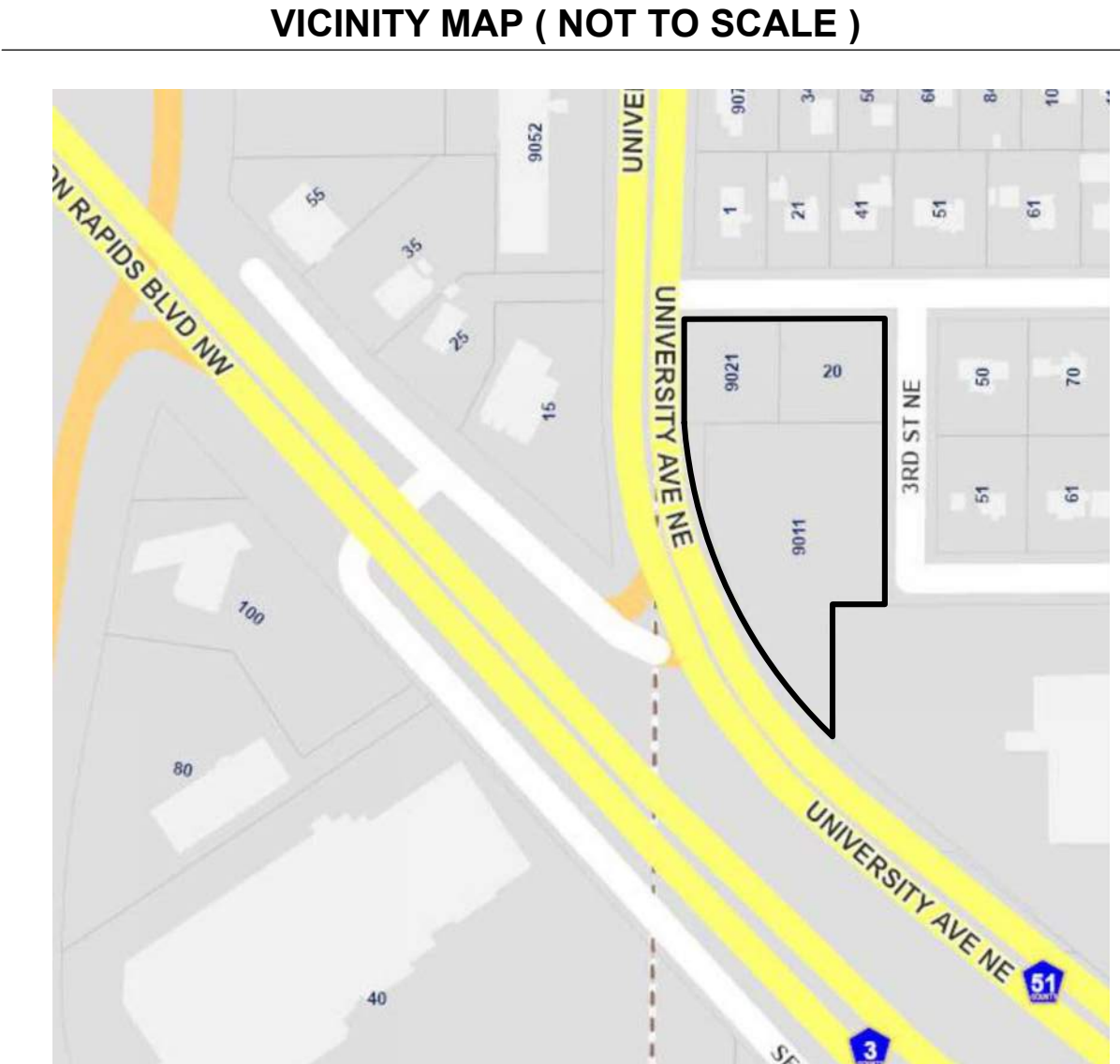
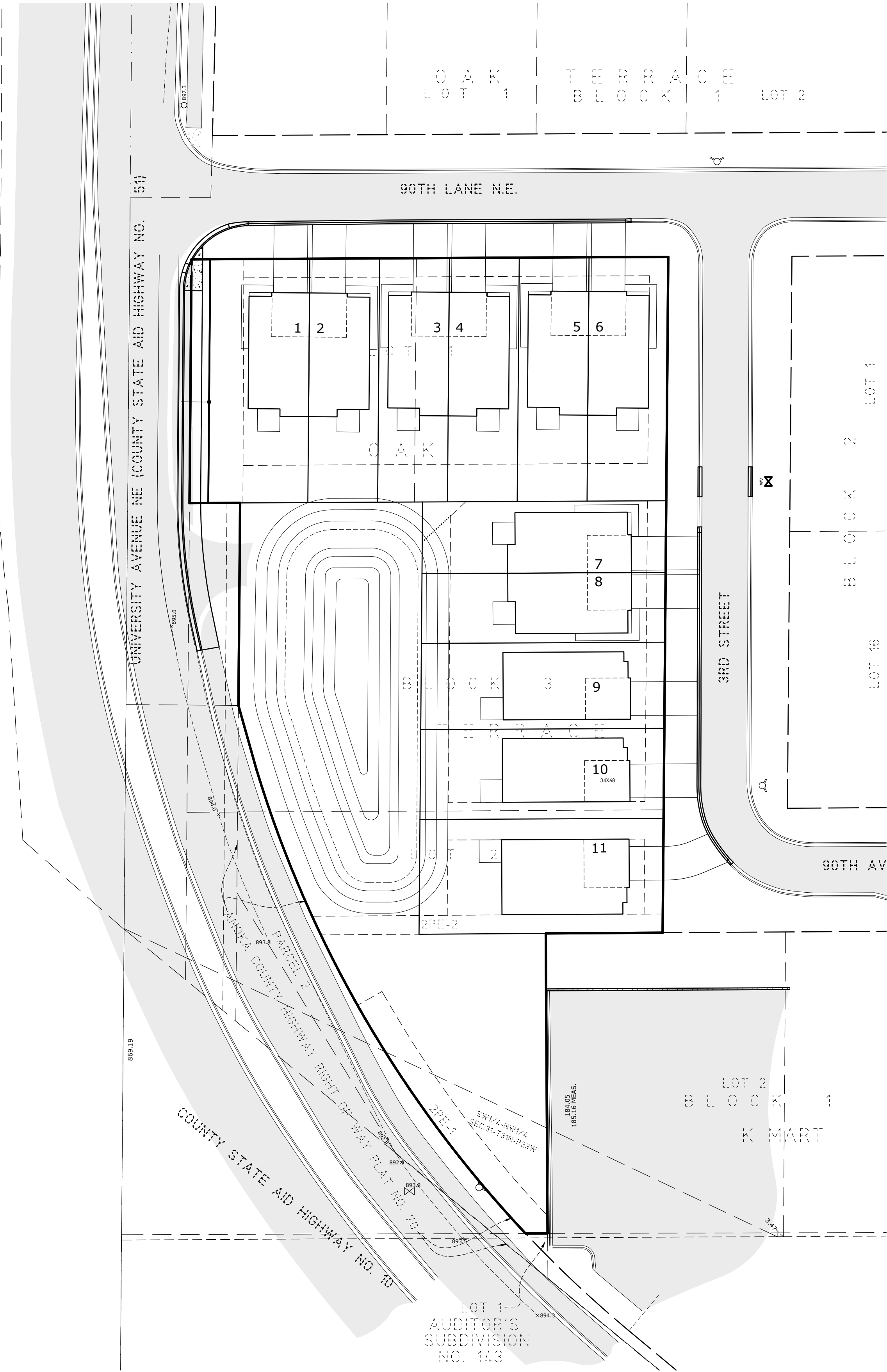


NORTHTOWN VILLAS

TITLE SHEET

BLAINE, MINNESOTA



DEVELOPER

RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
JON BLATTMAN
HEDBERGHOMES@
HEDBERGHOMES.COM

ENGINEER

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
ADAM GINKEL
651-361-8234
ADAM@PLOWE.COM

SURVEYOR

E.G. RUD & SONS LAND
SURVEYING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
JAMES NAPIER
651-361-8227
JNAPIER@EGRUD.COM

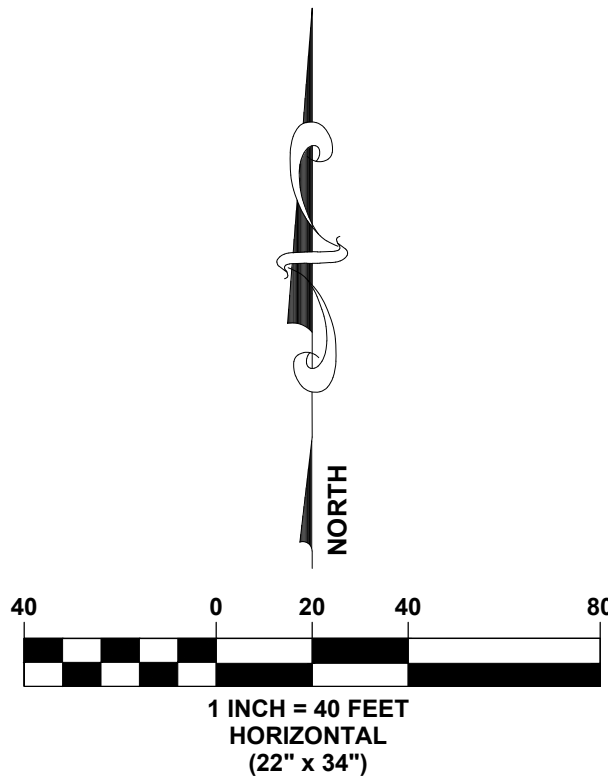
AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED
PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS
FROM CITY OF BLAINE, MNDOT, AND THE MINNESOTA
DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE
OBTAINED PRIOR TO ORDERING OF MATERIAL AND
STARTING OF CONSTRUCTION. NO INSTALLATION OF
UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE
PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION
OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA
DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND
CITY STANDARDS AS IDENTIFIED IN THE PUBLIC
WORKS/ENGINEERING STANDARDS.

CSAH 51 IMPROVEMENTS

APPROVED: ANOKA COUNTY ENGINEER

DATE



SHEET INDEX

CO	TITLE SHEET
S-1	EXISTING CONDITIONS SURVEY
S-2	PRE-PLAT
S-3	SITE PLAN
S-4	TREE INVENTORY
C1.1	GRADING & DRAINAGE PLAN
C1.2 - C1.3	SWPPP
C1.4	REMOVALS PLAN
C1.5	CURB PLAN
C2.1	UTILITY PLAN - SANITARY & WATERMAIN
C2.2	UTILITY PLAN - STORM SEWER
C3.1 - C3.3	DETAILS

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTHTOWN VILLAS
BLAINE, MN

TITLE SHEET

PREPARED FOR: RANGER DEVELOPMENT

SHEET

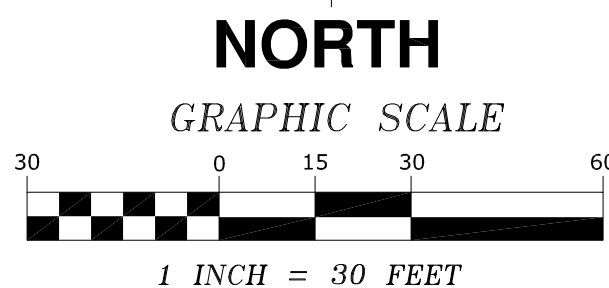
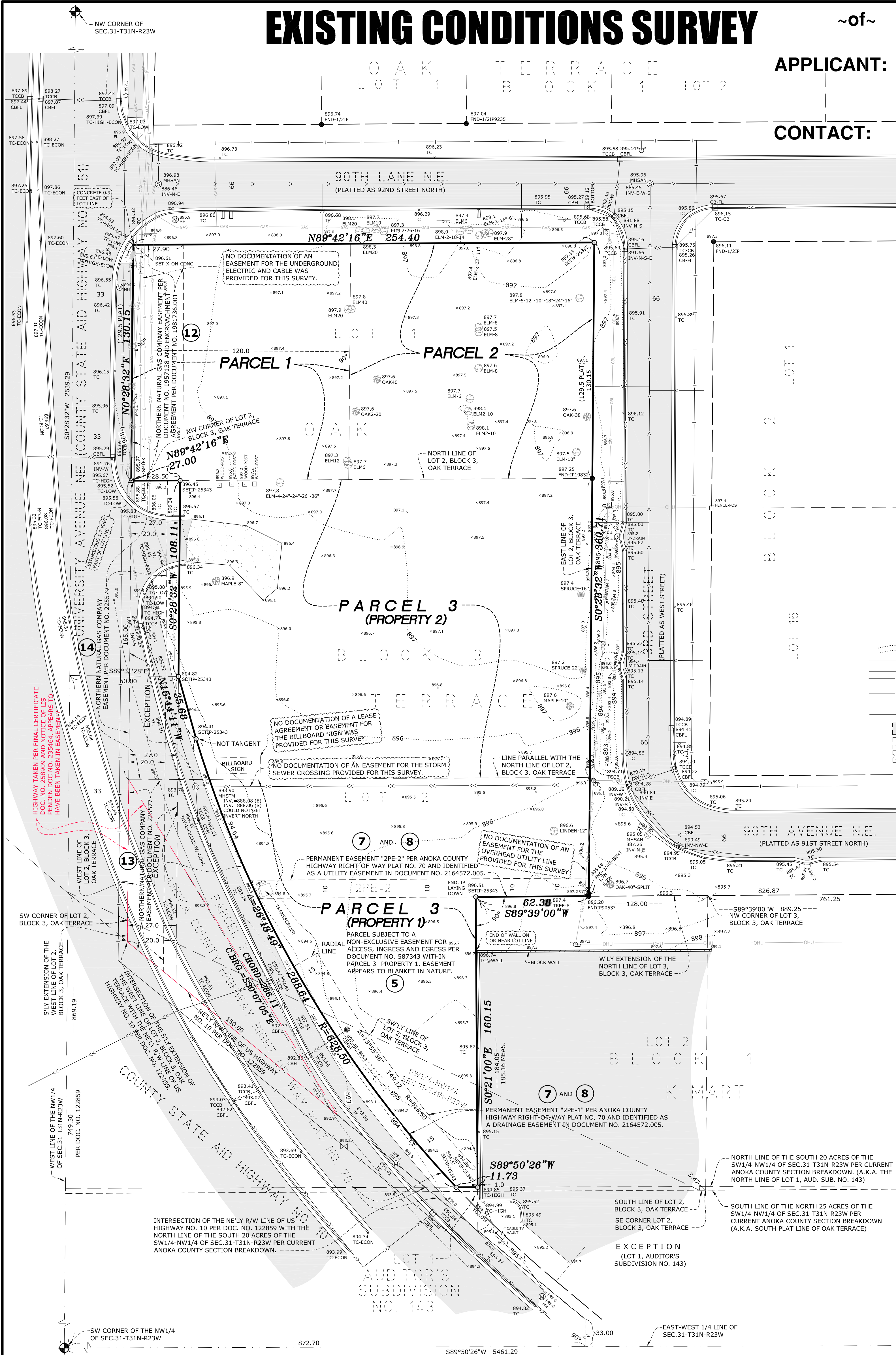
C0

DRAWN BY: AG	1 08.29.25 INITIAL COVID COMMENTS	1 08.29.25 INITIAL COVID COMMENTS	I hereby certify that this plan 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. <i>Adam Ginkel</i> ADAM GINKEL Date: 04.16.2026 License No. 43963
JOB NO. 25-2205	2 09.30.25 SITE LAYOUT ADJUSTMENTS	2 09.30.25 SITE LAYOUT ADJUSTMENTS	
CHECK BY: MOA	3 01.13.26 MINOR GRADING REVISIONS	3 01.13.26 MINOR GRADING REVISIONS	
DATE: 07/11/25	4 01.28.26 ADDITIONAL DETAILS ADDED	4 01.28.26 ADDITIONAL DETAILS ADDED	
	5 03.11.26 POND OUTLET ADJ.: STREET PATCHING ADJ.	5 03.11.26 POND OUTLET ADJ.: STREET PATCHING ADJ.	
	6 03.25.26 ACHD COMMENTS; TURN OFF EXIST. WATER SERVICE	6 03.25.26 ACHD COMMENTS; TURN OFF EXIST. WATER SERVICE	
	7	7	
	8	8	
	NO.	DATE	DESCRIPTION

EXISTING CONDITIONS SURVEY

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-242-8087



BENCHMARK

MNDOT BENCHMARK:
STATION NAME: N 254
ELEVATION = 885.70 FEET (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊞ DENOTES CABLE PEDESTAL
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES HYDRANT
- ⊞ DENOTES MAILBOX
- ⊞ DENOTES MISCELLANEOUS MANHOLE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES EXISTING SANITARY SEWER
- ⊞ DENOTES EXISTING STORM SEWER
- ⊞ DENOTES OVERHEAD UTILITY
- ⊞ DENOTES UNDERGROUND CABLE LINE
- ⊞ DENOTES UNDERGROUND ELECTRIC LINE
- ⊞ DENOTES UNDERGROUND GAS LINE
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES GRAVEL SURFACE
- ⊞ DENOTES TITLE COMMITMENT SCHEDULE B PART II EXCEPTION NUMBER.

TREE DETAIL

- ⊞ DENOTES ELEVATION
 - ⊞ DENOTES TREE QUANTITY
 - ⊞ DENOTES TREE SIZE IN INCHES
 - ⊞ DENOTES TREE TYPE
- NE CORNER OF LOT 2, BLOCK 1, K MART (AKA NE CORNER OF LOT 9, BLOCK 3, OAK TERRACE)

AREA

TOTAL AREA: 94,588± S.F. (2.17± Acres)

ZONING

EXISTING: MU - CR 10 MIXED USE

LAND USE: MDR/CC - HIGH DENSITY RESIDENTIAL/
PLANNED COMMERCIAL

BOUNDARY NOTE

The description of Parcel 3 - Property 1 describes an exception gap between the plat of OAK TERRACE and Lot 1, AUDITOR'S SUBDIVISION NO. 143. No monuments were found for said Lot 1. Based on the current Anoka County Section Breakdown and the underlying descriptions, it appears to create an overlap versus a gap.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 01/13/26 License No. 25343

DRAWN BY:	JEN	JOB NO:	250557PP	DATE:	06/09/25
CHECK BY:	JEN	FIELD CREW:	JH-JR		
1	06/11/25	REV. STORM SEWER LOC.	JEN		
2	07/11/25	CITY SUBMITTAL	JEN		
3	09/30/25	CITY RESUBMITTAL	JEN		
4	01/13/26	CITY RESUBMITTAL	JEN		
NO.	DATE	DESCRIPTION	BY		

EXISTING PROPERTY DESCRIPTION

PARCEL 1:
The West 120 feet of Lot 1, Block 3, Oak Terrace, Anoka County, Minnesota.

PARCEL 2:
Lot 1, Block 3, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3:
Property 1:
"Oak Terrace", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2; thence East along the North line of said Lot 2 to the East line thereof; thence South along East line 165 feet, thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning;

And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwesterly corner of Lot 2, Block 3, "Oak Terrace"; thence South on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeastly right of way of US Highway No. 10 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 20, 1947 in the office of the Anoka County Recorder as Document No. 122859, thence Southeastly along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the extension South of the East line of Lot 2, Block 3, "Oak Terrace", thence North along said extension 1.45 feet to the Southeast corner of said Lot 2, thence West along the South line of Lot 2 a distance of 3.47 feet, thence Northwestly along the Southwestly line of Lot 2 to the point of beginning;

Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "Oak Terrace", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its intersection with the Northeastly right of way of U.S. Highway No. 10, thence Southeastly along said right of way to its intersection with the South line of Lot 1, Auditor's Subdivision No. 143, thence Easterly along said South line of said Lot 1 to the Southeast corner of said Lot 1; thence Northerly along the East line of said Lot 1 to the Northeast corner of said Lot 1, thence Westerly along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "Oak Terrace"; thence Northerly along the West line of said Lot 3 to the point of beginning.

