

CITY OF ROCKVILLE

P.O. BOX 93

ROCKVILLE, MN 56369

Special Planning/Zoning Commission Meeting Wednesday, April 21, 2021 - 6:00 p.m. City Hall - 229 Broadway Street East

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Final Plat - Eichi Development/Rockville Crossing Second Addition**
- 4. Other Business**
 - a) Next Planning Commission Meeting Tuesday, May 4, 2021
- 5. Adjourn**

* This agenda has been prepared to provide information regarding an upcoming meeting of the Rockville City Planning Commission. This document does not claim to be complete and is subject to change.

CITY OF ROCKVILLE

P.O. BOX 93

229 Broadway Street East

ROCKVILLE, MN 56369

For Your Information – FYI

Council Action Needed – CA

**SPECIAL COUNCIL AGENDA
WEDNESDAY, APRIL 21, 2021
ROCKVILLE CITY HALL
6:00 P.M.**

1. Call to Order

Roll Call-BB.DW.BS.BH.JT

2. Roll Call – (Silence Electronic Devices)

3. Approval of Agenda

4. Final Plat Rockville Crossing Second Addition

5. Rockville Crossing Second Addition Road Certificate

6. Rockville Crossing Second Addition Developers Agreement

7. Closed Meeting – Per State Statue 13D.05, subd. 3.

Discuss the potential sale of City Property referred to as Brentwood Addition 2 or aka the former ARCON property.

Reconvene

- a) Summarize Closed Session
- b) Council Action

8. Adjourn

STAFF REPORT
EICHI INC.

April 21, 2021

Rockville Planning Commission / City Council

RE: Final Plat, plat known as Rockville Crossing 2nd Addition

Owner: Eichi Inc.

Property Address: Intersection of State Highway 23 and Interstate 94

Parcel I.D. No. 76.42240.0203, Outlot C of Rockville Crossing, Lot 1 Block 1 - Section 35, Township 124, Range 029

Request:

1. Final Plat application to plat 7.25 +/- acres

Relevant Information:

1. Property was annexed into the City of Rockville on June 15, 2018.
2. Preliminary Plat was approved on July 8, 2020.
3. Total plat area is 7.25 +/- acres.
4. Purpose is commercial development.
5. Portion of plat application to be rezoned from Ag-40 to I-1 May 4, 2021.
6. City utility (water/sewer) extension to service development is currently being installed.
7. Developers Agreement is being drafted and will be submitted prior to recording Final Plat.

Recommendation:

Submitted by:
Martin M. Bode
Zoning Administrator

CITY OF ROCKVILLE
APPLICATION FOR FINAL PLAT
Platting Fee: \$300.00

PLEASE NOTE: any costs (i.e., legal, engineering, administrative, etc.) incurred over and above the application fee are the responsibility of the petitioner.

Date of Pre-application Meeting: 3/15/21 (Date of Rockville Crossing Precon)

Date Application Submitted 4/15/21 Parcel # Lot 1 Block 1, Rockville Crossing Second Addition (Parent PID# 76.41720.0452)

Name of Plat Rockville Crossing Second Addition Plat File # _____

Plat Location: Section 35 Township 124 Range 29

Legal Description See attached plat document

Currently Zoned AG Zoning Requested I-1 Total Acreage 7.25 acres

Owner's Name Eichi Inc. - Marty Harstad Phone 651-636-9991
First Name Middle Initial Last Name

Address 2195 Silver Lake Road, New Brighton, MN, 55112 Email mharstad@comcast.net

Developer Eichi Inc. - Marty Harstad Phone 651-636-9991

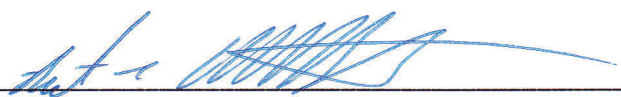
Address 2195 Silver Lake Road, New Brighton, MN, 55112

Surveyor Peter Goers - Alliant Engineering Phone 612-767-9343 Fax _____

Address 733 Marquette Avenue, Suite 700, Minneapolis, MN 55402

The following **must be submitted** with the final plat:

- ___ Applicant must submit application at least thirty (30) working days before the next regularly schedule Planning Commission meeting (1st Tuesday of each month).
- ___ Submit required fee (\$300.00). Payable to the City of Rockville.
- ___ Submit one full-size (24"x 36") copy and one 11" x 17" PDF copy of the final plat.

