE IRRIGATION PLAN

**C520** 

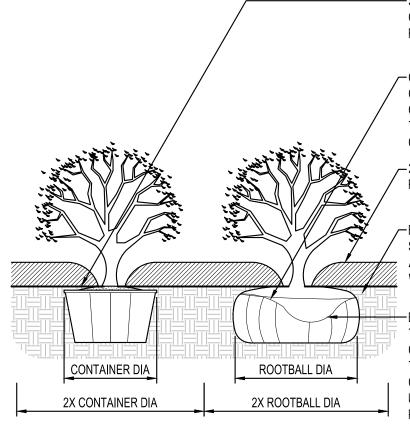
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DECIDUOUS TREE PLANTING NTS

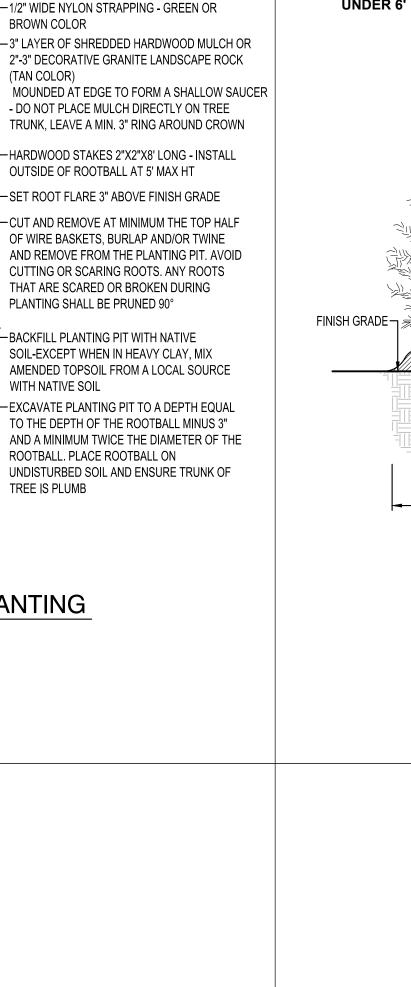


SHRUBS TO BE INSTALLED SO THAT THE TOP OF THE CROWN OF THE PLANT IS ABOVE FINISH GRADE 3"

-CUT AND REMOVE AT MINIMUM THE TOP HALF OF WIRE BASKETS, BURLAP AND/OR TWINE, OR ENTIRE CONTAINER, AND REMOVE FROM THE PLANTING PIT, SCARIFY ROOTS FOR ALL CONTAINER PLANTS #5 GALLON OR SMALLER - 2"-3" DECORATIVE GRANITE LANDSCAPE ROCK (TAN COLOR)

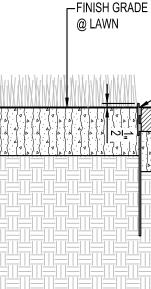
-BACKFILL PLANTING PIT WITH NATIVE SOIL-EXCEPT WHEN IN HEAVY CLAY, MIX AMENDED TOPSOIL FROM A LOCAL SOURCE WITH NATIVE SOIL

- EXCAVATE PLANTING PIT TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL OR CONTAINER MINUS 3" AND A MINIMUM TWICE THE DIAMETER OF THE ROOTBALL OR CONTAINER. PLACE ROOTBALL ON UNDISTURBED SOIL AND ENSURE PLANT IS PLUMB.