Excepting The West 27 feet therefrom and subject to Easements 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

Property 2:
That part of Lot Numbered Two (2), Block Numbered Three (3), "Oak Terrace", Anoka County, Minnesota, that is described as follows:

Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting The West 27 feet therefrom and subject to easements, 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/09/25.
- Fee ownership is vested in the Blaine Economic Development Authority PIN NO. PARCEL ADDRESS
- PARCEL 1 31-31-23-23-0042 9021 University Avenue NE, Blaine, MN 55434
- PARCEL 2 31-31-23-23-0043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 3 31-31-23-23-0059 9011 University Avenue NE, Blaine, MN 55434
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey is based upon information found in the commitment for title insurance prepared by All American Title Company, LLC, as issuing agents for Old Republic National Title Insurance Company, Commitment No. 139447-25-05 R-1. Schedule B-II Survey Related Exceptions are as follows:
- Easement for drainage and utility purposes as shown on the recorded plat of Oak Terrace, filed as Document No. 144906. [Surveyor's Note: There were no drainage and utility easements shown on the recorded plat of OAK TERRACE that fall within the surveyed premises.]
- Covenants, conditions, restrictions, obligations, and easements contained in Declaration of Easement, filed March 24, 1982, as Document No. 587343. [Surveyor's Note: Document No. 587343 refers to a non-exclusive easement for access, ingress and egress purposes. Said easement's location is undefined, but refers to a portion of Parcel 3 - Property 1.]
- Underground Storage Tank Affidavit, and the terms and conditions therein, filed as Document No. 1993027.022. (As to Parcel 1) [Surveyor's Note: Document No. 1993027.022 refers to the fact that there were underground petroleum tanks on lot 1. That in 2003 the tanks leaked and that in 2005 MPCA issued a closure letter for the leak.]
- Anoka County Highway Right-of-Way Plat No. 70, filed December 26, 2007, as Document No. 1997849.001. [Surveyor's Note: ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 per Document No. 1997849.001 is shown hereon. Said plat also depicted permanent easements over portions of the surveyed premises as shown hereon. The temporary easements depicted on said plat expired on December 31, 2009 and therefore not shown hereon.]
- Final Certificate in the matter of the condemnation of certain lands for county highway purposes, filed March 1, 2017, as Document No. 2164572.005. (As to Parcel 1 and 3) [Surveyor's Note: Final Certificate per Document No. 2164572.005 refers to the taking of Parcel 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 "in fee simple absolute" and the acquiring of permanent easements. Permanent Easement Parcel 2PE-1 is identified as a drainage easement. Permanent Easement Parcel 2PE-2 is identified as a utility easement. Said parcel taking and easements are shown hereon. The temporary easements referenced in said document expired on December 31, 2009 and therefore not shown hereon.]
- Terms of Variance issued by the City of Blaine for a front yard building setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491267.0. (As to Parcel 3) [Surveyor's Note: Document No. 1491267.0 refers to the approval of "a 31-foot variance to the 50-foot front yard building setback along 3rd Street NE" with respect to Parcel 3.]
- Terms of Variance issued by the City of Blaine for a side yard building setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491268.0. (As to Parcel 3) [Surveyor's Note: Document No. 1491268.0 refers to the approval of "a 15-foot variance to the 20-foot side yard building setback along the north property line" with respect to Parcel 3.]
- Terms of Variance issued by the City of Blaine for a front parking setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491269.0. (As to Parcel 3) [Surveyor's Note: Document No. 1491269.0 refers to the approval of "a 12-foot variance to the 30-foot front yard parking setback along 3rd Street NE" with respect to Parcel 3.]
- Encroachment Agreement with Northern Natural Gas Company, and the terms and conditions thereof, contained in document filed January 31, 2006, as Document No. 1981736.001. (As to Parcel 1) [Surveyor's Note: Document No. 1981736.001 allowed the previous owners to construct a sign and bituminous surface within a Northern Natural Gas Company Easement. Said document references a Modification and Amendment of Easement Grant per Document No. 1957138, which defines a the Northern Natural Gas Company easement within Parcel 1 and is shown hereon.]
- Easement to construct and maintain pipe lines in favor of Northern Natural Gas Company, as further described in Document No. 225577. (As to Parcel 3) [Surveyor's Note: Easement per Document No. 225577 does not fall within the surveyed premises as shown hereon.]
- Easement to construct and maintain pipe lines in favor of Northern Natural Gas Company, as further described in Document No. 225579. (As to Parcel 3) [Surveyor's Note: Easement per Document No. 225579 does not fall within the surveyed premises as shown hereon.]

FACILITY OPERATORS NOTIFIED

[PER GOPHER STATE ONE TICKET NOS. 251430173, 251430179 AND 251430201]

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ARVIG	ARVIG	(218)346-5174	(218)346-5500	(218)346-8248
ANOKAC01	ANOKA COUNTY	(763)324-5127	(763)324-5127	(763)324-3100
CBLA1N01	CITY OF BLAINE	(763)785-6165	(763)785-6165	(763)785-6165
CCMN01	COMCAST	(800)778-9140	(317)516-2512	(800)778-9140
CCONRP01	CITY OF COON RAPIDS	(763)767-6467	(763)238-3158	(763)767-6479
CTLMN01	CENTURYLINK - CTCLN	(800)778-9140	(877)366-8344	(877)366-8344
ENOKA001	CONNEXUS ENERGY	(763)323-4215	(763)323-2660	(763)323-2600
MCICOL01	MCI	(800)624-9675	(800)624-9675	(800)624-9675
MINGAS03	CENTER POINT ENERGY	(800)778-9140	(612)321-5200	(612)321-4421
NGAS03	NORTHERN NATURAL GAS	(651)674-4888	(888)367-6671	(402)398-7592
XCEL08	XCEL ENERGY	(612)282-3939	(888)968-9235	(800)895-4099
ZAYO04	ZAYO BANDWIDTH	(800)961-6500	(866)236-2824	(800)961-6500

Location of utilities existing on or serving the surveyed property determined by:

- Observed evidence collected.
- Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket Nos. 251430173, 251430179 and 251430201.
- Record drawings provided by the City of Blaine's engineering department.

Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.

It is undetermined at this time whether the storm sewer running across the surveyed premises has been abandoned or not. No documentation of an easement for the existing storm sewer was provided for this survey.

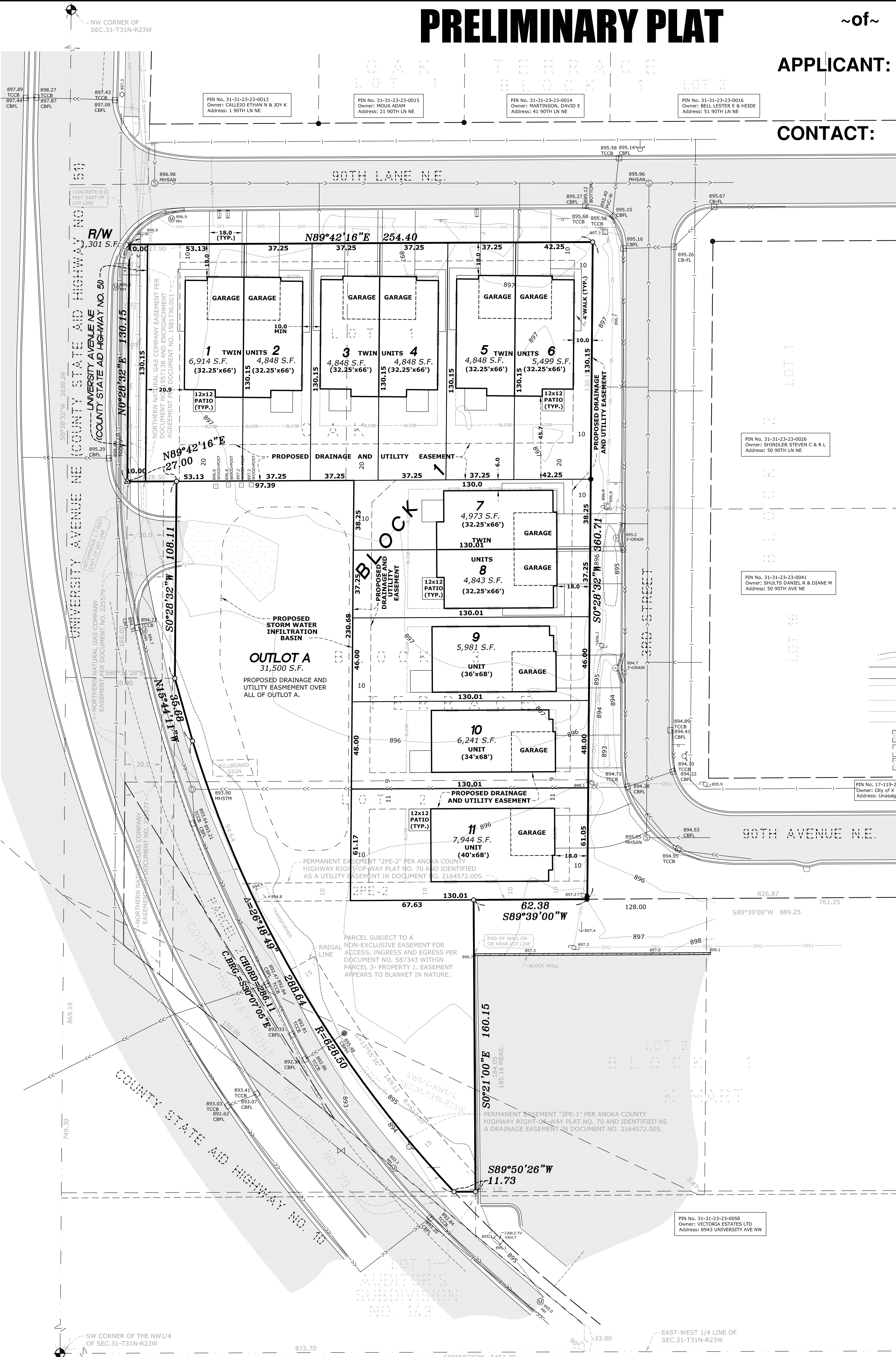
There are manholes within or near the sidewalk along University Avenue NE. The underground lines running to and from said manholes were not marked up by Gopher State One.

There is also a large transformer along University Avenue NE. The underground utility lines running to and from said transformer were not marked up by Gopher State One.



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com



~of~ NORTH TOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-242-8087

NORTH
GRAPHIC SCALE
1 INCH = 30 FEET

BENCHMARK
MNDOT BENCHMARK:
STATION NAME: N 254
ELEVATION = 885.70 FEET (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- ⬢ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊕ DENOTES CABLE PEDESTAL
- ⊗ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES HYDRANT
- ⊕ DENOTES MAILBOX
- ⊕ DENOTES MISCELLANEOUS MANHOLE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

VICINITY MAP
PART OF SEC. 31, TWP. 31, RNG. 23

ANOKA COUNTY, MINNESOTA
(NO SCALE)

EXISTING PROPERTY DESCRIPTION

PARCEL 1:
The West 120 feet of Lot 1, Block 3, Oak Terrace, Anoka County, Minnesota.

PARCEL 2:
Lot 1, Block 3, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3:
Property 1:
Lot 2, Block 3, "Oak Terrace", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2; thence East along the North line of said Lot 2 to the East line thereof; thence South along said East line 165 feet, thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning;

And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwest corner of Lot 2, Block 3, "Oak Terrace"; thence South on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeastly right of way of US Highway No. 10 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 20, 1947 in the office of the Anoka County Recorder as Document No. 122859; thence Southeastly along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the extension South of the East line of Lot 2, Block 3, "Oak Terrace"; thence North along said extension 1.45 feet to the Southeast corner of said Lot 2, thence West along the South line of Lot 2 a distance of 3.47 feet, thence Northwestly along the Southwestly line of Lot 2 to the point of beginning;

Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "Oak Terrace", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its intersection with the Northeastly right of way of U.S. Highway No. 10, thence Southeastly along said right of way to its intersection with the South line of Lot 1, Auditor's Subdivision No. 143; thence Easterly along said South line of said Lot 1 to the Southeast corner of said Lot 1; thence Northerly along the East line of said Lot 1 to the Northeast corner of said Lot 1, thence Westerly along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "Oak Terrace"; thence Northerly along the West line of said Lot 3 to the point of beginning.

Excepting the West 27 feet therefrom and subject to Easements 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

Property 2:
That part of Lot Numbered Two (2), Block Numbered Three (3), "Oak Terrace", Anoka County, Minnesota, that is described as follows:
Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet therefrom and subject to easements, 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.
(SAID EASEMENTS DO NOT FALL WITHIN PROPERTY 2.)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority.
- PARCEL 1 31-31-23-23-0042 9021 University Avenue NE, Blaine, MN 55434
- PARCEL 2 31-31-23-23-0043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 3 31-31-23-23-0059 9011 University Avenue NE, Blaine, MN 55434
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- See Existing Conditions Survey regarding additional Boundary and Easement Information.

AREA COMPUTATIONS

TOTAL AREA : 2.17 ACRES
TOWNHOME UNITS: 11 UNITS
OPEN (PUBLIC) SPACE: 0.72 ACRES
PROPOSED RIGHT OF WAY: 0.03 ACRES
GROSS DENSITY: 5.07 UNITS PER ACRE

ZONING AND SETBACKS

EXISTING: MU - CR 10 MIXED USE

LAND USE: MDR/CC - HIGH DENSITY RESIDENTIAL/
PLANNED COMMERCIAL

SURROUNDING: R-1 - SINGLE FAMILY RESIDENTIAL (NORTH AND EAST)
MU - CR 10 MIXED USE (SOUTH AND EAST)

PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNHOME SETBACKS:

FRONT PUBLIC RIGHT OF WAY: 18 FEET
SIDE PUBLIC RIGHT OF WAY: 10 FEET
BETWEEN BUILDINGS: 10 FEET (5 FROM SIDE LOT LINE)
(0 LOT LINE ON TWINS)

REAR PROPERTY SETBACK: 30 FEET

PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:
MINIMUM LOT AREA: 4,843 S.F.
MINIMUM LOT WIDTH: 37.25 FEET
MINIMUM LOT DEPTH: 130.00 FEET

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	11
Total Acreage	2.17
Exclusions	
Wetlands (does not include buffers or stormwater ponding)	0
Rare, threatened, or endangered species preservation	0
Public parks and open spaces	0.72
Arterial Roads	0.03
Future Development	
Commercial Uses	
Gross Density	5.06912
Net Density	7.74648

Net density must match the land use designation from the Comprehensive Plan

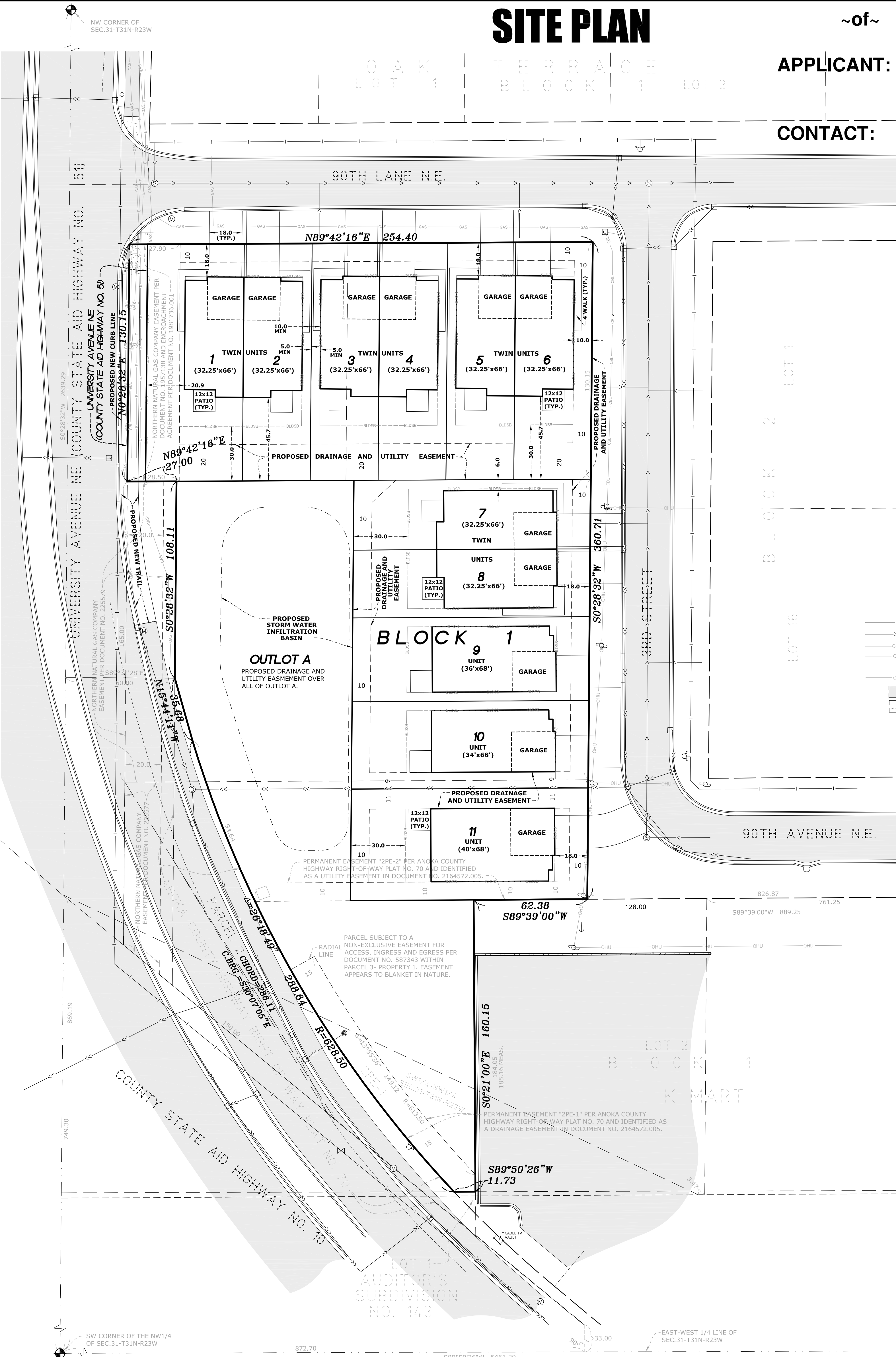
LDR	2-5 units per acre
L-MDR	2-5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 01/13/26 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 07/11/25
CHECK BY: JEN	FIELD CREW: JH-JR	
1 07/18/25	REV. TO OUTLOT A & DENSITY	JEN
2 09/30/25	REV. LAYOUT	JEN
3 01/13/26	CITY RESUBMITTAL	JEN
NO. DATE	DESCRIPTION	BY

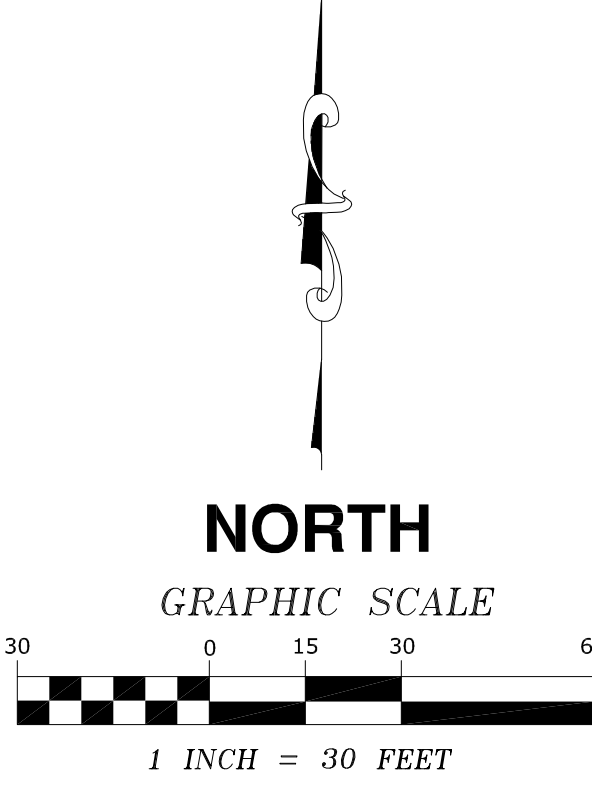
E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



SITE PLAN

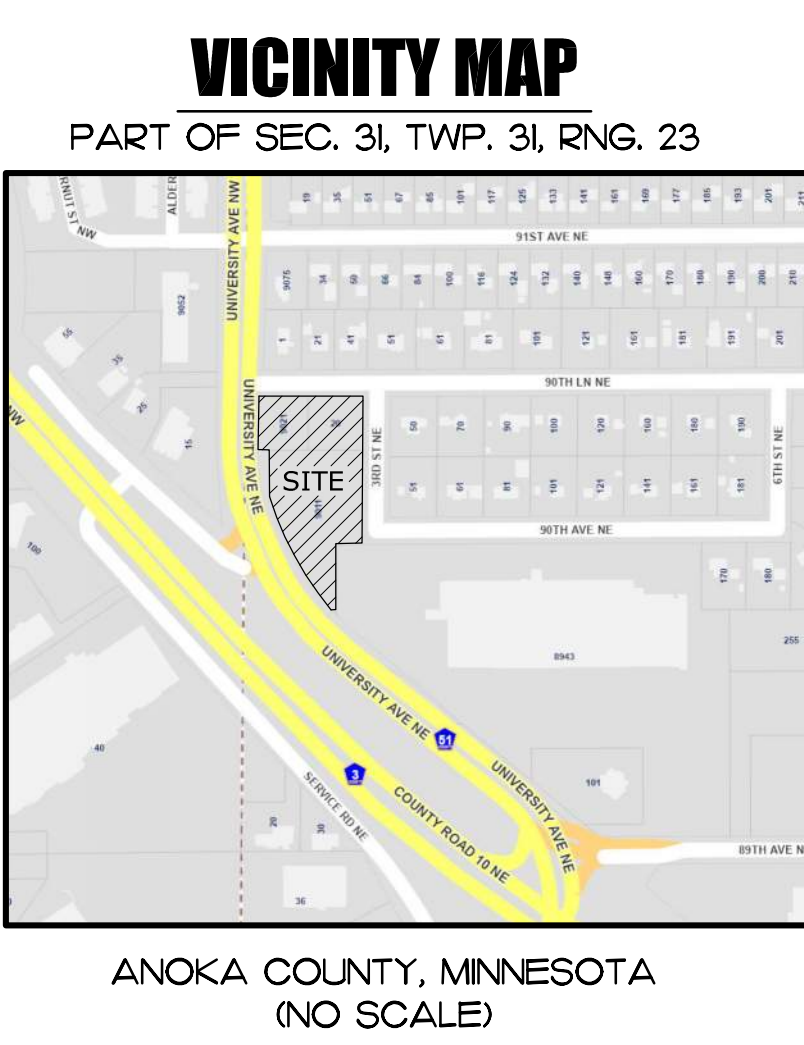
~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-242-8087



- LEGEND
- Denotes Anoka County Cast Iron Monument
 - Denotes Catch Basin
 - Denotes Cable Pedestal
 - Denotes Hydrant
 - Denotes Mailbox
 - Denotes Miscellaneous Manhole
 - Denotes Power Pole
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 - Denotes Underground Electric Line
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 - Denotes Bituminous Surface
 - Denotes Concrete Surface

NE CORNER OF LOT 2, BLOCK 1, K MART (AKA NE CORNER OF LOT 9, BLOCK 3, OAK TERRACE)



EXISTING PROPERTY DESCRIPTION

PARCEL 1:
The West 120 feet of Lot 1, Block 3, Oak Terrace, Anoka County, Minnesota.