 4/15/21
Signature Date

R# _____ 101.41000.34103 Check # _____ Date _____ Final Plat Fee \$300.00 Permit # _____

ROCKVILLE CROSSING SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Eichi, Inc., a Minnesota corporation, owner of the following described property situated in the City of Rockville, County of Stearns, State of Minnesota, to wit:

Outlots C, D, and E, ROCKVILLE CROSSING, according to the recorded plat thereof, Stearns County, Minnesota

Has caused the same to be surveyed and platted as ROCKVILLE CROSSING SECOND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Eichi, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

Signed: Eichi, Inc.

By: _____
Martin N. Harstad, President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 20__ by Martin N. Harstad, President of Eichi, Inc., a Minnesota corporation, on behalf of the corporation.

Signature of Notary _____

Printed Name _____

Notary Public, _____ County, _____

My Commission Expires _____

I Peter Goers do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by Peter Goers, Licensed Land Surveyor, Minnesota License No. 44110.

Signature of Notary _____

Printed Name _____

Notary Public, _____ County, Minnesota

My Commission Expires _____

PLANNING COMMISSION, CITY OF ROCKVILLE, MINNESOTA

Approved by the Planning Commission of the City of Rockville, Minnesota, this ____ day of _____, 20__.

Planning Commission, City of Rockville, Minnesota

By: _____, Chairman By: _____, Secretary

CITY COUNCIL, CITY OF ROCKVILLE, MINNESOTA

This plat of ROCKVILLE CROSSING was approved and accepted by the City Council of the City of Rockville, Minnesota at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Rockville, Minnesota

By: _____ By: _____

COUNTY SURVEYOR

I hereby certify that this plat has been examined and recommended for approval this ____ day of _____, 20__.

Stearns County Surveyor _____
Minnesota License Number _____

COUNTY AUDITOR/TREASURER

I hereby certify that the taxes on the land described hereon are paid for the year 20__ and all years prior to the year 20__ and transfer entered.

Date _____ Tax Parcel Number _____

Stearns County Auditor/Treasurer _____ Deputy Auditor/Treasurer _____

STEARNS COUNTY RECORDER

I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this ____ day of _____, 20__, at ____ o'clock ____ M. as Document No. _____, in Plat Cabinet _____ No. _____.

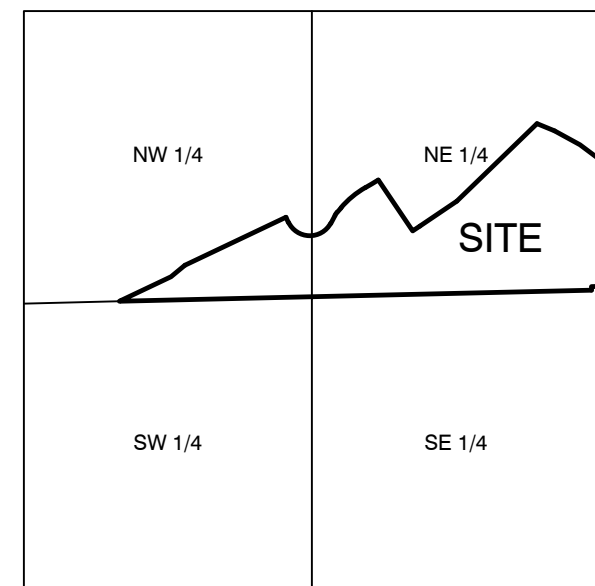
Stearns County Recorder _____ Deputy Recorder _____

PARCEL AREA	TABLE	PARCEL AREA	SF±	AREA	AC±
L1,B1	315,833	7.25			
OLA	1,733,091	39.79			
OLB	1,233,199	28.31			
OLC	171,256	3.93			
ROW	81,247	1.87			
TOTAL	3,534,626	81.14			