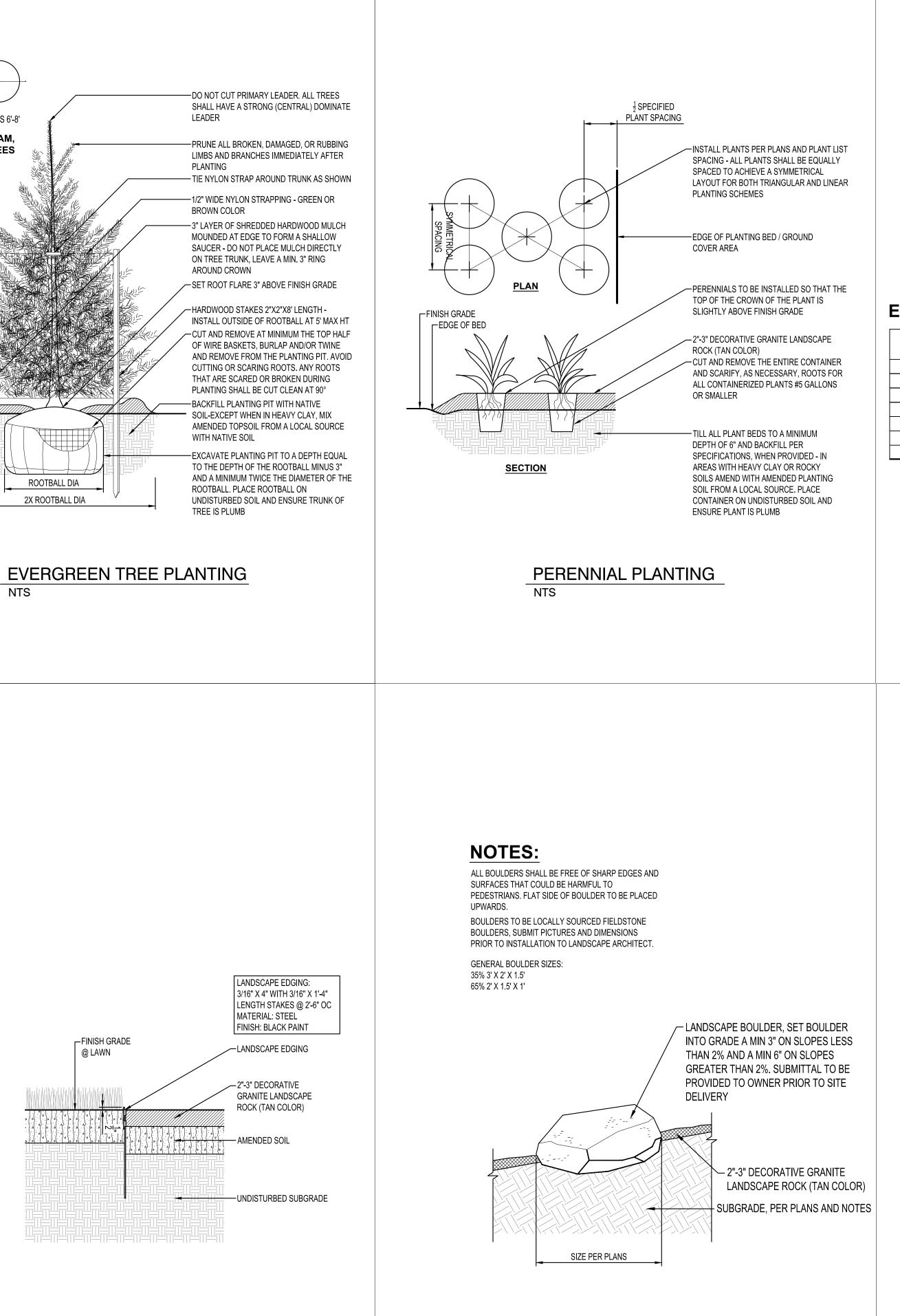


# NTS





SHRUB PLANTING NTS



LANDSCAPE BOULDERS

NTS

## FOR CITY ADMINISTRATIVE USE ONLY:



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## **EXISTING TREES:**

Tree Tag	Trop Species	DBH	Structural	Health
Number	Tree Species	(Inches)	Condition	Condition
1226	Ash, Green	23.5	4-Poor	4-Poor
1227	Pine, Austrian	23.5	1-Excellent	1-Excellent
1228	Pine, Austrian	13.5	3-Fair	3-Fair
1229	Pine, Austrian	15	1-Excellent	1-Excellent
1230	Hemlock, Eastern	13	2-Good	2-Good
1232	Hemlock, Eastern	12.5	2-Good	2-Good
1233	Hemlock, Eastern	8	2-Good	2-Good

## **PLANTING NOTES**

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK. 2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED. 3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX. 4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.

5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.

6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE. 7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE

PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.

8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.

9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1

10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.

11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED. 12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION

OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. 13. PROVIDE SHREDDED HARDWOOD MULCH OR 2"-3" DECORATIVE GRANITE LANDSCAPE

ROCK (TAN COLOR) SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.

14. MULCHING MATERIAL SHALL BE 2"-3" DECORATIVE GRANITE LANDSCAPE ROCK (TAN COLOR), WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.

15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT. 16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE

CONTRACTOR. 17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

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LIC. NO.

PROJECT

DATE

## **MISTER CAR** WASH

# EDEN PRAIRIE

EDEN F	PRAIRIE	MINNESOT
	ISSUE SCHEDULE	
DATE	DESCRIPTION	BY
04/18/23	CITY SUBMITTAL 1	AET
06/28/23	CITY SUBMITTAL 2	AET
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09/06/23	CITY SUBMITTAL 4	AET
	REVISION SCHEDULE	=
DATE	DESCRIPTION	
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PROJEC	TNO. <b>22-27847</b>	
FILE NAME 27847 C5 - LAND		ND
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REVIEWE	ED BY ART	

TITLE

# **PLANTING NOTES AND DETAILS**

**C530** 

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