PARCEL 2:
Lot 1, Block 3, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3:
Property 1:
Lot 2, Block 3, "Oak Terrace", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2; thence East along the North line of said Lot to the East line thereof; thence South along said East line 165 feet, thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning;

And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwesterly corner of Lot 2, Block 3, "Oak Terrace"; thence South on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeasterly right of way of US Highway No. 10 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 20, 1947 in the office of the Anoka County Recorder as Document No. 122859; thence Southeasterly along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the extension South of the East line of Lot 2, Block 3, "Oak Terrace"; thence North along said extension 1.45 feet to the Southeast corner of said Lot 2, thence West along the South line of Lot 2 a distance of 3.47 feet, thence Northwesterly along the Southwesterly line of Lot 2 to the point of beginning;

Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "Oak Terrace", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly along said right of way to its intersection with the South line of Lot 1, Auditor's Subdivision No. 143, thence Easterly along said South line of said Lot 1 to the Southeast corner of said Lot 1; thence Northerly along the East line of said Lot 1 to the Northeast corner of said Lot 1, thence Westerly along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "Oak Terrace"; thence Northerly along the West line of said Lot 3 to the point of beginning.

Excepting the West 27 feet therefrom and subject to Easements 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

Property 2:
That part of Lot Numbered Two (2), Block Numbered Three (3), "Oak Terrace", Anoka County, Minnesota, that is described as follows:
Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet therefrom and subject to easements, 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.
(SAID EASEMENTS DO NOT FALL WITHIN PROPERTY 2.)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority
- PARCEL 1: 31-31-23-23-0042 9021 University Avenue NE, Blaine, MN 55434
- PARCEL 2: 31-31-23-23-0043 20 90th Lane NE, Blaine, MN 55434
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- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- See Existing Conditions Survey regarding additional Boundary and Easement Information.
- See Preliminary Plat for Lot dimensions.

AREA COMPUTATIONS

TOTAL AREA : 2.17 ACRES
TOWNHOME UNITS: 11 UNITS
OPEN (PUBLIC) SPACE: 0.72 ACRES
PROPOSED RIGHT OF WAY: 0.03 ACRES
GROSS DENSITY: 5.07 UNITS PER ACRE

ZONING AND SETBACKS

EXISTING: MU - CR 10 MIXED USE

LAND USE: MDR/CC - HIGH DENSITY RESIDENTIAL/
PLANNED COMMERCIAL

SURROUNDING: R-1 - SINGLE FAMILY RESIDENTIAL (NORTH AND EAST)
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PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

- PROPOSED TOWNHOME SETBACKS:
- FRONT PUBLIC RIGHT OF WAY: 18 FEET
 - SIDE PUBLIC RIGHT OF WAY: 10 FEET
 - BETWEEN BUILDINGS: 10 FEET (5 FROM SIDE LOT LINE)
(0 LOT LINE ON TWINS)
 - REAR PROPERTY SETBACK: 30 FEET
- PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:
- MINIMUM LOT AREA: 4,843 S.F.
 - MINIMUM LOT WIDTH: 37.25 FEET
 - MINIMUM LOT DEPTH: 130.00 FEET

CITY OF BLAINE
DENSITY CALCULATIONS

Number of Residential Units Proposed		11
Total Acreage		2.17
Exclusions		
Wetlands (does not include buffers or stormwater ponding)	0	
Rare, threatened, or endangered species preservation	0	
Public parks and open spaces	0.72	
Arterial Roads	0.03	
Future Development		
Commercial Uses		
Gross Density	5.06912	
Net Density	7.74648	

Net density must match the land use designation from the Comprehensive Plan

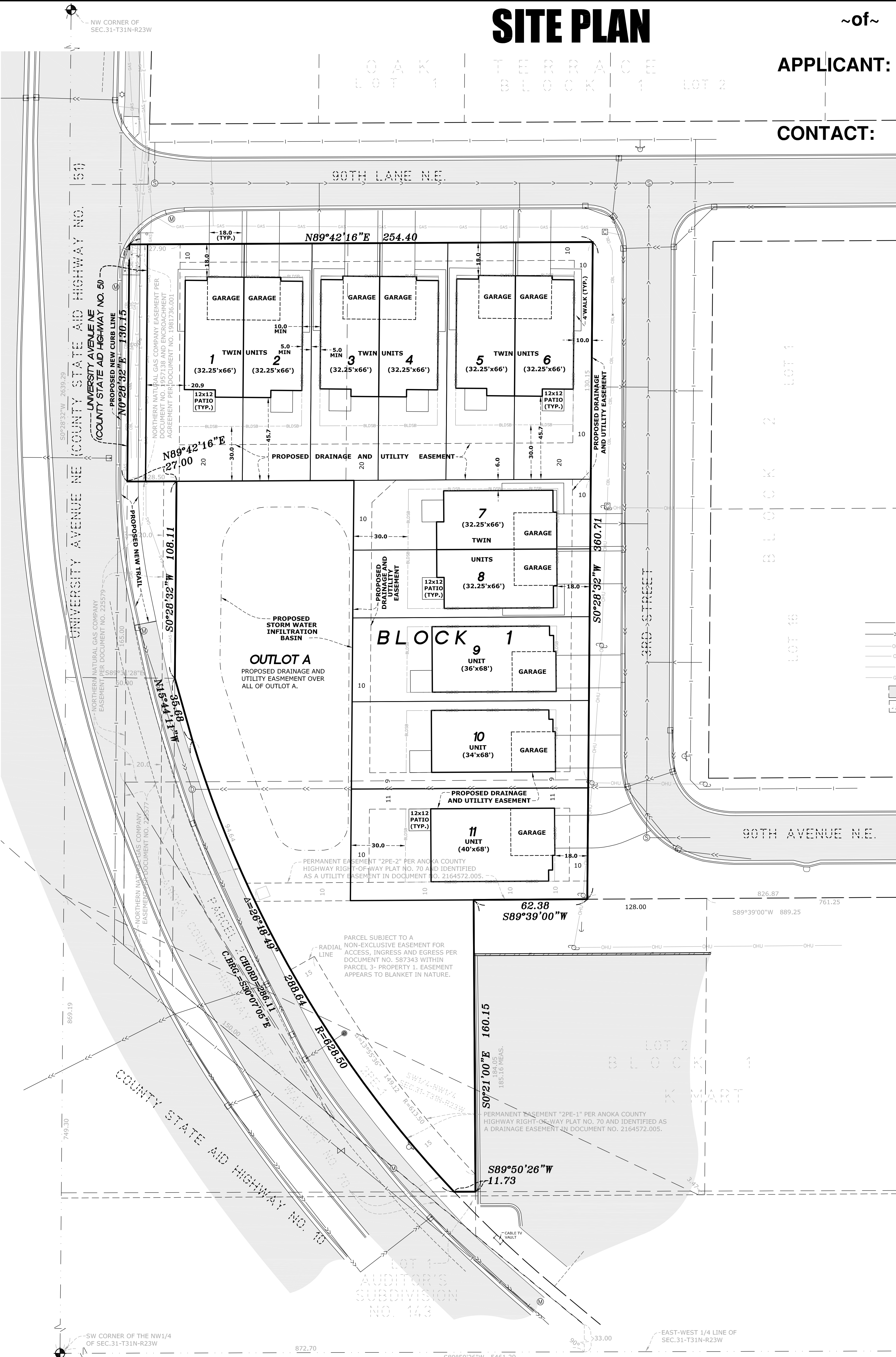
LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 01/13/26 License No. 25343

DRAWN BY:	JEN	JOB NO.:	250557PP	DATE:	07/11/25
CHECK BY:	JEN	FIELD CREW:	JH-JR		
1	07/18/25	REV. TO OUTLOT A & DENSITY	JEN		
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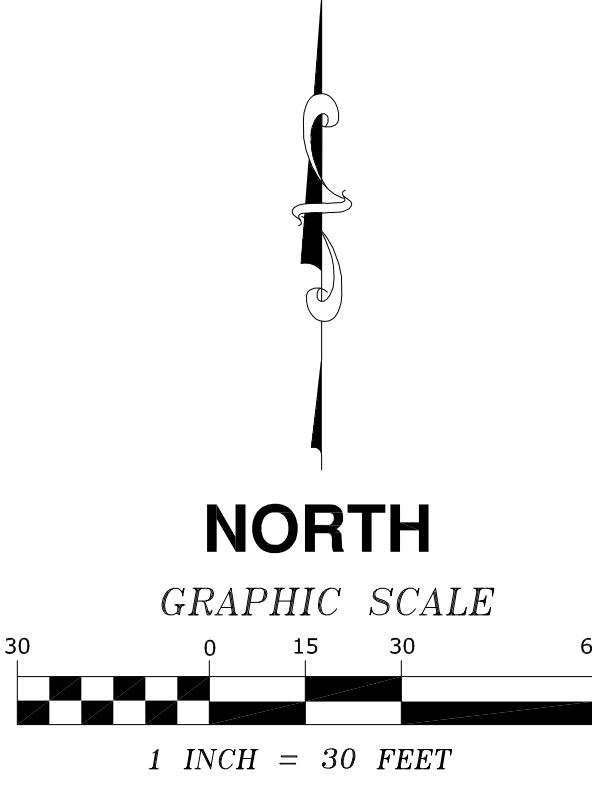
E.G. RUD & SONS, INC.
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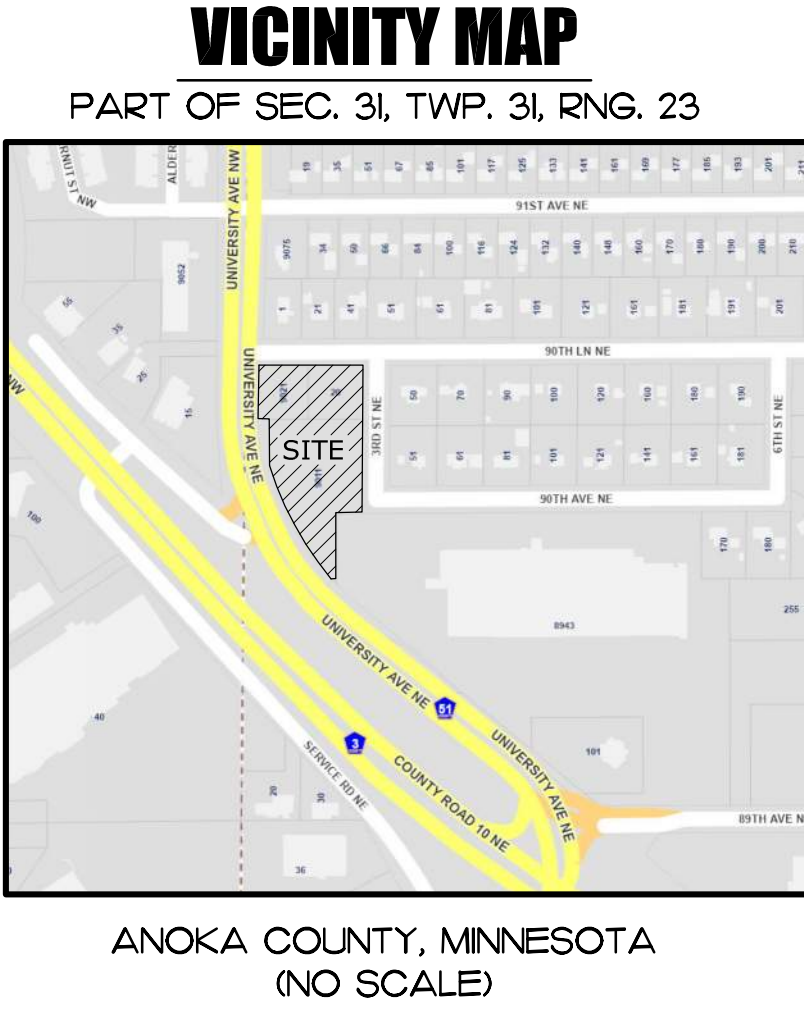
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JAMES E. NAPIER
Date: 01/13/26 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 07/11/25
CHECK BY: JEN	FIELD CREW: JH-JR	
1 07/18/25	REV. TO OUTLOT A & DENSITY	JEN
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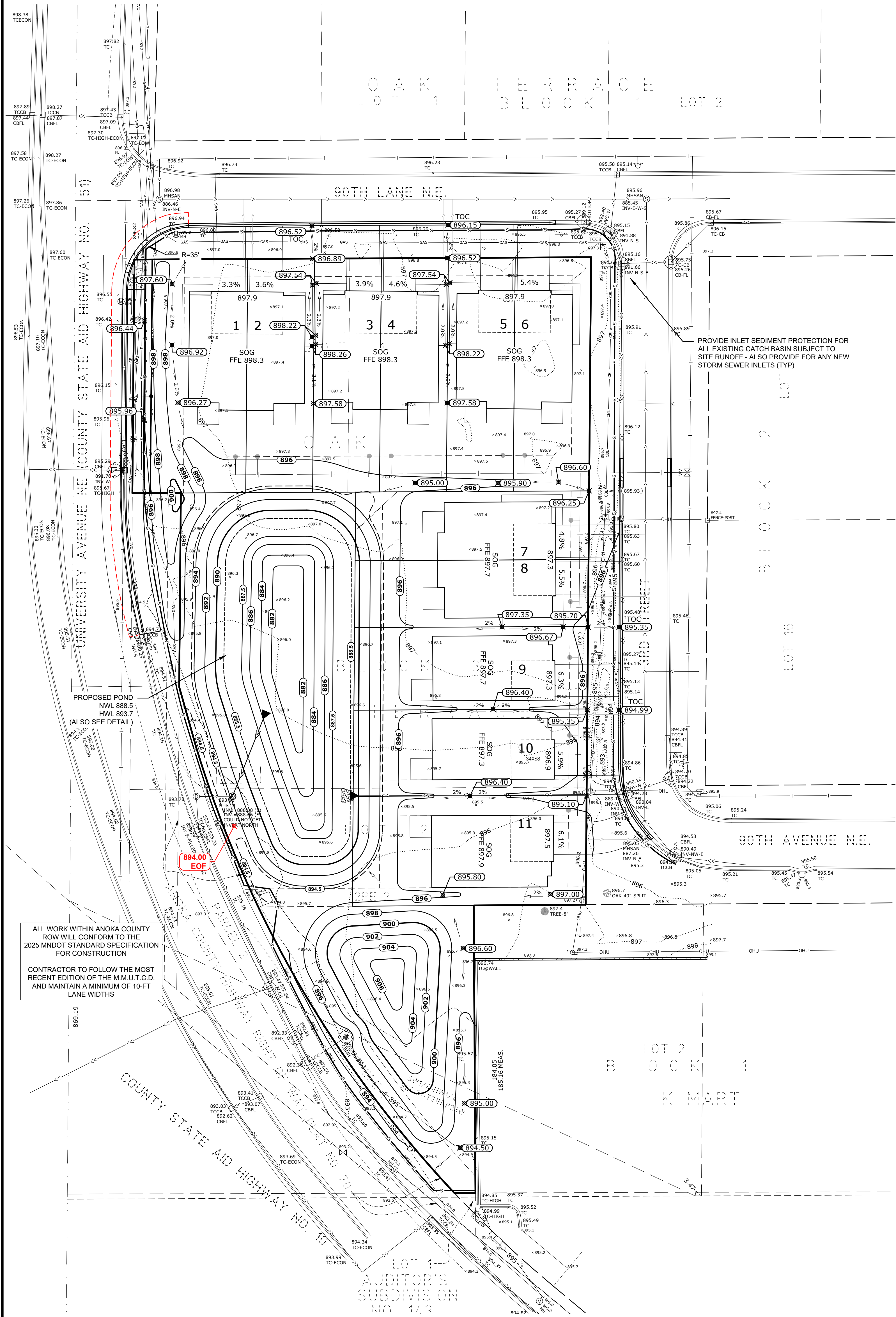
E.G. RUD & SONS, INC.
Professional Land Surveyors
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Lino Lakes, MN 55014
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GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

TYPICAL GRADING BETWEEN TWIN HOMES
SCALE = 1:20 (THIS DETAIL ONLY)

GRADING WEST OF LOT 1
SCALE = 1:20 (THIS DETAIL ONLY)



LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAIN TILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP



Know what's below.
Call before you dig.

NORTHTOWN VILLAS
BLAINE, MN
GRADING, DRAINAGE & ESC PLAN

PREPARED FOR: RANGER DEVELOPMENT

I hereby certify that this plan 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.

Adam Ginkel
ADAM GINKEL
Date: 04.16.2026 License No. 43963

1	07.24.25	TRAIL ADJ. BERM ADJ
2	08.29.25	CCWD COMMENTS
3	09.30.25	SITE LAYOUT ADJUSTMENTS
4	01.13.26	MINOR GRADING REVISIONS
5	03.11.26	POND OUTLET & STREET PATCHING ADJ.
6	03.25.26	ACHD COMMENTS; TURN OFF EXIST. WATER SERVICE
7	03.30.26	SILT FENCE ADDED
8	04.16.26	UNIVERSITY AVE SAWCUT ADJ.
NO.	DATE	DESCRIPTION

DRAWN BY:	AG
JOB NO:	25-2205
CHECK BY:	MOA
DATE:	07/11/25



PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET

C1.1

- 4.1 TERMINATION OF COVERAGE. [MINN. R. 7090]
- 4.2 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE. [MINN. R. 7090]
- 4.3 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINANCING, CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT. [MINN. R. 7090]
- 4.4 PERMITTEES MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF THEY MEET ALL OF THE FOLLOWING CONDITIONS:
- A. CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS; AND
 - B. AT LEAST 90 PERCENT (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS; AND
 - C. ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
 - D. THE SITE COMPLIES WITH ITEM 13.3 THROUGH 13.7.