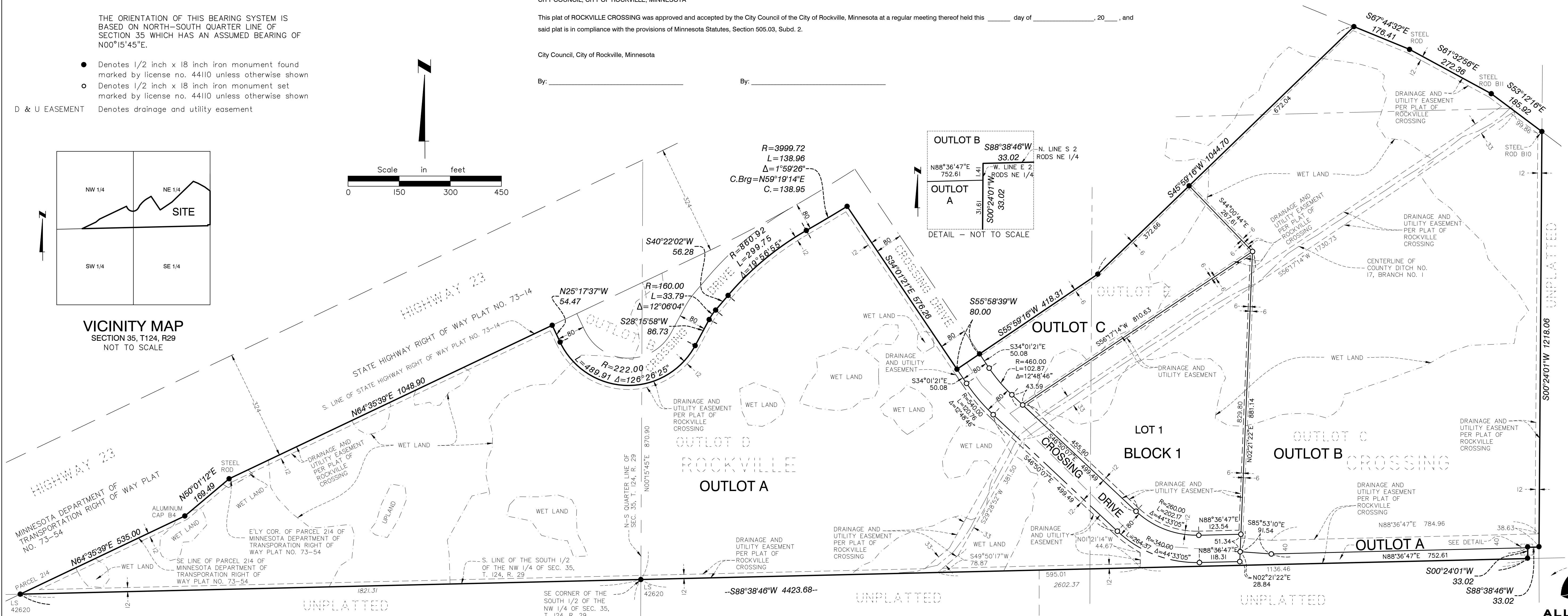
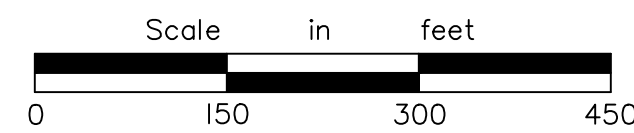
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON NORTH-SOUTH QUARTER LINE OF SECTION 35 WHICH HAS AN ASSUMED BEARING OF N00°15'45"E.

- Denotes 1/2 inch x 18 inch iron monument found marked by license no. 44110 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown

D & U EASEMENT Denotes drainage and utility easement



VICINITY MAP
SECTION 35, T124, R29
NOT TO SCALE



UNPLATTED
OUTLOT B
CREENT WOOD HILL



STANDARDS AND REFERENCES

Materials and construction methods specified in the plans reference the Minnesota Department of Transportation (MNDOT) Standard Specifications for Construction, The Contractor shall obtain a current copy of MNDOT's Standard Specifications for Construction and review the specification sections applicable to the plans.

It is mandatory that the Contractor be knowledgeable of the applicable MNDOT specification sections during construction. No additional compensation will be paid to the Contractor for additional work due to unfamiliarity with the applicable specification sections.

Contractor shall refer to the geotechnical report for additional requirements and recommendations.

EARTHWORK NOTES

PROTECTION

- 1) The Contractor shall maintain all benchmarks, monuments and other reference points. If any are disturbed or destroyed, they shall be replaced at the Contractor's expense.
2) The Contractor shall contact the Engineer immediately if any unknown functioning underground utilities are discovered during the course of the project, which may interfere with construction. The Contractor shall wait for instructions before proceeding.
3) The Contractor shall be responsible for any damage to functioning underground or overhead utility lines. Damaged utilities shall be repaired immediately and service restored at no additional cost to the Owner.
4) The Contractor shall provide barricades, shoring and other safety measures required by OSHA.
5) The Contractor shall protect all adjacent existing facilities from damage, including, but not limited to settlement due to excavations, erosion, etc. The Contractor shall be responsible for the repair of such damages.