AFTER PERMIT COVERAGE IS TERMINATED UNDER THIS ITEM, ANY SUBSEQUENT DEVELOPMENT ON THE REMAINING PORTIONS OF THE SITE WILL BE UNPERMITTED COVERAGE IF THE SUBSEQUENT DEVELOPMENT ITSELF OR AS PART OF THE REMAINING COMMON PLAN OF DEVELOPMENT OR SALE WILL RESULT IN LAND DISTURBING ACTIVITIES OF ONE (1) OR MORE ACRES IN SIZE. [MINN. R. 7090]

4.5 PERMITTEES MAY TERMINATE COVERAGE UPON MPCA APPROVAL AFTER SUBMITTING INFORMATION DOCUMENTING THE OWNER CANCELED THE PROJECT. [MINN. R. 7090]

6.1 SWPPP AMENDMENTS. [MINN. R. 7090]

- 6.2 ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS. [MINN. R. 7090]
- 6.3 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. [MINN. R. 7090]
- 6.4 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7090.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL. [MINN. R. 7090.0210]

7.1 BMP SELECTION AND INSTALLATION. [MINN. R. 7090]

7.2 PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPs IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES. [MINN. R. 7090]

8.1 EROSION PREVENTION PRACTICES. [MINN. R. 7090]

- 8.2 BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED. [MINN. R. 7090]
- 8.3 PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESCRIBED FOR STEEP DRAINAGE AREAS. [MINN. R. 7090]
- 8.4 PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON COMPONENTS BASE ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE. [MINN. R. 7090]

8.5 FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD. [MINN. R. 7090]

8.6 PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST STABILIZE THE PERIMETER OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 7 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES. [MINN. R. 7090]

8.7 TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION ONLY PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SLOES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES. [MINN. R. 7090]

8.8 PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITHIN CONSTRUCTION OF THE DITCH. PERMITTEES MUST ESTABLISH PERMANENT COVER. [MINN. R. 7090]

8.9 PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090]

8.10 PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11. [MINN. R. 7090]

9.1 SEDIMENT CONTROL PRACTICES. [MINN. R. 7090]

- 9.2 PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPs ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER. [MINN. R. 7090]
- 9.3 IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3. [MINN. R. 7090]

9.4 TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK DITCH CHECKS, BIO ROLLS, SLOES, ETC.) DO NOT NEED TO BE APPROPRIATE FOR SITE CONDITIONS. [MINN. R. 7090]

9.5 A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN RIP RAP PERIMETER CONTROL PRACTICE TO PREVENT SOIL FROM BEING DISCHARGED TO THE WATER. [MINN. R. 7090]

9.6 PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE. [MINN. R. 7090]

9.7 PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPs DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET. [MINN. R. 7090]

9.8 PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G. STREET CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP. [MINN. R. 7090]

9.9 PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER. [MINN. R. 7090]

9.10 PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. [MINN. R. 7090]

9.11 PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE. [MINN. R. 7090]

9.12 PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING OUT TO THE STREET. [MINN. R. 7090]

9.13 PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14. [MINN. R. 7090]

9.14 IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET. [MINN. R. 7090]

9.15 PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE. [MINN. R. 7090]

9.16 PERMITTEES MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS UNLESS INFEASIBLE. [MINN. R. 7090]

9.17 PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROL PRACTICES TO PREVENT DISCHARGE OF MORE THAN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTRY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER. [MINN. R. 7090]

9.18 PERMITTEES MUST USE POLYMERS, FLOCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. [MINN. R. 7090]

10.1 DEWATERING AND BASIN DRAINING. [MINN. R. 7090]

10.2 PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON A FRACTIONAL PERCENT BASIS UNLESS INFEASIBLE. PERMITTEES MAY DRAIN WATER TO SURFACE WATERS IF THEY VISUALLY CHECK AND ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7090.0210, SUBP. 3) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPs SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECIPIENT WATER. [MINN. R. 7090.0210]

10.3 IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE. [MINN. R. 7090]

10.4 PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. [MINN. R. 7090]

10.5 IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST Haul THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. [MINN. R. 7090]

11.1 INSPECTIONS AND MAINTENANCE. [MINN. R. 7090]

11.2 PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS. [MINN. R. 7090]

11.3 PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs. [MINN. R. 7090]

11.4 PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR AMEND ALL NONFUNCTIONAL BMPs AND ALL BMPs THAT ARE NOT MEETING THE DESIGN INTENT. PERMITTEES MUST REPORT DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA. [MINN. R. 7090]

11.5 DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMEDIATE ANY EVIDENCE OF EROSION OR SEDIMENT DEPOSITION INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS. [MINN. R. 7090]

11.6 PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS. [MINN. R. 7090]

11.7 PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. [MINN. R. 7090]

11.8 PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED REACHES 1/2 THE STORAGE VOLUME. [MINN. R. 7090]

11.9 PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B. [MINN. R. 7090]

11.10 PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:

- A. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
 - B. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME WORK. [MINN. R. 7090]
 - C. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. [MINN. R. 7090]
- 11.11 PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
- A. DATE AND TIME OF INSPECTIONS; AND
 - B. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
 - C. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
 - E. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST PROVIDE A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON THE PROJECT SITE, OR WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
 - F. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBSERVABLE INDICATORS OF POLLUTANTS); AND
 - G. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS. [MINN. R. 7090]

12.1 POLLUTION PREVENTION MANAGEMENT MEASURES. [MINN. R. 7090]

12.2 PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER. [MINN. R. 7090]

12.3 PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. [MINN. R. 7090]

12.4 PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE. [MINN. R. 7090]

12.5 PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035. [MINN. R. 7035]

12.6 PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY TOILETS IN COMPLIANCE WITH MINN. R. CH. 7041. [MINN. R. 7041]

12.7 PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE. [MINN. STAT. 115.061]

12.8 PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPs, DETERGENTS, OR SOLVENTS. [MINN. R. 7090]

12.9 PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY. [MINN. R. 7035, MINN. R. 7090]

13.1 PERMIT TERMINATION CONDITIONS. [MINN. R. 7090]

13.2 PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER. [MINN. R. 7090]

13.3 PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED. [MINN. R. 7090]

13.4 PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT. [MINN. R. 7090]

13.5 PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE. [MINN. R. 7090]

13.6 FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER. [MINN. R. 7090]

13.7 FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT. [MINN. R. 7090]

14.1 TEMPORARY SEDIMENT BASINS. [MINN. R. 7090]

14.2 WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN TO PROVIDE TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATER. PERMITTEES MAY CONVERT A TEMPORARY SEDIMENT BASIN TO A PERMANENT BASIN AFTER CONSTRUCTION IS COMPLETE. THE TEMPORARY BASIN IS NO LONGER REQUIRED WHEN PERMANENT COVER HAS REDUCED THE ACREAGE OF DISTURBED SOIL TO LESS THAN TEN (10) ACRES DRAINING TO A COMMON LOCATION. [MINN. R. 7090]

14.3 THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. [MINN. R. 7090]

14.4 WHERE PERMITTEES HAVE NOT CALCULATED THE TWO (2)-YEAR, 24-HOUR STORM RUNOFF AMOUNT, THE TEMPORARY BASIN MUST PROVIDE 3,800 CUBIC FEET OF LIVE STORAGE PER ACRE OF THE BASIN'S DRAINAGE AREA. [MINN. R. 7090]

14.5 PERMITTEES MUST DESIGN BASIN OUTLETS TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. [MINN. R. 7090]

14.6 PERMITTEES MUST DESIGN THE OUTLET STRUCTURE TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS. PERMITTEES MAY TEMPORARILY SUSPEND THE USE OF A SURFACE WITHDRAWAL MECHANISM DURING FROZEN CONDITIONS. THE BASIN MUST INCLUDE A STABILIZED EMERGENCY OVERTFLOW TO PREVENT FAILURE OF POND INTEGRITY. [MINN. R. 7090]

14.7 PERMITTEES MUST PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER. [MINN. R. 7090]

14.8 PERMITTEES MUST LOCATE TEMPORARY BASINS OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONE REQUIRED IN ITEM 23.11. [MINN. R. 7090]

14.9 PERMITTEES MUST CONSTRUCT THE TEMPORARY BASINS PRIOR TO DISTURBING 10 OR MORE ACRES OF SOIL DRAINING TO A COMMON LOCATION. [MINN. R. 7090]

14.10 WHERE A TEMPORARY SEDIMENT BASIN MEETING THE REQUIREMENTS OF ITEM 14.3 THROUGH 14.9 IS INFEASIBLE, PERMITTEES MUST PROVIDE ALTERNATE TREATMENT SUCH AS SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS INFEASIBLE, PERMITTEES MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SLOPS, SLOPE, AND AVAILABLE AREA ON-SITE. PERMITTEES MUST DOCUMENT THIS DETERMINATION OF INFEASIBILITY IN THE SWPPP. [MINN. R. 7090]

15.1 PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090]

15.2 PERMITTEES MUST DESIGN THE PROJECT SO ALL STORMWATER DISCHARGED FROM THE PROJECT DURING AND AFTER CONSTRUCTION ACTIVITIES DOES NOT CAUSE A VIOLATION OF STATE WATER QUALITY STANDARDS, INCLUDING NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR A SIGNIFICANT ADVERSE IMPACT TO WETLANDS CAUSED BY EROSION. [MINN. R. 7090]

15.3 PERMITTEES MUST DESIGN AND CONSTRUCT A PERMANENT STORMWATER TREATMENT SYSTEM TO TREAT THE WATER QUALITY VOLUME IF THE PROJECT'S ULTIMATE DEVELOPMENT REPLACES VEGETATION AND/OR OTHER PVIOUS SURFACES CREATING A NET INCREASE OF ONE (1) OR MORE ACRES OF CUMULATIVE IMPERVIOUS SURFACE. [MINN. R. 7090]

15.4 PERMITTEES MUST CALCULATE THE WATER QUALITY VOLUME AS ONE (1) INCH TIMES THE NET INCREASE OF IMPERVIOUS SURFACES CREATED BY THE PROJECT. [MINN. R. 7090]

15.5 PERMITTEES MUST FIRST CONSIDER VOLUME REDUCTION PRACTICES ON-SITE (E.G., INFILTRATION OR OTHER) WHEN DESIGNING THE PERMANENT STORMWATER TREATMENT SYSTEM. IF THIS PERMIT PROHIBITS INFILTRATION AS DESCRIBED IN ITEM 16.14 THROUGH ITEM 16.21, PERMITTEES MUST CONSIDER A WET SEDIMENTATION BASIN, FILTRATION BASIN OR REGIONAL POND. THIS PERMIT DOES NOT CONSIDER WET SEDIMENTATION BASINS AND FILTRATION SYSTEMS TO BE VOLUME REDUCTION PRACTICES. [MINN. R. 7090]

15.6 FOR PROJECTS WHERE THE FULL VOLUME REDUCTION REQUIREMENT CANNOT BE MET ON-SITE, (E.G., THE SITE HAS INFILTRATION PROHIBITIONS), PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. [MINN. R. 7090]

15.7 PERMITTEES MUST CALCULATE THE WATER QUALITY VOLUME TO A PERMANENT STORMWATER TREATMENT SYSTEM PRIOR TO DISCHARGE TO A SURFACE WATER, FOR PURPOSES OF THIS ITEM, SURFACE WATERS DO NOT INCLUDE MAN-MADE DRAINAGE SYSTEMS THAT CONVEY STORMWATER TO A PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090]

15.8 WHERE THE PROXIMITY TO BEDROCK PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER TREATMENT PRACTICES REQUIRED BY SECTIONS 15 THROUGH 19, PERMITTEES MUST INSTALL OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS, PRIOR TO THE DISCHARGE OF STORMWATER TO SURFACE WATERS. [MINN. R. 7090]

15.9 FOR LINEAR PROJECTS WHERE PERMITTEES CANNOT TREAT THE ENTIRE WATER QUALITY VOLUME WITHIN THE EXISTING RIGHT-OF-WAY, PERMITTEES MUST MAKE A REASONABLE ATTEMPT TO OBTAIN ADDITIONAL RIGHT-OF-WAY, EASEMENT OR OTHER PERMISSION FOR STORMWATER TREATMENT DURING THE PROJECT PLANNING PROCESS. DOCUMENTATION OF THESE ATTEMPTS MUST BE IN THE SWPPP. PERMITTEES MUST STILL CONSIDER VOLUME REDUCTION PRACTICES FIRST AS DESCRIBED IN ITEM 16.15. IF PERMITTEES CANNOT OBTAIN ADDITIONAL RIGHT-OF-WAY, EASEMENT OR OTHER PERMISSION, THEY MUST MAXIMIZE THE TREATMENT OF THE WATER QUALITY VOLUME PRIOR TO DISCHARGE TO SURFACE WATERS. [MINN. R. 7090]

16.1 INFILTRATION SYSTEMS. [MINN. R. 7090]

16.2 INFILTRATION OPTIONS INCLUDE, BUT ARE NOT LIMITED TO: INFILTRATION BASINS, INFILTRATION TRENCHES, RAINWATER GARDENS, BIOTRENTATION AREAS WITHOUT UNDERDRAINS, SWALES WITH IMPERMEABLE CHECK DAMS, AND NATURAL POND. PERMITTEES MUST OBTAIN A PERMIT FROM THE STATE OF MINNESOTA TO INFILTRATE. PERMITTEES MUST INCORPORATE THE DESIGN PARAMETERS IN ITEM 16.3 THROUGH ITEM 16.21. PERMITTEES MUST FOLLOW THE INFILTRATION PROHIBITION IN ITEM 16.14 ANYTIME AN INFILTRATION SYSTEM IS DESIGNED, INCLUDING THOSE NOT REQUIRED BY THIS PERMIT. [MINN. R. 7090]

16.3 PERMITTEES MUST DESIGN INFILTRATION SYSTEMS SUCH THAT PRE-EXISTING HYDROLOGIC CONDITIONS OF WETLANDS IN THE VICINITY ARE NOT IMPACTED (E.G., INUNDATION OR BREACHING A PERCHED WATER TABLE SUPPORTING A WETLAND). [MINN. R. 7090]

16.4 PERMITTEES MUST NOT EXCAVATE INFILTRATION SYSTEMS TO FINAL GRADE, OR WITHIN THREE (3) FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS THEY PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION SYSTEM. [MINN. R. 7090]

16.5 WHEN EXCAVATING AN INFILTRATION SYSTEM TO WITHIN THREE (3) FEET OF FINAL GRADE, PERMITTEES MUST STAKE OFF AND MARK THE AREA SO HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT DO NOT COMPACT THE SOIL IN THE INFILTRATION AREA. [MINN. R. 7090]

16.6 PERMITTEES MUST USE A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, FOREBAY, OR WATER QUALITY INLET (E.G., GRIT CHAMBER) TO REMOVE SOLIDS, FLOATING MATERIALS, AND OIL AND GREASE FROM THE RUNOFF, TO THE MAXIMUM

PROJECT TITLE

NORTHTOWN VILLAS

PROJECT LOCATION

9011 UNIVERSITY AVE NE
BLAINE, MN 55434
ANOKA COUNTY

LATITUDE: 45.13429
LONGITUDE: -93.26614

DEVELOPER

RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT NAME: JON BLATTMAN
CONTACT PHONE: (763) 242-8087
CONTACT E-MAIL: HEDBERGHOMES@HEDBERGHOMES.COM

DOCUMENTATION OF TRAINED INDIVIDUALS

A. INDIVIDUAL WHO PREPARED THE SWPPP:
ADAM GINKEL
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES MN 55014
(651) 361-8234
adam@plowe.com

B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. [MINN. R. 7090]

CONTACT NAME
CONTACT PHONE
CONTACT E-MAIL:

C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs. [MINN. R. 7090]

CONTACT NAME
CONTACT PHONE
CONTACT E-MAIL:

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS

PERMANENT STORMWATER MANAGEMENT FEATURES WILL INCLUDE ONE STORMWATER POND - SEE STORMWATER DRAINAGE REPORT FOR FURTHER DISCUSSION.

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
SITE AREA	2.17 ACRES	
TOTAL ESTIMATED IMPERVIOUS	0 ACRES	0.56 ACRES
TOTAL ESTIMATED PERVIOUS	2.17 ACRES	1.61 ACRES

TOTAL DISTURBED AREA
~2.5 ACRES

SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS

SEE "STORMWATER DRAINAGE REPORT" FOR EXISTING AND PROPOSED AREA MAPS, DENOTING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW, AND DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE.

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
UNNAMED POND	POND	NO	NO
COUNTY DITCH NO. 17	DITCH	NO	YES

BUFFER TO SURFACE WATER

☐ YES ☐ NO ☒ N/A

IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?

NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

A) THERE ARE NO SURFACE WATERS TO MAINTAIN A 50-FT BUFFER.

TEMPORARY SEDIMENTATION BASINS

☐ YES ☐ NO ☒ N/A

IF TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

A) BECAUSE THIS SITE HAS AN IMPAIRED WATER WITHIN ONE MILE, THIS REQUIREMENT REDUCES TO 5 OR MORE ACRES. HOWEVER, SINCE TOTAL DISTURBED AREA IS APPROXIMATELY 2.3 ACRES, THIS REQUIREMENT WILL NOT APPLY.

INFILTRATION FEASIBILITY

☒ YES ☐ NO ☐ N/A

ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.21)?

A) THE SITE HAS SOILS SUITABLE FOR INFILTRATION; HOWEVER, THE 3-FT SEPARATION FROM THE BOTTOM OF AN INFILTRATION BASIN TO THE SEASONALLY HIGH GROUNDWATER ELEVATION CANNOT BE ACHIEVED.

ADDITIONAL STORMWATER MITIGATION MEASURES

☐ YES ☒ NO

ARE THERE ANY STORMWATER MITIGATION MEASURES PER:

- ENVIRONMENTAL REVIEW DOCUMENT?
- ENDANGERED SPECIES REVIEW?
- ARCHAEOLOGICAL REVIEW?
- OTHER LOCAL, STATE OR FEDERAL REVIEW?

IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES. FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. [MINN. R. 7090]

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES

THE PROPOSED STORMWATER MANAGEMENT FEATURES FOR THIS SITE IS ONE (1) STORMWATER POND. THE CITY OF BLAINE WILL TAKE OVER THE LONG TERM MAINTENANCE AND OPERATION OF THIS FEATURE.

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY	
FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
HYDROMULCH	3884
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF:
RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

TYPE	QTY	UNIT
SILT FENCE		LINEAR FEET
BIO-ROLLS		EACH
RIP-RAP W. GEO-FABRIC		CUBIC YARDS
CATCH BASIN INLET PROTECTION		EACH
STABILIZED (SODDED) OVERFLOW		EACH
EROSION CONTROL BLANKET		SQUARE YARDS
SEED & MULCH (GENERAL)		ACRE
ROCK CONSTRUCTION ENTRANCE		EACH

- NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
 - CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLAN.
 - ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
 - THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
 - SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
 - CONTRACTOR SHALL INSTALL A ROCK CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER/EXIT SITE.
 - CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS APPLICABLE.
 - CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
 - CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
 - CONTRACTOR TO PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN SECTION 14.1 THROUGH 14.10.
 - CONTRACTOR TO SHALL PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY/TOWNSHIP AND NPDES PHASE II PERMIT REQUIREMENTS.
 - CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
 - CONTRACTOR TO STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
 - CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY/TOWNSHIP.
 - COORDINATE SMALL UTILITIES INSTALLATIONS (GAS, PHONE, ELECTRIC, CABLE, FIBEROPTIC, ETC.) AFTER PAVEMENT INSTALLATION.

NPDES DEFINITIONS

"BEST MANAGEMENT PRACTICES (BMPs)" MEANS THE MOST EFFECTIVE AND PRACTICABLE MEANS OF EROSION PREVENTION AND SEDIMENT CONTROL, AND WATER QUALITY MANAGEMENT PRACTICES THAT ARE THE MOST EFFECTIVE AND PRACTICABLE MEANS OF TO CONTROL, PREVENT, AND MINIMIZE DEGRADATION OF SURFACE WATER, INCLUDING AVOIDANCE OF IMPACTS, CONSTRUCTION-PHASING, MINIMIZING THE LENGTH OF TIME SOIL AREAS ARE EXPOSED, PROHIBITIONS, POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES. [MINN. R. 7090]

"CONSTRUCTION ACTIVITY" MEANS ACTIVITIES INCLUDING CLEARING, GRADING, AND EXCAVATING, THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, INCLUDING THE DISTURBANCE OF LESS THAN ONE ACRE OF TOTAL LAND AREA THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IF THE LARGER COMMON PLAN WILL ULTIMATELY DISTURB EQUAL TO OR GREATER THAN ONE ACRE. THIS INCLUDES A DISTURBANCE TO THE LAND THAT RESULTS IN A CHANGE IN THE TOPOGRAPHY, EXISTING SOIL COVER, BOTH VEGETATIVE AND NONVEGETATIVE, OR THE EXISTING SOIL TOPOGRAPHY THAT MAY RESULT IN ACCELERATED STORMWATER RUNOFF THAT MAY LEAD TO SOIL EROSION AND MOVEMENT OF SEDIMENT. CONSTRUCTION ACTIVITY DOES NOT INCLUDE A DISTURBANCE TO THE LAND OF LESS THAN FIVE ACRES FOR THE PURPOSE OF ROUTINE MAINTENANCE PERFORMED TO MAINTAIN THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND ORIGINAL PURPOSE OF THE FACILITY. ROUTINE MAINTENANCE DOES NOT INCLUDE ACTIVITIES SUCH AS REPAIRS, REPLACEMENT AND OTHER TYPES OF NON-ROUTINE MAINTENANCE. PAVEMENT REHABILITATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G., MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"DEWATERING" MEANS THE REMOVAL OF SURFACE OR GROUND WATER TO DRY AND/OR SOLIDIFY A CONSTRUCTION SITE TO ENABLE CONSTRUCTION ACTIVITY. DEWATERING MAY REQUIRE A MINNESOTA DEPARTMENT OF NATURAL RESOURCES WATER APPROPRIATION PERMIT AND, IF DEWATERING WATER IS CONTAMINATED, DISCHARGE OF SUCH WATER MAY REQUIRE AN INDIVIDUAL MPCA NPDES/SDS PERMIT. [MINN. R. 7090]

"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. [MINN. R. 7090]

"GENERAL CONTRACTOR" MEANS THE PARTY WHO SIGNS THE CONSTRUCTION CONTRACT WITH THE OWNER TO CONSTRUCT THE ENTIRE PROJECT DESCRIBED IN THE FINAL PLANS AND SPECIFICATIONS. WHERE THE CONSTRUCTION PROJECT INVOLVES MORE THAN ONE CONTRACTOR, THE GENERAL CONTRACTOR IS THE PARTY RESPONSIBLE FOR MANAGING THE ENTIRE PROJECT ON BEHALF OF THE OWNER. IN SOME CASES, THE OWNER IS THE GENERAL CONTRACTOR. IN THESE CASES, THE OWNER SIGNS THE PERMIT APPLICATION AS THE OPERATOR AND BECOMES THE SOLE PERMITTEE. [MINN. R. 7090]

"GROUNDWATER" MEANS THE WATER CONTAINED BELOW THE SURFACE OF THE EARTH IN THE SATURATED ZONE INCLUDING, WITHOUT LIMITATION, ALL WATERS WHETHER UNDER CONFINED, UNCONFINED, OR PERCHED CONDITIONS, IN NEAR SURFACE UNCONSOLIDATED SEDIMENT OR REGOLITH, OR IN ROCK FORMATIONS DEEPER UNDERGROUND. [MINN. R. 7060]

"HOMEOWNER FACT SHEET" MEANS AN MPCA FACT SHEET AVAILABLE ON THE MPCA CONSTRUCTION STORMWATER WEBSITE FOR PERMITTEES TO GIVE TO HOMEOWNERS AT THE TIME OF SALE. [MINN. R. 7090]

"INFEASIBLE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. [MINN. R. 7090]

"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE. IF THE PERMITTEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 23.9 APPLIES, PERMITTEES CAN INITIATE STABILIZATION BY:

- PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
- APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR
- SEEDING OR PLANTING THE EXPOSED AREA; OR
- STARTING ANY OF THE ACTIVITIES IN A - C ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR
- FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE DEADLINE FOR COMPLETING STABILIZATION. [MINN. R. 7090]

"IMPERVIOUS SURFACE" MEANS A CONSTRUCTED HARD SURFACE THAT EITHER PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL AND CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES AND AT AN INCREASED RATE OF FLOW THAN PRIOR TO DEVELOPMENT. EXAMPLES INCLUDE ROOFTOPS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, AND CONCRETE, ASPHALT, OR GRAVEL ROADS. BRIDGES OVER SURFACE WATERS ARE CONSIDERED IMPERVIOUS SURFACES. [MINN. R. 7090]

"NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" MEANS THE PROGRAM FOR ISSUING, MODIFYING, REVOKING, REISSUING, TERMINATING, MONITORING, AND ENFORCING PERMITS UNDER THE CLEAN WATER ACT, AS AMENDED (33 U.S.C. 1251 ET SEQ. SECTION 1342 AND 40 CFR PARTS 122, 123, 124 AND 450). [MINN. R. 7090]

"NATURAL BUFFER" MEANS AN AREA OF UNDISTURBED COVER SURROUNDING SURFACE WATERS WITHIN WHICH CONSTRUCTION ACTIVITIES ARE RESTRICTED. NATURAL BUFFER INCLUDES THE VEGETATION, EXPOSED ROCK, OR BARREN GROUND THAT EXISTS PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES. [MINN. R. 7090]

"NOTICE OF TERMINATION (NOT)" MEANS THE FORM (ELECTRONIC OR PAPER) REQUIRED FOR TERMINATING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT. [MINN. R. 7090]

"OPERATOR" MEANS THE PERSON (USUALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. [MINN. R. 7090]

"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASE, EASEMENT OR MINERAL RIGHTS LICENSE HOLDER; OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PREVENT SOIL FAILURE UNDER EROSION CONDITIONS. EXAMPLES INCLUDE: GRAVEL, CONCRETE, PERENNIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERENNIAL VEGETATIVE COVER (I.E., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMPs SUCH AS WOOD FIBER BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. [MINN. R. 7090]

"PERMITTEES" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. [MINN. R. 7090]

"PROJECT(S)" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND/OR CONDUCTED UNDER A PARTICULAR PERMIT. THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. [MINN. R. 7090]

"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.005 SUBP. 15. [MINN. R. 7090]

"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTION). [MINN. R. 7090]

"STABILIZE", "STABILIZED", "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOD, RIPRAP, EROSION CONTROL BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING. GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 90 PERCENT GROUND COVERAGE (TYPICALLY 2 TON/ACRE). [MINN. R. 7090]

"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. [MINN. R. 7090]

"STEEP SLOPES" MEANS SLOPES THAT ARE 1:3 (V:H) (33.3 PERCENT) OR STEEPER IN GRADE. [MINN. R. 7090]

"STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" MEANS A PLAN FOR STORMWATER DISCHARGE THAT INCLUDES ALL REQUIRED CONTENT UNDER IN SECTION 5 THAT DESCRIBES THE EROSION PREVENTION, SEDIMENT CONTROL AND WASTE CONTROL BMPs AND PERMANENT STORMWATER TREATMENT SYSTEMS. [MINN. R. 7090]

"SURFACE WATER OR WATERS" MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WETLANDS, RESERVOIRS, SPRINGS, RIVERS, DRAINAGE SYSTEMS, WATERWAYS, WATERCOURSES, AND IRRIGATION SYSTEMS WHETHER NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, EXCEPT THAT SURFACE WATERS DO NOT INCLUDE STORMWATER TREATMENT SYSTEMS CONSTRUCTED FROM UPLAND. THIS PERMIT DOES NOT CONSIDER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. [MINN. R. 7090]

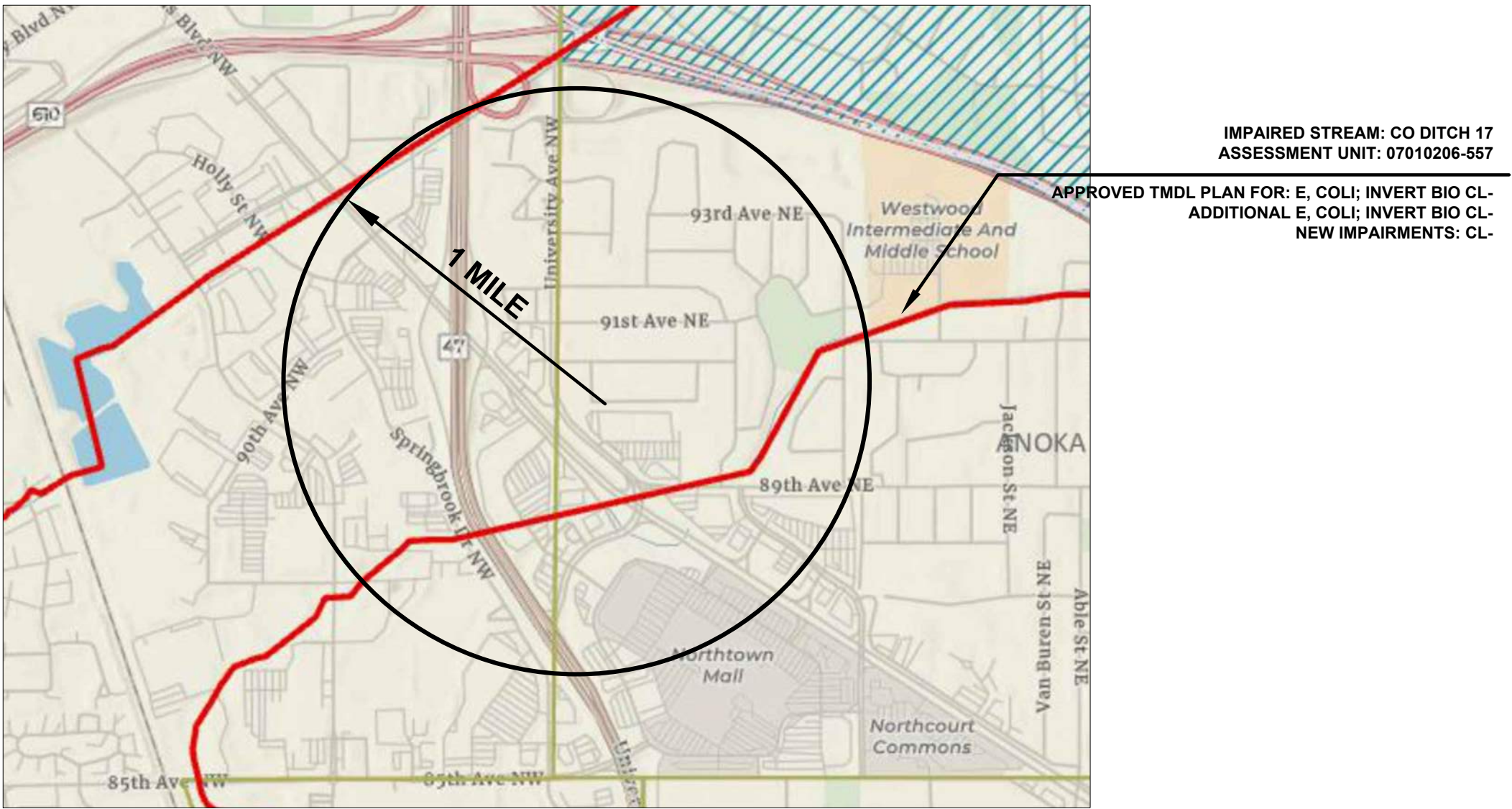
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR BORDER UPON THE STATE OR ANY PORTION THEREOF. [MINN. STAT. 115.01, SUBP. 22]

"WATER QUALITY VOLUME" MEANS ONE (1) INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT (CALCULATED AS AN INSTANTANEOUS VOLUME). [MINN. R. 7090]

"WETLANDS" (AS DEFINED IN MINN. R. 7050.0186, SUBP. 1A.B.) MEANS THOSE AREAS THAT ARE INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT, AND UNDER NORMAL CIRCUMSTANCES DO SUPPORT, A PREVALENCE OF VEGETATION TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL CONDITIONS. WETLANDS GENERALLY INCLUDE SWAMPS, MARSHES, BOGS, AND SIMILAR AREAS. CONSTRUCTED WETLANDS DESIGNED FOR WASTEWATER TREATMENT ARE NOT WATERS OF THE STATE. WETLANDS MUST HAVE THE FOLLOWING ATTRIBUTES:

- A PREDOMINANCE OF HYDRIC SOILS; AND
- INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF HYDROPHYTIC VEGETATION TYPICALLY ADAPTED FOR LIFE IN A SATURATED SOIL CONDITION; AND
- UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. [MINN. R. 7050.0186, SUBP. 1A.B]

MAP OF SURFACE WATERS



SHEET

ENGINEERING, INC.

6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY:

AG

JOB NO:

25-2205

CHECK BY:

MCA

DATE:

07/11/25

INITIAL CADD COMMENTS

1 08/29/25

2 09/30/25

3

4

5

6

7

8

NO.

DATE

DESCRIPTION

hereby certify that this plan 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.

ADAM GINKEL

Date: 04-16-2026 License No. 43963

NORTHTOWN VILLAS

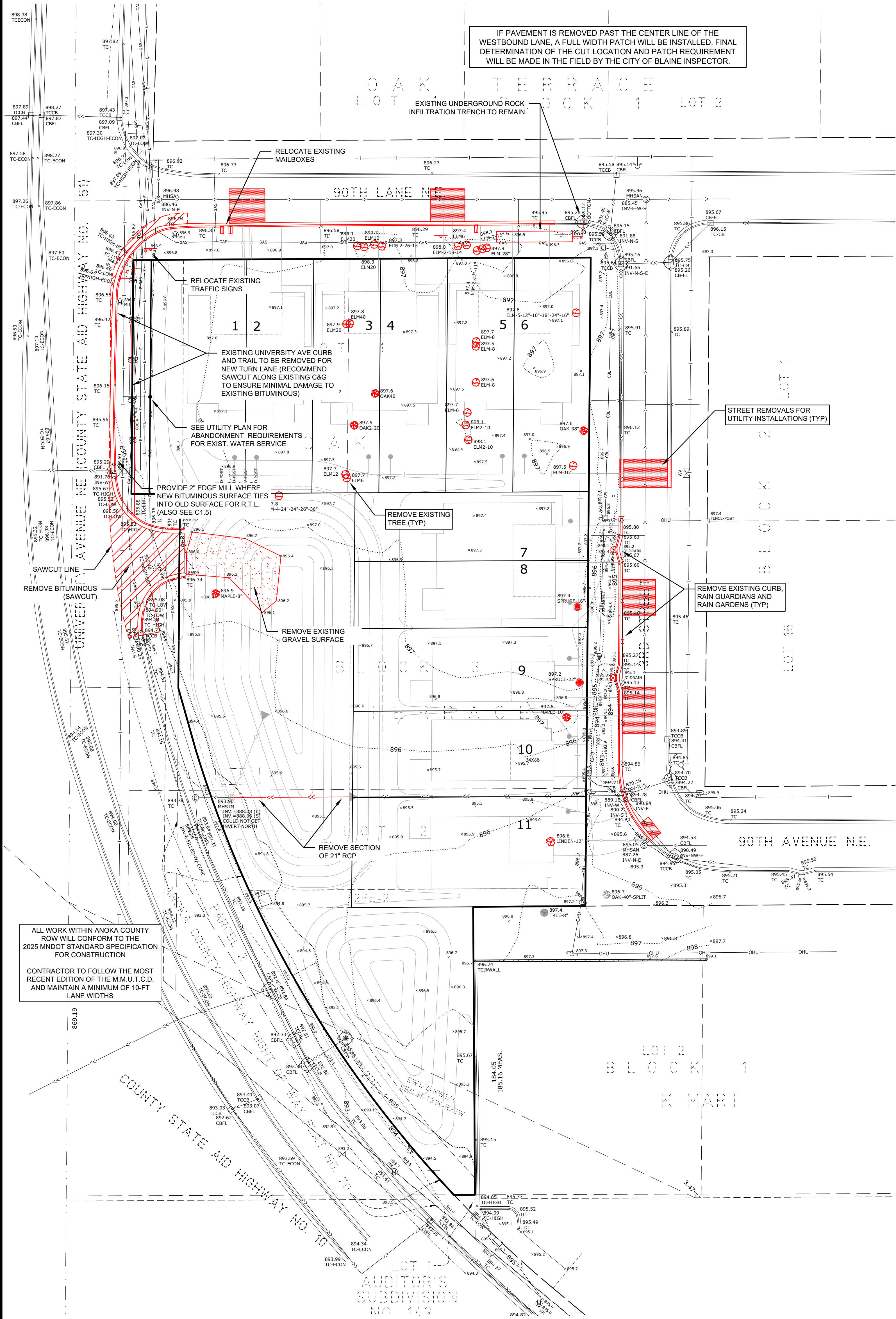
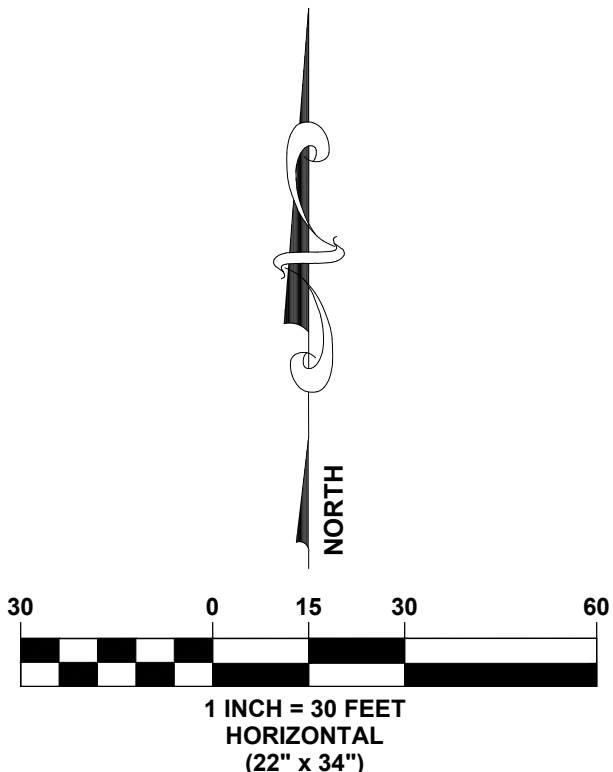
BLAINE, MN

SWPPP

PREPARED FOR: RANGER DEVELOPMENT

GENERAL NOTES

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LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
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- DENOTES UNDERGROUND CABLE LINE
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- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

NORTHTOWN VILLAS
BLAINE, MN

REMOVALS PLAN

PREPARED FOR: RANGER DEVELOPMENT

I hereby certify that this plan 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.

Adam Anknel
ADAM ANKNE

Date: 04.16.2026 License No. 43963

1	08.29.25	SHEET ADDED PER CCWD REVIEW
2	09.30.25	SITE LAYOUT ADJUSTMENTS
3	03.25.26	ACHD COMMENTS: TURN OFF EXIST. WATER SERVICE
4	04.16.26	UNIVERSITY AVE SAWCUT ADJ.
5		
6		
7		
8		
NO.	DATE	DESCRIPTION

DRAWN BY:
AG

JOB NO:
25-2205

CHECK BY:
MQA

DATE:
07/11/25



PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

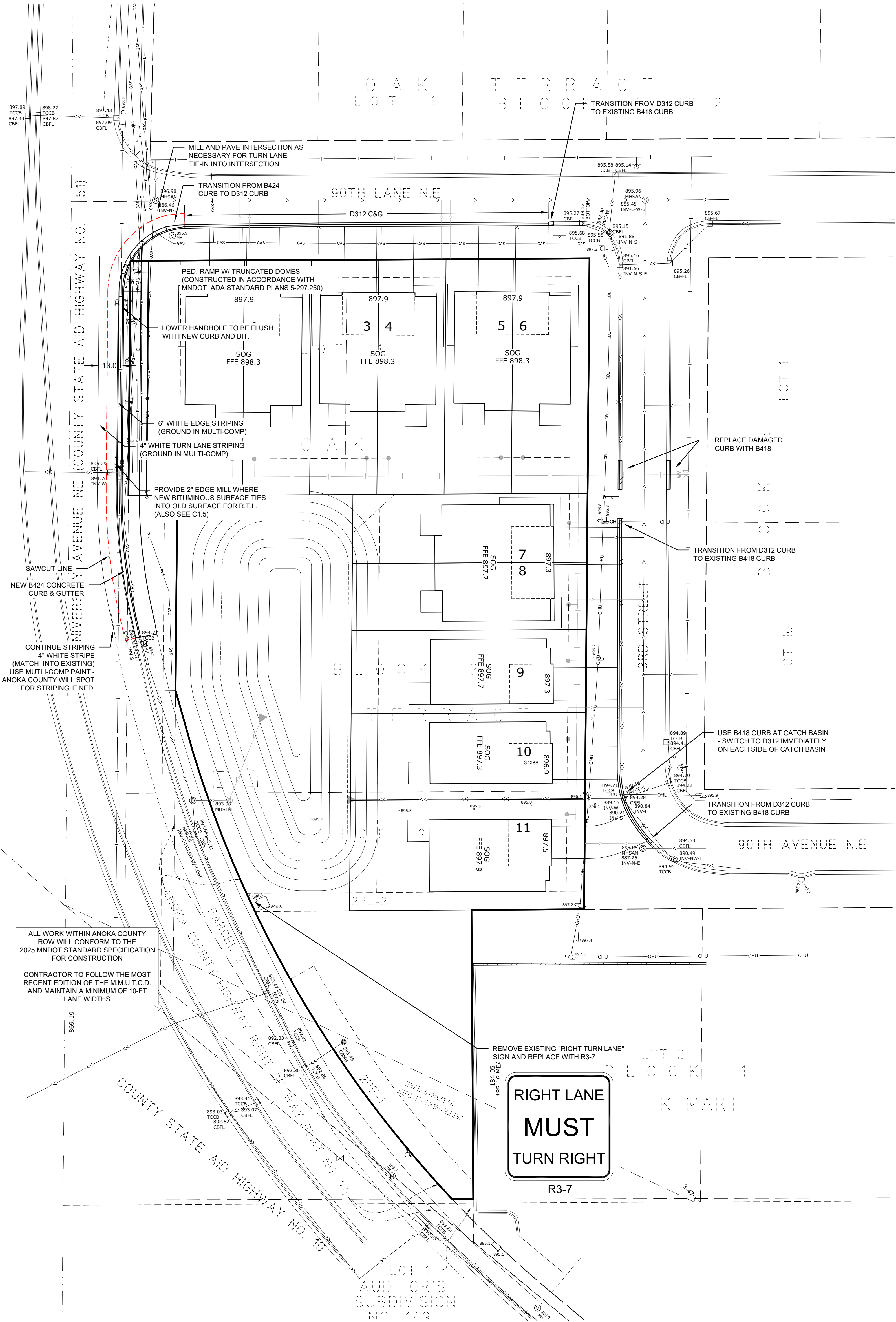
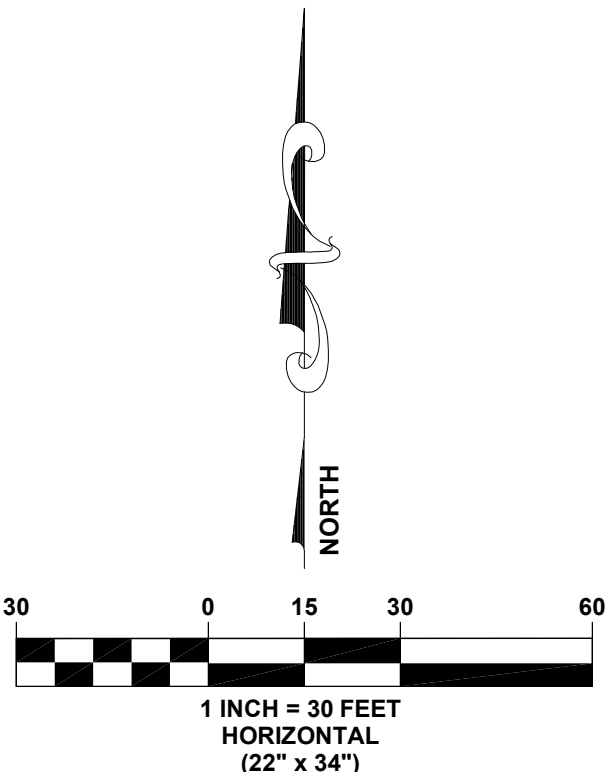
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET

C1.4

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- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP



Know what's below.
Call before you dig.

NORTHTOWN VILLAS

BLAINE, MN

CURB PLAN

PREPARED FOR: RANGER DEVELOPMENT

I hereby certify that this plan 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.