PROJECT CONDITIONS

- 1) The Contractor shall become familiar with the project site, and compare actual conditions in the field with those shown on the project drawings. The Contractor shall contact the Engineer immediately if any inconsistencies are found between the existing conditions and the project drawings.
2) No extra compensation will be allowed due to unusual conditions which could have reasonably been determined or anticipated by examination of the project site and project drawings.

PLAN GRADES

- 1) Elevations shown on the project drawings are finished grade elevations, unless noted otherwise. Elevations not specifically indicated shall be determined by interpolation of uniform slope between spot elevations and/or contours, or between such points and existing elevations. Adequate slope shall be constructed to provide positive drainage away from structures.
2) If inconsistencies exist on the plans between contours and spot elevations, the spot elevations shall govern.

TOPSOIL

- 1) Adequate imported and/or stockpiled salvageable topsoil shall be utilized for this project.
2) Topsoil shall be free of clay lumps, roots, brush, large stones, and debris, and shall have a minimum organic content of 5 percent.
3) Remove topsoil to its entire depth from areas, which are to be disturbed by new construction work. Existing lawn areas, which are not in the proposed construction area(s) shall remain in place. The Contractor shall field verify topsoil depths between any soil borings, and remove to greater depths than indicated in the soils report if such conditions are encountered. Salvaged topsoil shall be maintained in stockpiles.
4) Stockpiled topsoil shall only be used for finish grading of new lawn areas. Excess topsoil shall be removed from the site by the Contractor.
5) Protect all existing lawn areas, plantings, and other landscaping to remain in place. Any damaged areas shall be replaced at the Contractor's expense.

UNFORESEEN OBSTACLES

- 1) The Engineer shall be contacted immediately if any unforeseen major obstacles are encountered during excavation, such as abandoned wells, abandoned or functioning utilities, subsurface streams or rock, etc., which would add significant expense to the Contractor.
2) The Contractor shall still be responsible for completing all work required for this project where encountered conditions may be reasonably determined from a soil/geotechnical report and review of the project site and contract documents.

DEWATERING

- 1) Surface drainage shall be provided during construction in a manner so as not to create a nuisance to adjacent areas.
2) All excavations shall be free of water during construction within the excavations. Dewatering shall be accomplished by pumping or trenching, and shall be conducted regardless of the cause, source, or nature of the water.
3) Berms, cofferdams, or piling shall be provided as necessary to protect excavations.
4) Excavations shall be sloped to drain, and necessary pumps, hoses and other equipment shall be provided to keep excavation free of water.
5) All temporary equipment used for dewatering shall be removed from the site when no longer necessary.

FILLING AND GRADING

- 1) Rough grading of all areas within the construction limits, including adjacent transition areas shall be reasonably smooth and compacted. The rough graded subgrade surface generally shall not be more than 6 inches above or below the established subgrade elevations. All ditches, swales, and gutters shall be graded to drain adequately. The subgrade shall be evenly sloped to provide drainage away from building walls in all directions at a minimum slope of 1%. The Contractor shall provide rounded transitions at top and bottom of banks and other breaks in grade.
2) Fill and backfill materials shall be inorganic soils free of roots, rocks, boulders, and debris.
3) Bedding material or granular backfill larger than 2" in its largest dimension shall not be allowed within 2 feet of new underground pipes. Material larger than 3" in its largest dimension shall not be allowed within 1 foot of subgrade elevation.
4) Imported compacted fill material shall have a maximum of 12 percent passing the #200 sieve, by weight. The proposed fill material shall be tested by an independent testing lab for suitability as compacted fill for this project. The Contractor shall pay for the testing services and provide a copy of the test results to the Engineer.
5) The Contractor shall fill and grade as necessary to bring surface to required elevations, and provide all materials necessary, whether obtained on or off the project site.
6) The Contractor shall place compacted material in uniform horizontal lifts not exceeding 8" in depth for clay soils, and 12" in depth for sandy soils, and compact as required to achieve specified density.
7) Compaction shall be obtained with the use of vibratory rollers or rammers. During compaction, fill material shall contain moisture content, as necessary, for the required compaction as indicated by an independent testing laboratory. The moisture shall be uniform throughout each lift. If the material is too dry, water shall be added with approved equipment and methods, which will not wash out fine material. If the material is too wet, it shall be dried by harrowing, disk, blading, or other approved methods recommended by the independent testing laboratory.
8) Areas designated for pavement in excavated (cut) areas shall be scarified to a depth of 1 foot. The Contractor shall bring the subgrade material to optimum moisture content as indicated by the independent testing laboratory, and compact the subgrade to the specified density listed below for soils underneath pavements.
9) The Contractor shall not place fill material when either the fill material, or the material on which it is to be placed, is frozen. Any soft or yielding areas appearing in the fill resulting from frost, rain, or any other reason whatsoever shall be scarified, removed, recompacted and/or otherwise rectified to the satisfaction of the Engineer before any new fill is placed.