ADAM SINKEL

Date: 04.16.2026 License No. 43963

1	08.29.25	SHEET ADDED
2	09.30.25	SITE LAYOUT ADJUSTMENTS
3	01.28.26	ADDITIONAL DETAILS ADDED
4	02.09.26	SIGNAGE ADJ.
5	03.25.26	ACHD COMMENTS; TURN OFF EXIST. WATER SERVICE
6	04.16.26	UNIVERSITY AVE SAWCUT ADJ.; PAVEMENT STRIPING NOTES ADJ.
7		
8		

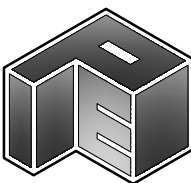
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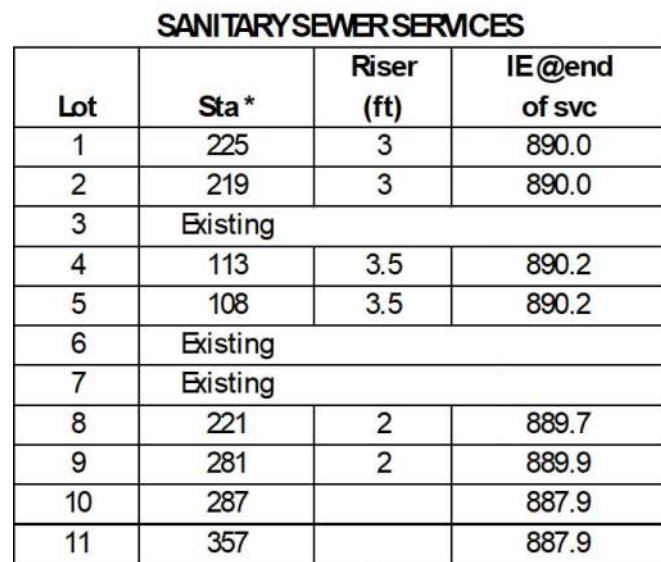
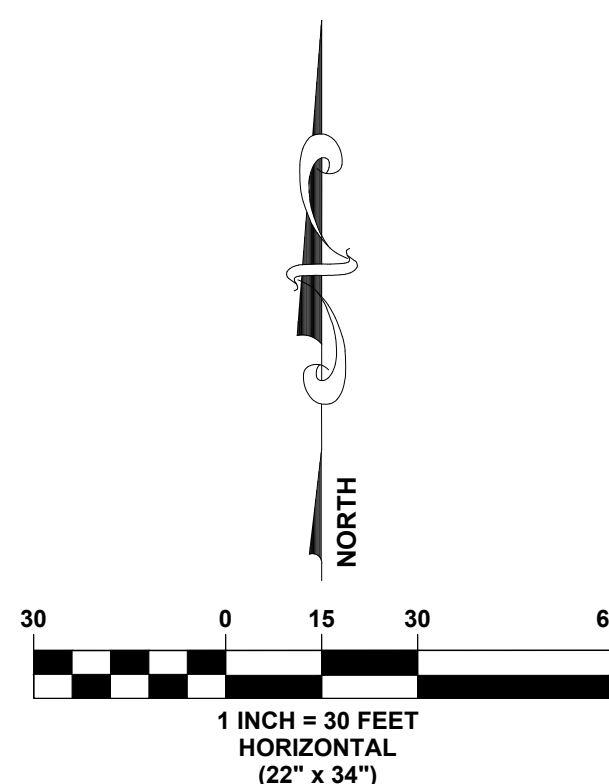
SHEET

C1.5

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1. SANITARY SEWER MATERIALS SHALL BE:
 - 1.1. SERVICES: 4" PVC SCHEDULE 40
2. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER.

1. WATERMAIN MATERIALS SHALL BE:
 - 1.1. SERVICES: 1" HDPE ASTM D2239, PE 4710-250 PSW, SDR 7 "ENDOPURE" BY ENDOT INDUSTRIES. TRACER WIRE REQUIRED. DIAMETER MEASUREMENT IS MINIMUM FOR INSIDE DIAMETER.
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
4. PROVIDE INSULATION AND MINIMUM 1" OF PCC OVER CLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSS WITHIN 24" OF WATERMAIN.
5. WATERMAIN SHUTOFF REQUIRES A MIN. 48 HOUR NOTICE TO CITY ENGINEERING DEPARTMENT AND ALL AFFECTED PROPERTY OWNERS.



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	PROPOSED RIP-RAP



PREPARED FOR: RANGER DEVELOPMENT


ADAM GINKEL

Date: 04.16.2026 License No. 43963

NO.	DATE	DESCRIPTION
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DATE:
07/11/25



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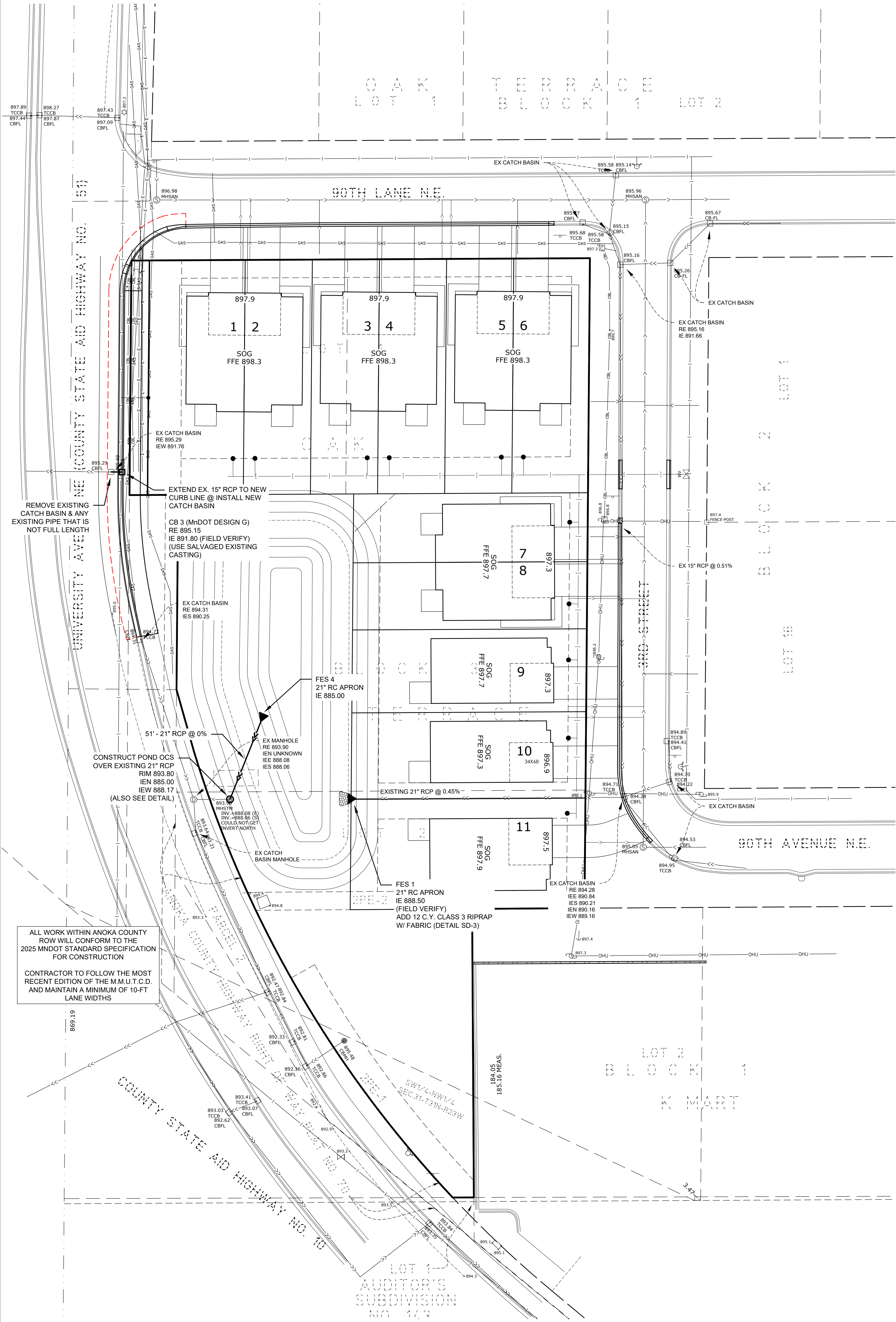
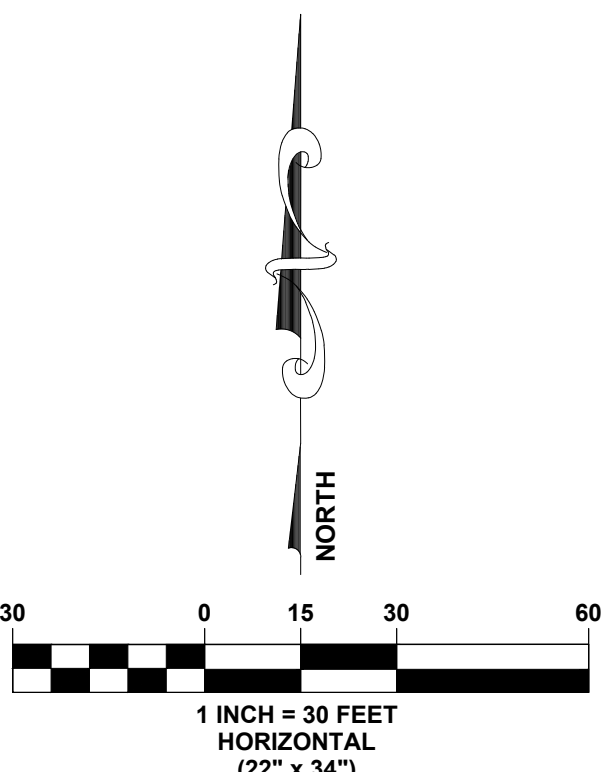
C2.1

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STORM SEWER NOTES

1. STORM SEWER MATERIALS SHALL BE:
- 1.1. RCP
- 1.2. HDPE
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
4. PIPE FLARED-END SECTIONS SHALL INCLUDE RIPRAP. PIPES 24" IN DIAMETER AND LARGER REQUIRE TRASHGUARDS.



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Know what's below.
Call before you dig.

NORTHTOWN VILLAS
BLAINE, MN

UTILITY PLAN - STORM SEWER

PREPARED FOR: RANGER DEVELOPMENT

I hereby certify that this plan 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.

Adam Ginkel
ADAM GINKEL

Date: 04.16.2026 License No. 43963

1	07.24.25	STORM SEWER ADDED FOR TURN LANE
2	08.29.25	STORM SEWER ADJ
3	09.30.25	SITE LAYOUT ADJUSTMENTS
4	01.28.26	ADDITIONAL DETAILS ADDED
5	03.11.26	POND OUTLET & STREET PATCHING ADJ.
6	03.25.26	ACHD COMMENTS; TURN OFF EXIST. WATER SERVICE
7	04.16.26	UNIVERSITY AVE SAWCUT ADJ.; EXISTING CB REMOVAL NOTE ADJ.
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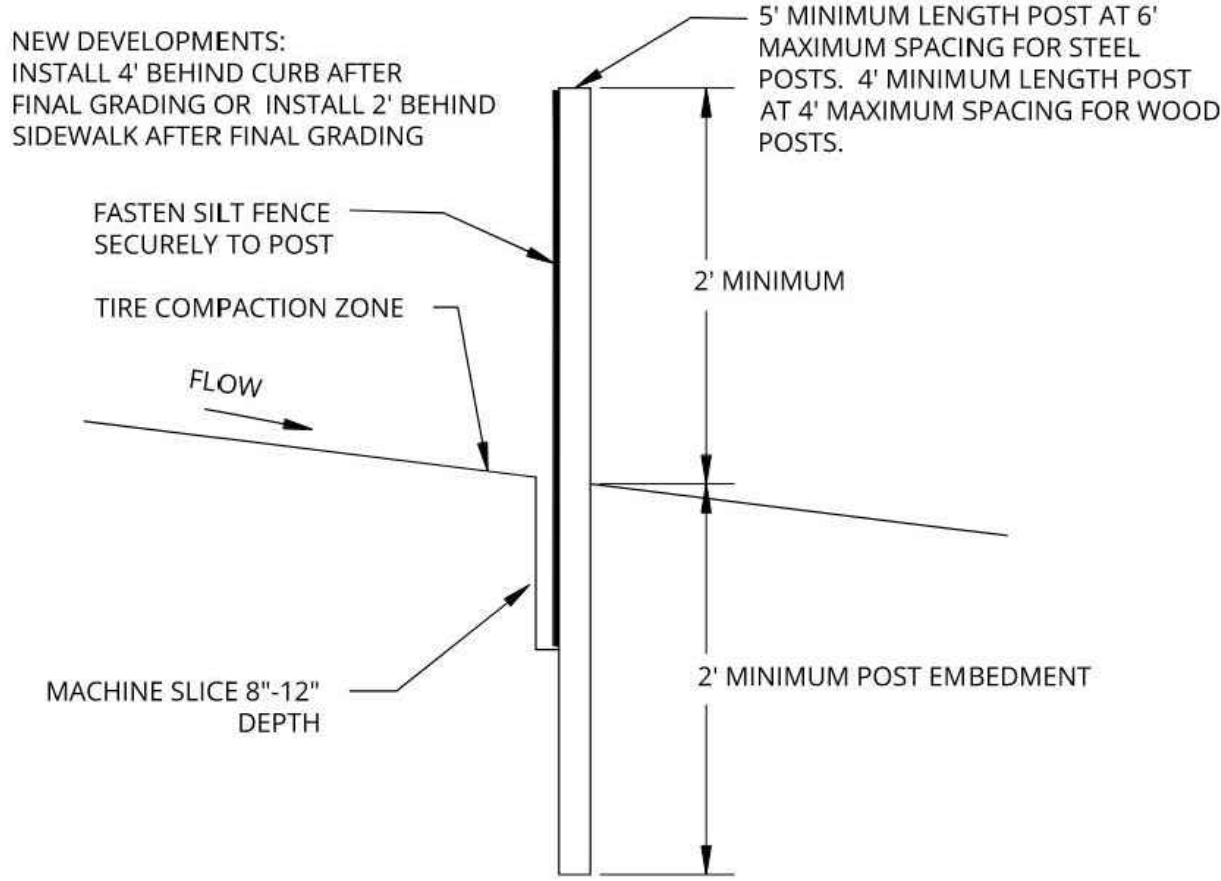


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SHEET

C2.2

- USE PROPER EQUIPMENT SUCH THAT THE SOIL IS SLICED, NOT TURNED OVER.
- GEOTEXTILE FABRIC EMBEDDED 8" TO 12" IN THE SOIL SLIT, LEAVING ABOUT 2' OF FABRIC ABOVE GROUND.
- COMPACT THE SOIL IMMEDIATELY NEXT TO THE GEOTEXTILE BY DRIVING OVER IT WITH A TRACTOR TIRE AT LEAST TWICE.
- STEEL T-POSTS PLACED ON DOWNSTREAM SIDE OF WATER FLOW EMBEDDED AT LEAST 2' INTO THE GROUND. MAXIMUM SPACING 6'. NIPPLES ON POST FACE AWAY FROM THE GEOTEXTILE TO KEEP TIES FROM SLIPPING ON POST.
- FOR STEEL POSTS USE 3 PLASTIC ZIP TIES (50 LB TENSILE) AT LEAST 1" APART TO SECURE THE GEOTEXTILE TO EACH POST WITHIN THE TOP 8".
- FENCE SHALL BE HEAVY DUTY TYPE.
- USE WOOD LATHE AND STAPLES ON FACE OF SILT FENCE TO SECURE TO WOOD POSTS.
- CONTRACTOR SHALL REMOVE FENCE AND POSTS PER SPECIFICATIONS.



SILT FENCE MATERIALS SHALL MEET MNDOT SPECIFICATION 3886
CONTRACTOR SHALL REMOVE FENCE AND POSTS PER SPECIFICATIONS.

MACHINE SLICED
SILT FENCE

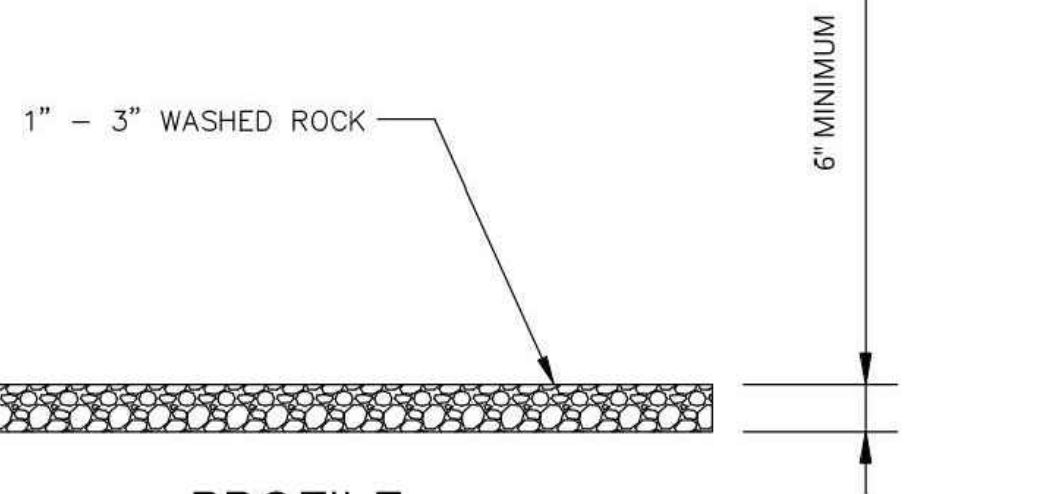
Plate No. EC-1



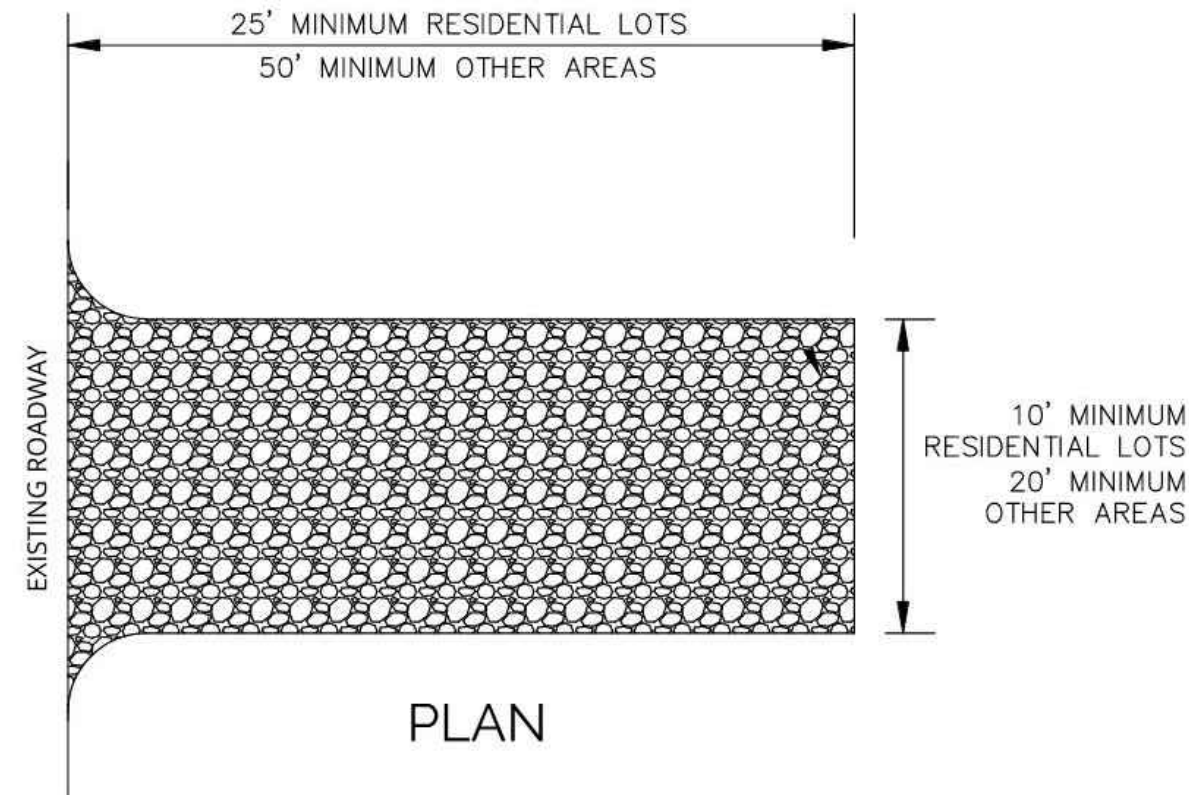
2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

10801 Town Square Drive NE, Blaine, Minnesota 55449 763-785-6172 Fax 763-785-6139



PROFILE



PLAN

ROCK CONSTRUCTION
ENTRANCE

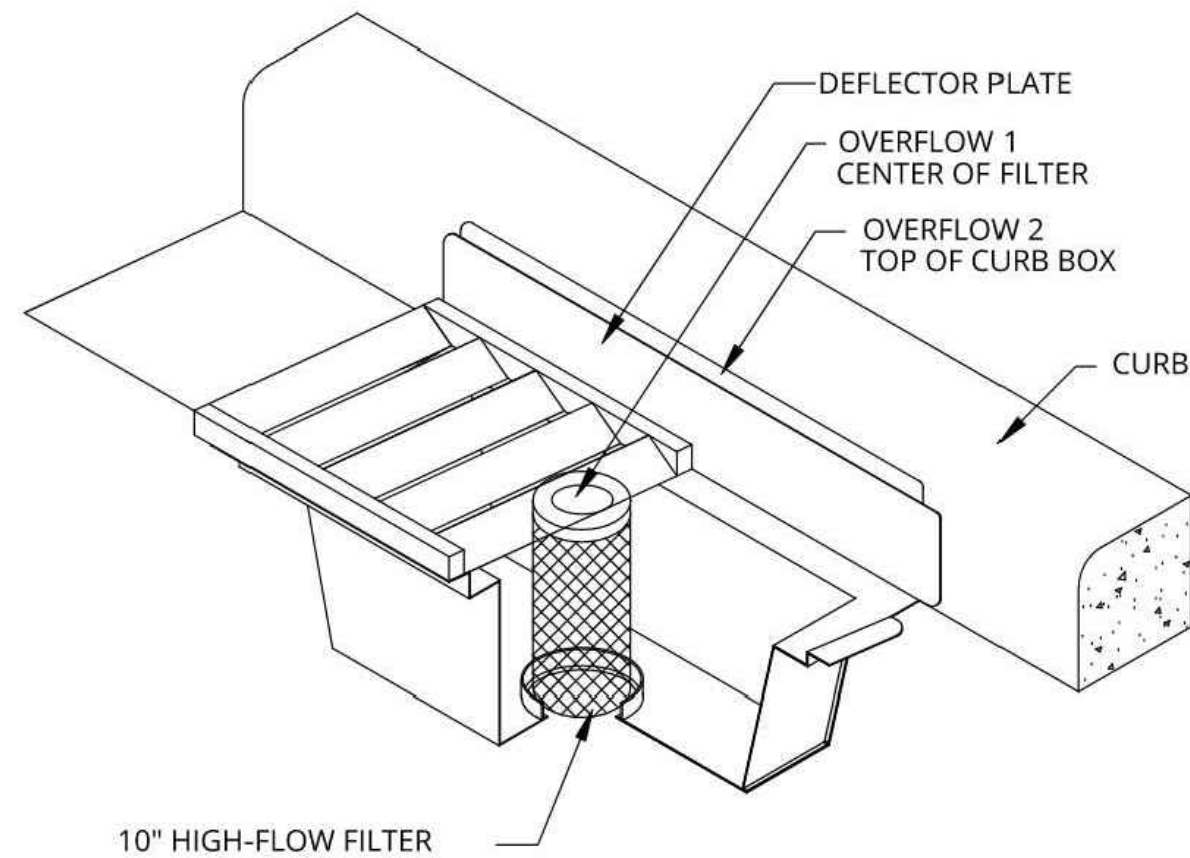
Plate No. EC-3



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

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NOTES:

- WIMCO CG MODEL OR APPROVED EQUAL TO MATCH CASTING
- SILT FENCE/FABRIC NOT ALLOWED TO BE USED AS INLET PROTECTION

INLET PROTECTION
FOR CURB AND GUTTER

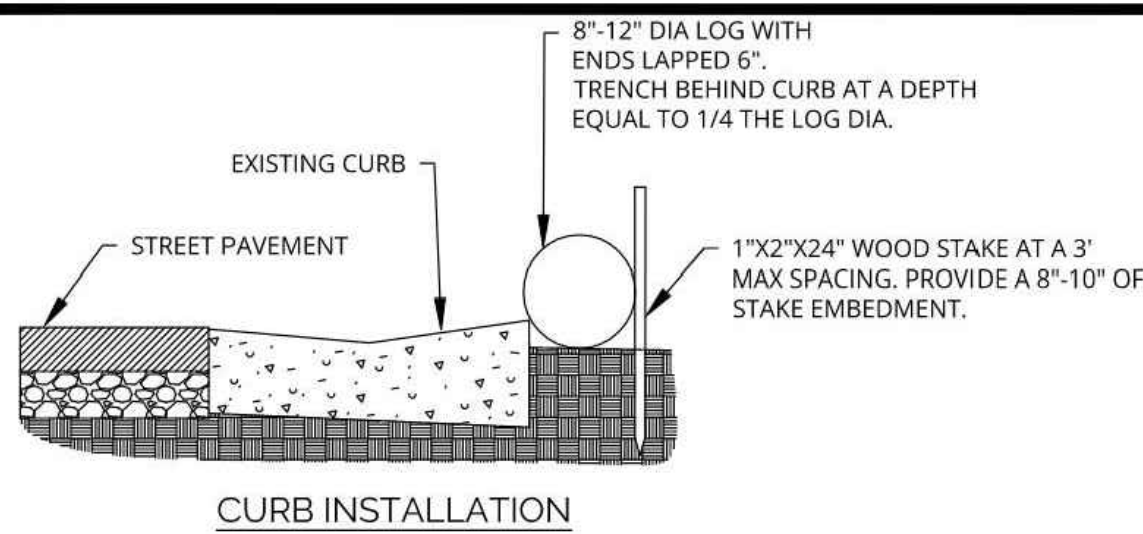
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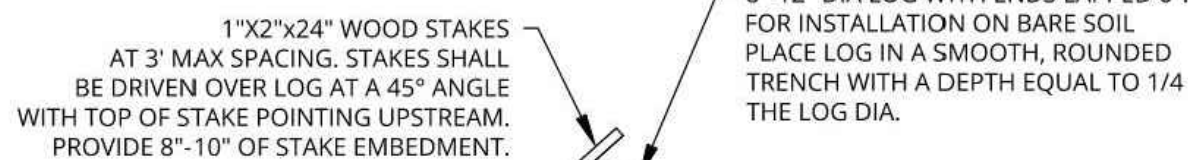
2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

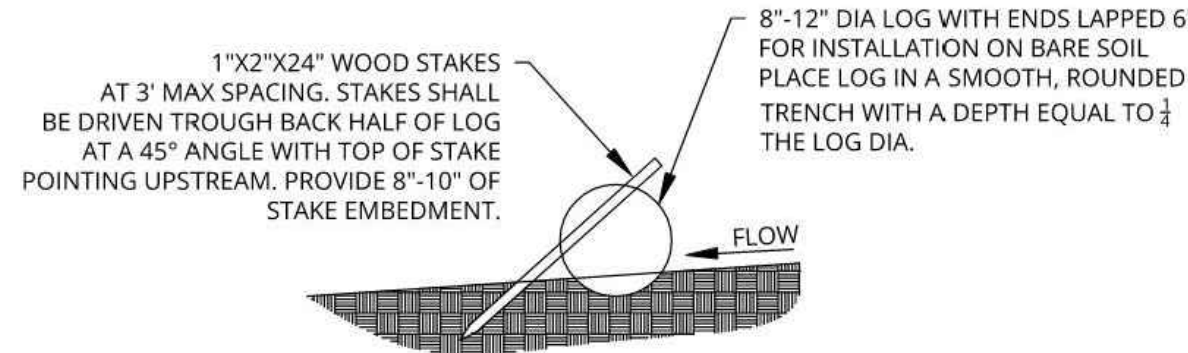
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CURB INSTALLATION



FIELD INSTALLATION USING MULCH OR COMPOST



FIELD INSTALLATION USING STRAW OR WOOD FIBER

SEDIMENT CONTROL LOG INSTALLATION

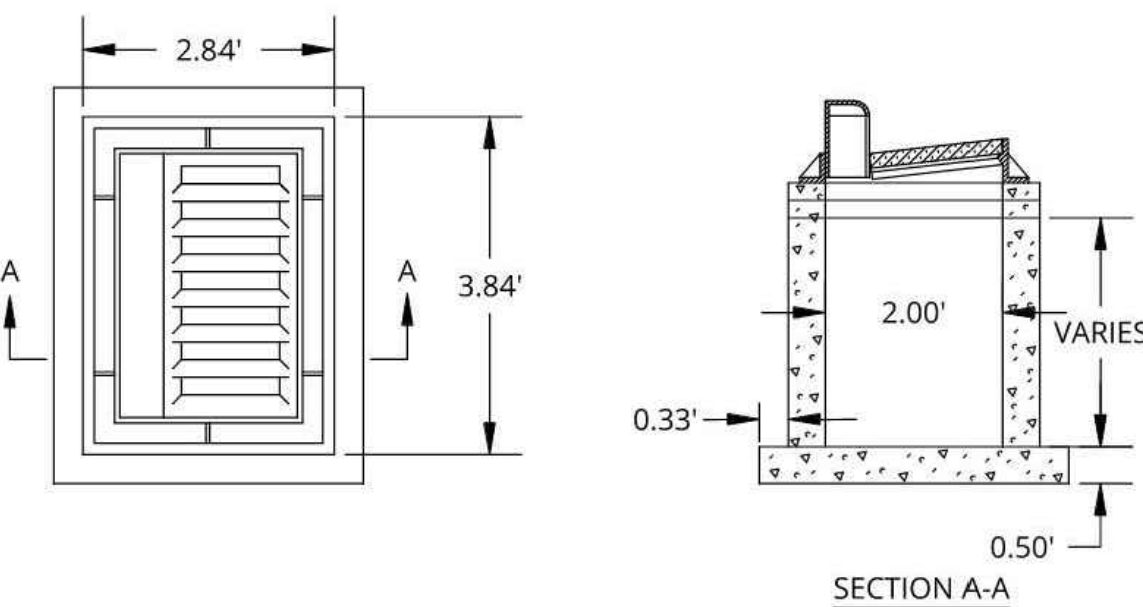
Plate No. EC-8



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

10801 Town Square Drive NE, Blaine, Minnesota 55449 763-785-6172 Fax 763-785-6139



NOTES:

1. INSIDE DIMENSIONS 2.00' X 3.00'
2. BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET.
3. PIPE CUT OUTS TO BE LOCATED WHERE REQUIRED.
4. STRENGTH DESIGN OF BASE SLAB AND STRUCTURE PER MANUFACTURER.
5. SEE DETAIL MI-3 FOR ADJUSTING RING CONSTRUCTION
6. SEE SD-5 FOR CASTING SCHEDULE

24" x 36" CATCH BASIN

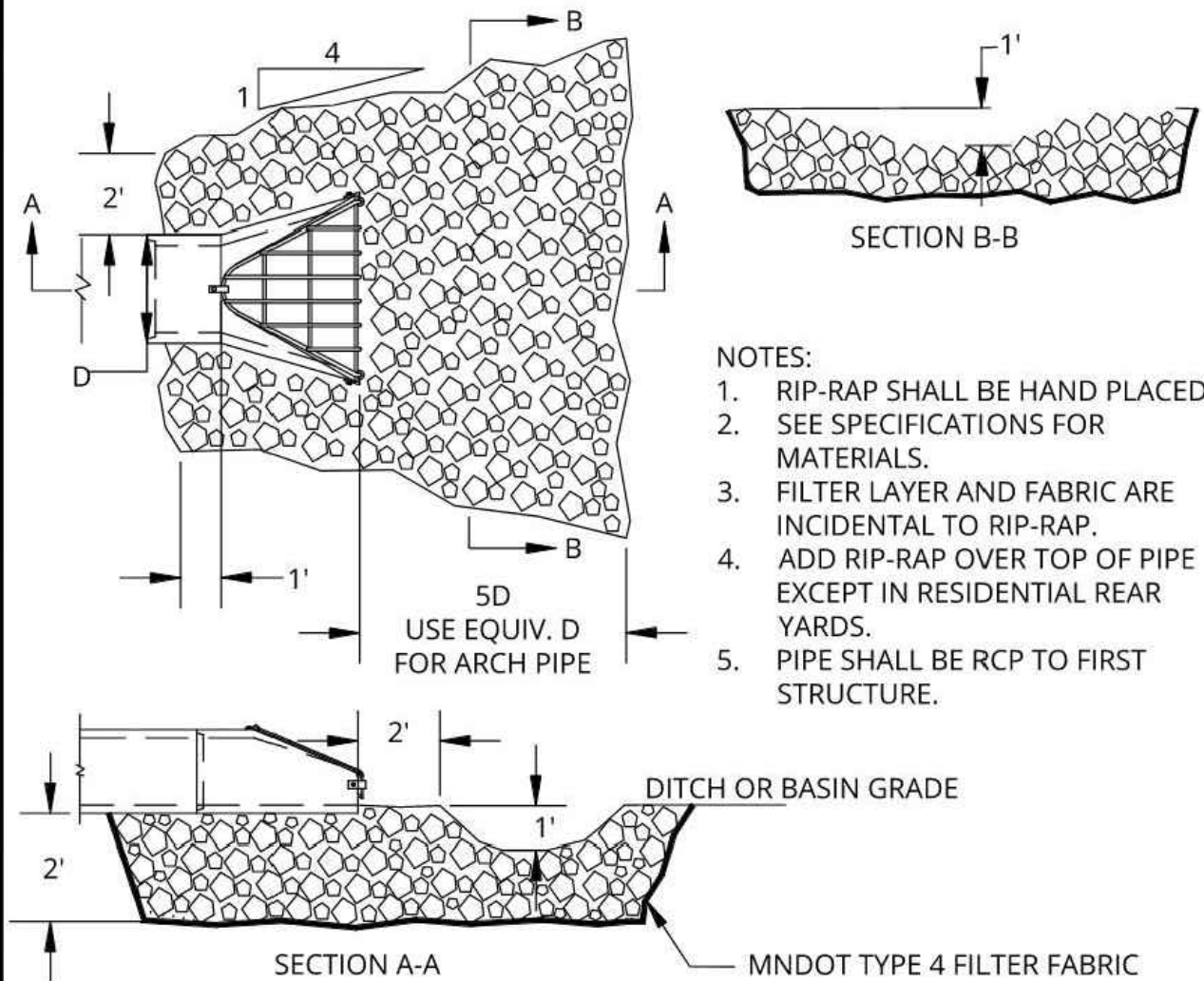
Plate No. SD-1



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

10801 Town Square Drive NE, Blaine, Minnesota 55449 763-785-6172 Fax 763-785-6139



- NOTES:
1. RIP-RAP SHALL BE HAND PLACED.
 2. SEE SPECIFICATIONS FOR MATERIALS.
 3. FILTER LAYER AND FABRIC ARE INCIDENTAL TO RIP-RAP.
 4. ADD RIP-RAP OVER TOP OF PIPE EXCEPT IN RESIDENTIAL REAR YARDS.
 5. PIPE SHALL BE RCP TO FIRST STRUCTURE.

RIP-RAP QUANTITIES (C.Y.)					
PIPE DIA.	RIP-RAP	PIPE DIA.	RIP-RAP	PIPE DIA.	RIP-RAP
12"	4	24"	10	42"	23
15"	5	27"	12	48"	29
18"	6	30"	14	54"	34
21"	8	36"	19	60"	39

- HEAVY DUTY TRASH GUARD REQUIRED ON:**
- UPSTREAM APRONS
 - DOWNSTREAM APRONS 30" OR LARGER IN MAINTAINED RESIDENTIAL AREAS
 - NO TRASH GUARD ON DITCH CROSSINGS UNLESS OTHERWISE DIRECTED

RIP-RAP FOR OUTLET TO
DRY DITCH OR BASIN

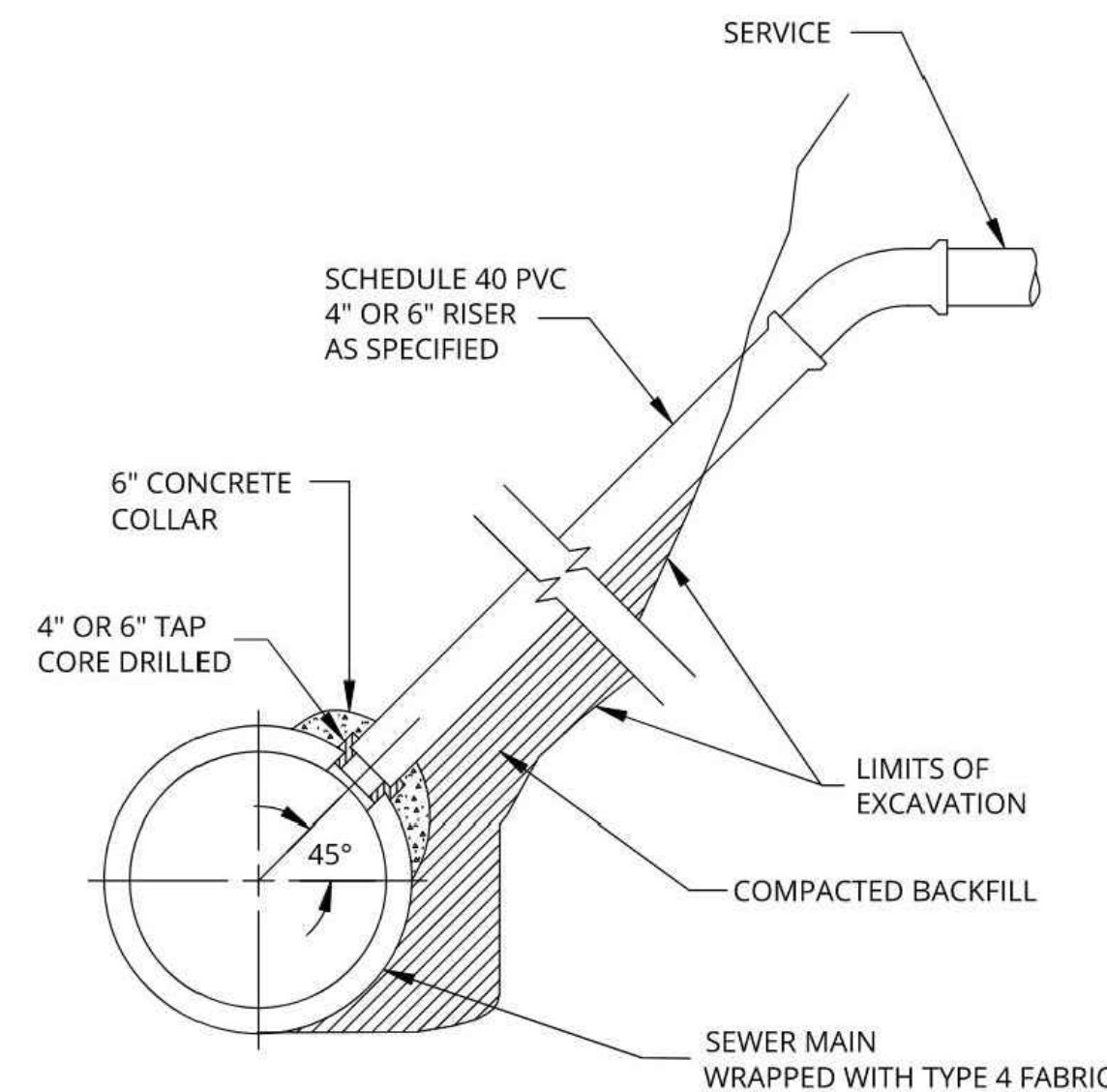
Plate No SD-4



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

10801 Town Square Drive NE, Blaine, Minnesota 55449 763-785-6172 Fax 763-785-6139



- NOTE: PVC SEWER MAIN USE NEW GASKETED PVC WYE AND SLEEVE
VCP OR RCP USE A FERNCO TSPK-46 TAP SADDLE
NEW PIPE OR COLLAR CAN NOT PROTRUDE INTO MAIN

SERVICE TAP CONNECTION
EXISTING PIPE

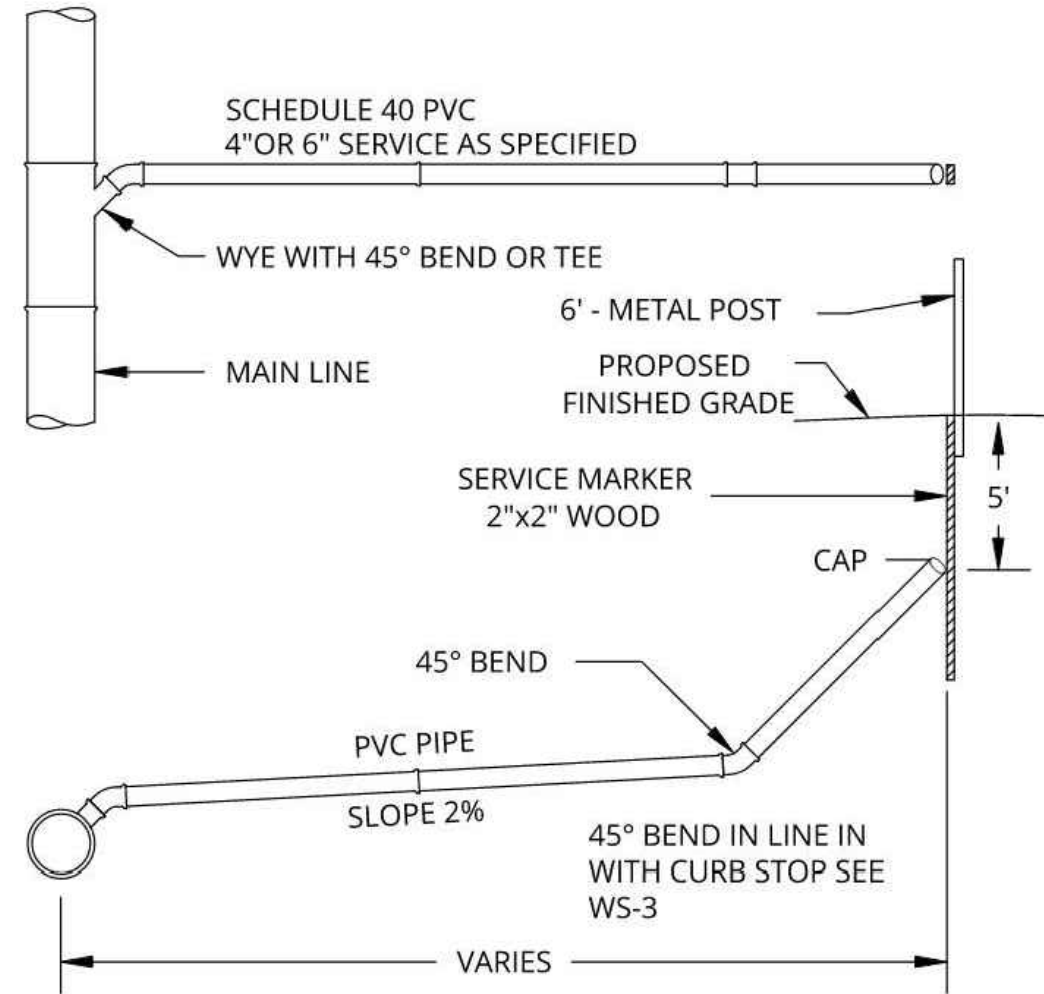
Plate No. SSS-1



2025 STANDARD DETAIL PLATE

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- NOTE: WHEN SANITARY SERVICE IS NOT ACCOMPANIED BY A WATER SERVICE IN THE SAME TRENCH, INSTALL A 6' POST NEXT TO THE 2"x2" MARKER AND PAINT THE TOP 6" GREEN, FOR VACANT LOTS, USE 6" STEEL FENCE POST.