COMPACTION TESTS

- 1) Utility Trench Backfill: The Contractor's independent soils technician and approved testing laboratory shall perform in-place density and moisture tests at random depths in trench backfill at 100 foot intervals, or fraction thereof. Compaction of trenches shall be a minimum of 95% of the maximum dry density (as determined by the independent testing laboratory) in lawn areas, and at depths greater than 3 feet below areas designated for pavement. Compaction of trenches at depths within 3 feet of paved surfaces shall be a minimum of 100% of the maximum dry density.
2) Compacted Fill Under Pavements: Compaction tests shall not be required beneath new pavements. Adequate compaction of materials under pavements shall be determined by test rolling the subgrade, and checking for excessive rutting. Test rolling shall be performed as per MNDOT Spec. 2111.
3) Areas exhibiting a failed compaction test shall be re-compacted and re-m tested to the satisfaction of the Engineer prior to acceptance of the project.
4) Copies of all compaction testing and test roll observation reports shall be provided to the Engineer.

5) Optimum moisture-density relationship will be determined by testing laboratory in accordance with ASTM D698 and maximum density determination made by Method D of ASTM D698 unless otherwise noted in these specifications.

SUBGRADE PREPARATION

- 1) Finished subgrade elevations shall be as follows:
a) Heavy-Duty Bituminous pavement: 2 1/2" below finish grade.
b) Light-Duty Bituminous pavement: 2 1/2" below finish grade.
c) Concrete apron: 14" below finish grade.
d) Concrete sidewalk: 8" below finish grade (plus thickened edge).
e) Lawn areas: 4" below finish grade.
f) Planting areas: See Landscaping Plans/Details
2) The tolerance for areas to be paved shall not exceed 0.15 feet above or below plan subgrade.
3) The Contractor shall protect newly graded areas from erosion. Settlement or washing that occurs prior to acceptance of the Work shall be repaired and grades re-established.

DISPOSAL OF EXCESS WASTE MATERIALS

- 1) The Contractor shall remove excess excavated material, debris, and waste materials, from the Owner's property and legally dispose of it in accordance with all governing codes.

SPREADING TOPSOIL AND FINISH GRADING

- 1) Scarify subgrade to depth of 3" prior to placing topsoil. Spread topsoil evenly over complete subgrade as follows:
a) Lawn Areas on Private Property: Spread 4" lightly compacted layer of topsoil.
b) Lawn Areas in Public Right-of-way: Per City requirements
c) Planting Areas: See Landscape Plan/Details
2) Finish grade accurately within 0.15 feet of finish grades shown on the project drawings, less the thickness of any sod where it is to be installed. Slope off grades away from buildings to provide positive drainage.
3) Prepare topsoil suitable to receive seed and/or sod. Grading of areas designated for topsoil shall be reasonably smooth and even, and in accordance with MNDOT Spec. 2105.3G and 2574.3A4. All debris and stones exceeding 3" in diameter shall be removed from the soil surface of these areas prior to seeding. Areas compacted by vehicles or storage of materials shall be plowed, disked and harrowed to match texture of other finish graded areas.
4) Grass seed shall be in accordance with MNDOT Spec. 3876, seed mix No. 25-131, applied at the rate of 220 pounds per acre or as indicated on the landscape plans. Mulch shall be applied and disincorporated to all seeded areas and shall meet the requirements of MNDOT Spec. 3882, Type 3 or as otherwise indicated by the Engineer.