- UNLESS OTHERWISE INDICATED ON PLANS
- NO BEND MAY BE USED OTHER THAN THOSE SHOWN ON DETAIL
- SOLVENT WELD ALL JOINTS
- ON EXISTING MAINS, SEE DETAIL SSS-1
- IF DISTANCE FROM MAIN TO STRUCTURE IS GREATER THAN 100', A CLEAN OUT MUST BE INSTALLED AT 100' INTERVALS, SEE DETAIL SSS-4.

SERVICE CONNECTION

Plate No. SSS-3



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

10801 Town Square Drive NE, Blaine, Minnesota 55449 763-785-6172 Fax 763-785-6139

NORTHTOWN VILLAS
BLAINE, MN

DETAILS

PREPARED FOR: RANGER DEVELOPMENT

S:\PLOWE\CAD\25R0205\2025 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE.dwg
Monday, April 13, 2026 11:50:45 AM

DRAWN BY:

AG

JOB NO:

25-2205

CHECK BY:

MCA

DATE:

07/11/25

NO.

DATE

DESCRIPTION

I hereby certify that this plan 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.

ADAM J. KINKEAD

License No. 43993

Date: 04-16-2026

SHEET

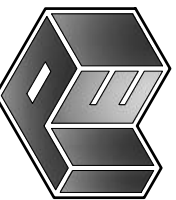
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE

MINNETONKA, MN 55014

PHONE: (651) 361-8210

FAX: (651) 361-8701



SITE PLANNING
& ENGINEERING

C3.1

25-2205

B-612 CONCRETE CURB & GUTTER

MNDOT Standard Plate 7100H

B-618 CONCRETE CURB & GUTTER
***B-418**

MNDOT Standard Plate 7100H

D-312 CONCRETE CURB & GUTTER

CONCRETE CURB & GUTTER

Plate No. ST-6

2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

10801 Town Square Drive NE, Blaine, Minnesota 55449 763-785-6172 Fax 763-785-6139

B418 CURBING

ROAD WIDTH AT 2% SLOPE	31'	29'	24'	22'
WEAR CL=TC	+0.05'	+0.03'	+0.02'	-.04'
BASE CL=TC	-.07'	-.09'	-.14'	-.16'
CL-5 CL=TC	-.24'	-.26'	-.31'	-.33'
SUBGRADE CL=TC	-.74'	-.76'	-.81'	-.83'

B618 CURBING

ROAD WIDTH AT 2% SLOPE	31'	29'	24'	22'
WEAR CL=TC	-.12'	-.14'	-.19'	-.21'
BASE CL=TC	-.24'	-.26'	-.31'	-.33'
CL-5 CL=TC	-.41'	-.43'	-.48'	-.50'
SUBGRADE CL=TC	-.91'	-.93'	-.98'	-1.0'

TYPICAL STREET SECTION WITH B418/B618 CURBING

Plate No. ST-9

2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

10801 Town Square Drive NE, Blaine, Minnesota 55449 763-785-6172 Fax 763-785-6139

WATER SERVICE CONNECTION

Plate No. WS-3

2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

10801 Town Square Drive NE, Blaine, Minnesota 55449 763-785-6172 Fax 763-785-6139

MANHOLE OR CATCH BASIN

PRECAST

APPROVED July 31, 1995

Howard J. Rohrer

STATE DESIGN ENGINEER

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION

MANHOLE OR CATCH BASIN

PRECAST

SPECIFICATION REFERENCE: 2506

REVISED 8-22-96

STANDARD PLATE NO. 4006L

NOTES:

REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.

① 2'-3" NOM. OPENING. WHEN GRATE FRAME CASTING NO. 802A OR NO. 805 IS USED, SEE STANDARD PLATES CASTING LIST.

② A STRAIGHT TAPERED WALL IS ACCEPTABLE.

③ REFER TO PLAN FOR CASTINGS REQUIRED. USE ADJUSTING RINGS WHERE NECESSARY. SEE STANDARD PLATES INDEX. CASTING AND PRECAST CONC. ADJUSTING RINGS SHALL BE SET ON FULL MORTAR BEDS.

④ 8 IN. POURED CONCRETE BASE. BASE REINFORCEMENT: 0.12 SQ. IN. PER FT. IN EACH DIRECTION. AN APPROVED ALTERNATE PRECAST CONCRETE BASE MAY BE USED.

⑤ HEIGHT OF STRUCTURE MAY BE INCREASED UP TO 1 FT. BY THE USE OF A PRECAST SECTION OR CONCRETE BLOCK CONSTRUCTION ABOVE THE CONE SECTION. SEE STANDARD PLATE 4002 FOR BLOCK CONSTRUCTION.

⑥ AS AN ALTERNATE, BRICK OR CONCRETE BLOCK MASONRY MAY BE USED. FOR MATERIALS & CONSTRUCTION METHODS, SEE STANDARD PLATE 4002. CONE SECTION DETAILS OF 4002 DO NOT APPLY.

DESIGN G
DESIGN H

1 07/24/25 MANHOLE DETAIL ADDED

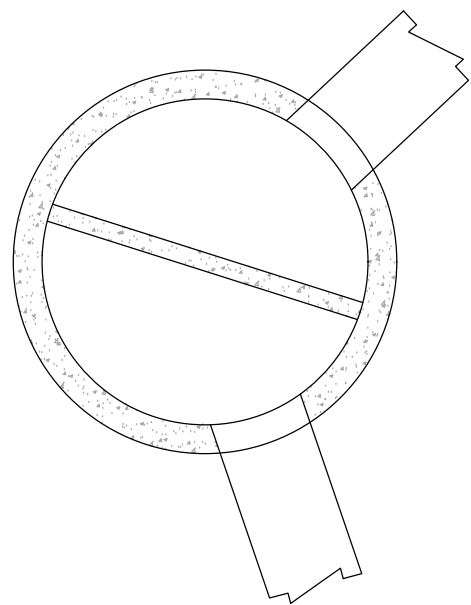
NO.	DATE	DESCRIPTION
1	07/24/25	MANHOLE DETAIL ADDED
2		
3		
4		
5		
6		
7		
8		

I hereby certify that this plan 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.

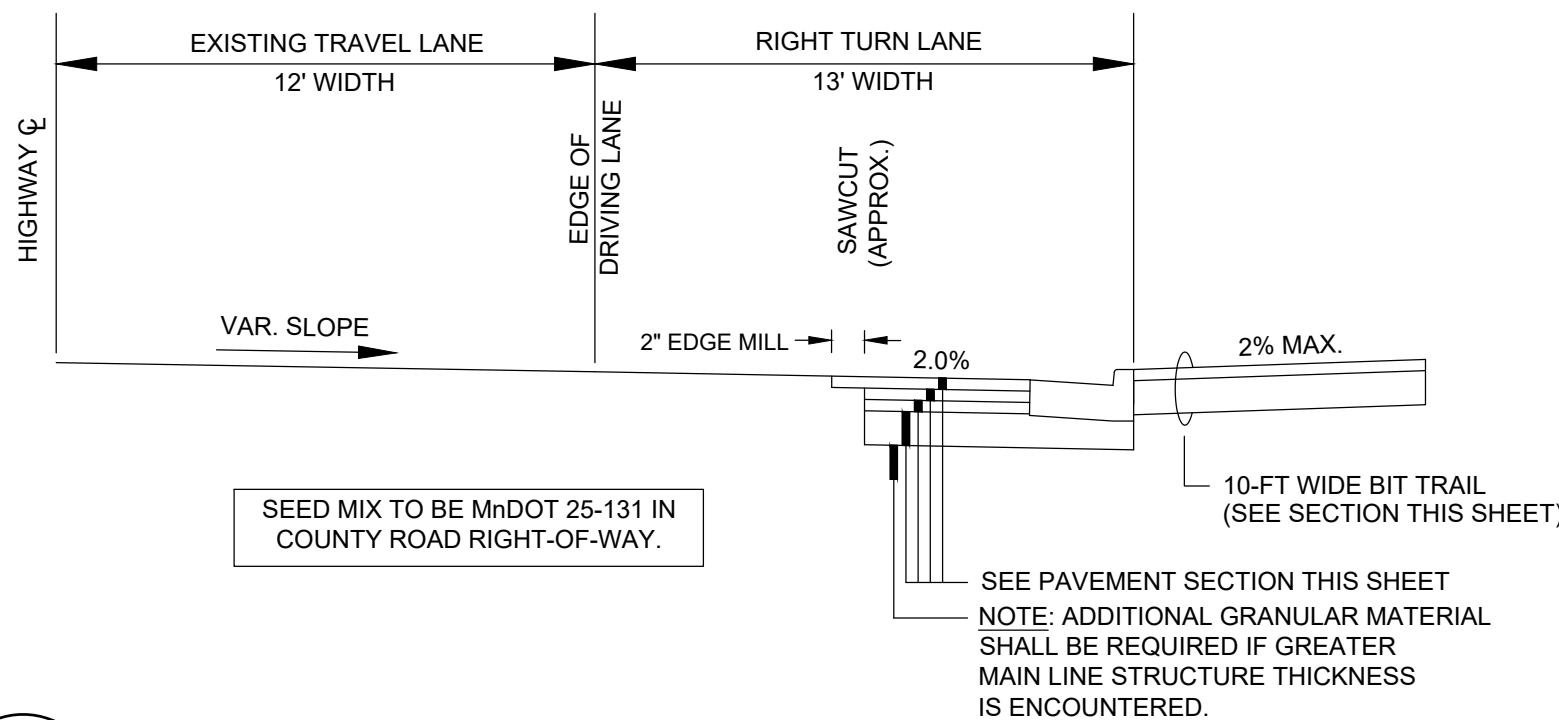
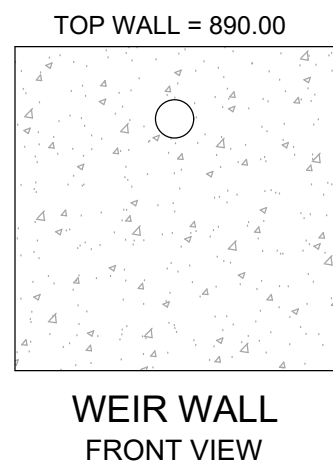
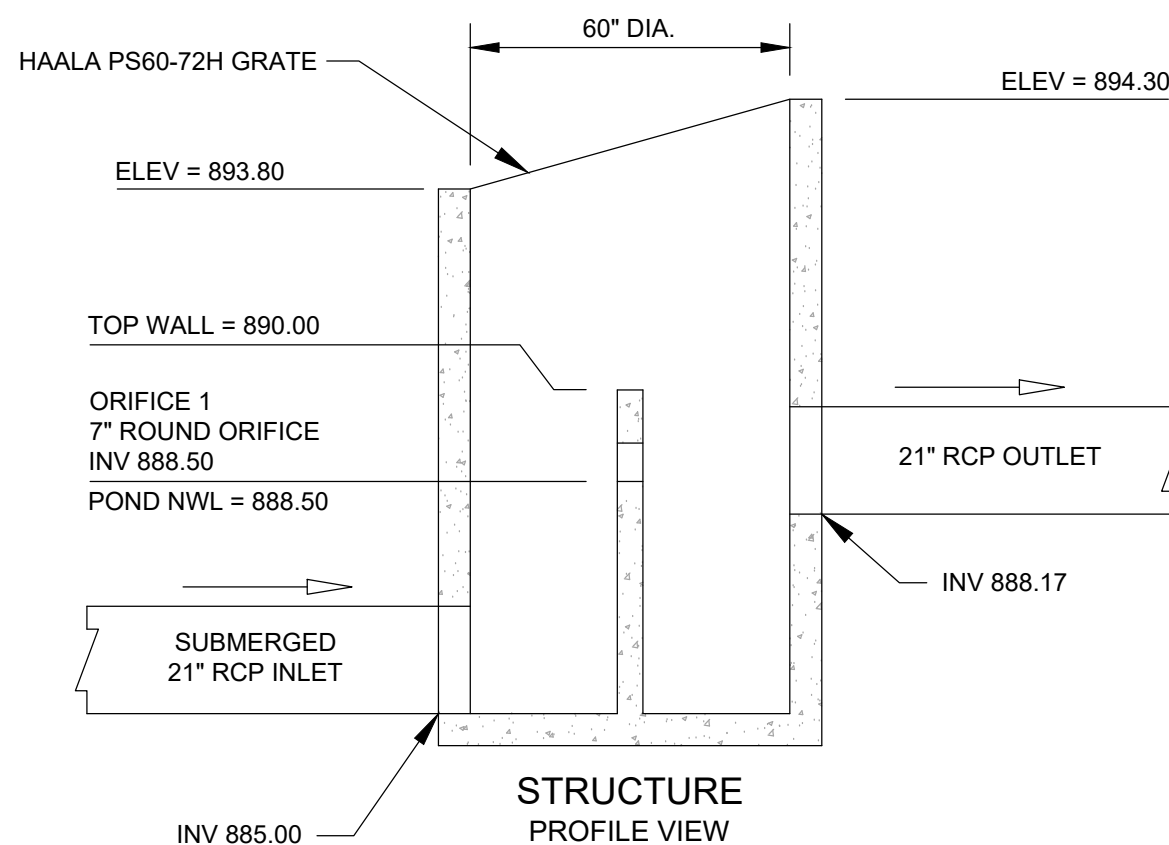
Adam J. Knickel

ADAM J. KNICKEL

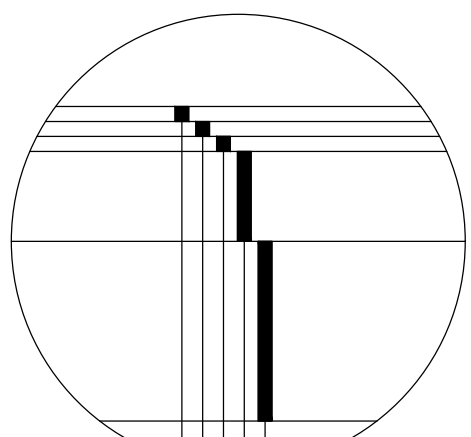
Date: 04-16-2026 License No. 43963



STRUCTURE
PLAN VIEW

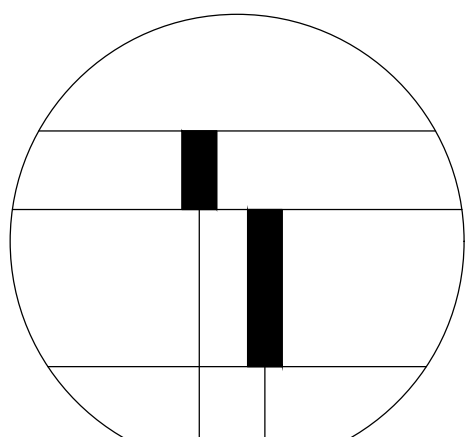


RIGHT TURN LANE
N.T.S.



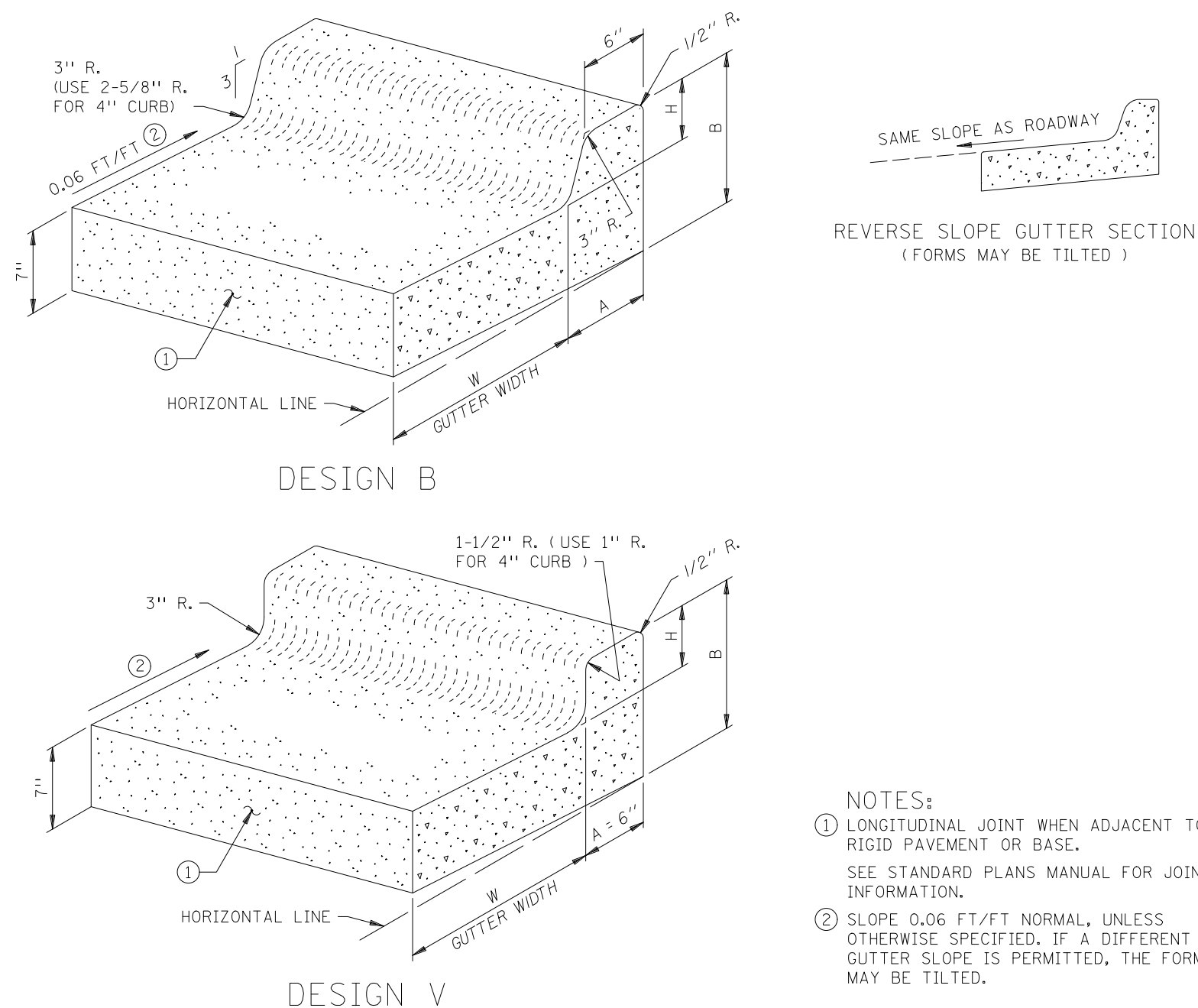
2.0" TYPE SP 12.5 WEARING COURSE
MIXTURE (3,E) SPWEB340E
2.0" TYPE SP 12.5 WEARING COURSE
MIXTURE (3,E) SPWEB340E
2.0" TYPE SP 12.5 NON-WEARING COURSE
MIXTURE (3,B) SPNWB330B
6.0" CL 5 AGGREGATE BASE
(SPEC 2211) (100% CRUSHED)
12" SUBGRADE TREATMENT (TYP)

PAVEMENT SECTION
UNIVERSITY AVE NE
N.T.S.



2.0" TYPE LVR4 WEARING COURSE
MIXTURE MNDOT SPEC 2350
(LVWE45030B)
4.0" CL 5 AGGREGATE BASE
(SPEC 2211) (100% CRUSHED)

PAVEMENT SECTION
UNIVERSITY AVE NE - TRAIL
N.T.S.



DESIGN B			W = 12"						W = 18"						W = 24"						W = 30"						W = 36"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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H	A	B	B412	0.0421	23.8	B418	0.0529	18.9	B424	0.0637	15.7	B430	0.0745	13.4	B436	0.0853	11.7																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															</

DESIGN V			W = 12"						W = 18"						W = 24"						W = 30"						W = 36"					
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H	A	B																														
4	6"	11-3/8"	V412	0.0396	25.3	V418	0.0504	19.9	V424	0.0612	16.4	V430	0.0720	13.9	V436	0.0828	12.1															
6	6"	13-3/8"	V612	0.0426	23.5	V618	0.0534	18.7	V624	0.0642	15.6	V630	0.0750	13.4	V636	0.0858	11.7															
8	6"	15-3/8"	V812	0.0457	21.9	V818	0.0565	17.7	V824	0.0673	14.9	V830	0.0781	12.8	V836	0.0889	11.3															
9	6"	16-3/8"	V912	0.0472	21.2	V918	0.0580	17.2	V924	0.0688	14.5	V930	0.0796	12.6	V936	0.0904	11.1															
10	6"	17-3/8"	V1012	0.0487	20.5	V1018	0.0595	16.8	V1024	0.0703	14.2	V1030	0.0811	12.4	V1036	0.0919	10.9															

APPROVED MARCH 11, 1994 R.H. Corfield ACTING STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V	SPECIFICATION REFERENCE 2531	STANDARD PLATE NO. 7100H
		REVISION DATE 2-28-05	