UTILITY NOTES

STANDARD SPECIFICATIONS

- 1) The following standard specifications shall apply to this project:
a) Minnesota Plumbing Code - MN Rules Chapter 4714 (MN Dept. of Labor and Industry-MNDLI)
b) Uniform Plumbing Code, latest edition (UPC)
c) "What you need to know about utility service connections in the 2015 Minnesota Plumbing Code" http://www.dli.mn.gov/CCLD/PDF/pe_usc.pdf
d) City Engineers Association of Minnesota (CEAM) Standard Specifications
e) American Society for Testing Materials (ASTM)
f) American National Standards Institute (ANSI)
g) American Water Works Association (AWWA)
h) Minnesota Department of Transportation "Standard Specifications for Construction" (MNDOTI)
2) The Contractor shall comply with all local ordinances and codes
3) Certifications of all utility materials, as well as shop drawings, shall be submitted to the Engineer for review

POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS - SANITARY

- 1) Smooth walled polyvinyl chloride pipe and fittings shall consist of SDR 26 or SDR 35 pipe, unless noted otherwise, and meet the requirements of ASTM D3034 and Section 2621.2A5 of the CEAM Standard Specifications
2) All pipe and fittings shall be SDR 35 for depths of up to 20 feet, and SDR 26 for depths exceeding 20'.
3) Pipe joints shall meet the requirements of Section 2621.3A3 of the CEAM Standard Specifications.

DUCTILE IRON (DI) PIPE AND FITTINGS - WATER

- 1) Ductile iron pipe and fittings shall meet the requirements of Table 604.1 of the UPC, and Section 2611.2A1 of the CEAM Standard Specifications
2) Pipe joints shall meet the requirements of Section 605.5 of the UPC, and Section 2611.3B of the CEAM Standard Specifications. Stainless steel fasteners shall be prohibited.
3) 6" pipe shall be Class 52. 8" and larger pipe shall be Class 50.

POLYVINYL CHLORIDE (CPVC) PIPE AND FITTINGS - WATER

- 1) Polyvinyl chloride pressure pipe and fittings shall meet the requirements of Table 604.1 of the UPC, and Section 2611.2A3 of the CEAM Standard Specifications
2) Pipe joints shall meet the requirements of Section 605.4 of the UPC, and Section 2611.3B of the CEAM Standard Specifications.

GATE VALVES - WATER

- 1) Gate valves shall meet the requirements of Sections 2611.2C and 2611.3D of the CEAM Standard Specifications

HYDRANTS - WATER

- 1) Hydrants shall meet the requirements of Sections 2611.2B and 2611.3D of the CEAM Standard Specifications
2) Hydrants shall be Watertool WB67, or approved equal

BLOCKING AND ANCHORING - WATER

- 1) Water main blocking and anchoring shall meet the requirements of Section 2611.3A4 of the CEAM Standard Specifications
2) Provide thrust reaction blocking consisting of concrete with a minimum 28 day compressive strength of 2000 psi.
3) Place between undisturbed ground and the fitting to be anchored. Place thrust blocking so that the pipe and fitting joints are accessible for repair.
4) Mega-Lugs may be used in lieu of thrust block if allowed by local utility.

WATER SERVICE PIPE AND CURB STOPS

- 1) Copper tubing for water services shall meet the requirements of Table 604.1 of the UPC, and Section 2611.2D of the CEAM Standard Specifications
2) HDPE pressure pipe for water services shall meet the requirements of ASTM D2239, ASTM D2737, ASTM D3035, AWWA C901, CSA B137.1, and Section 2611.2D of the CEAM Standard Specifications
3) Curb stops for water services Section 2611.2D of the CEAM Standard Specifications

HIGH DENSITY POLYETHYLENE PIPE (HDPE) AND FITTINGS - STORM

- 1) HDPE pipe and fittings shall meet the requirements of ASTM F2306, and Section 2621.2A8 of the CEAM Standard Specifications
2) Pipe joints shall meet the requirements Section 2621.3A3 of the CEAM Standard Specifications
3) Minimum wall thickness shall be 0.035 inches for 12 and 15 inch diameter pipe, and shall be 0.05 inches for 18 and 24 inch diameter pipe.

POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS - STORM

- 1) PVC storm sewer pipe and fittings within 10-ft of a building and/or water pipe crossing, or when specified on the plans, shall consist of Schedule 40 PVC, and meet the requirements of ASTM D1785, ASTM D2665, and ASTM F794, and Section 2621.2A5 of the CEAM Standard Specifications
2) If further than 10-ft from a building and/or water pipe crossing, PVC storm sewer pipe and fittings may consist of SDR 26 or SDR 35 pipe, unless noted otherwise, and meet the requirements of ASTM D3034 and Section 2621.2A5 of the CEAM Standard Specifications
3) All pipe and fittings shall be SDR 35 for depths of up to 20 feet, and SDR 26 for depths exceeding 20'.
4) Pipe joints shall meet the requirements of Section 2621.3A3 of the CEAM Standard Specifications.

REINFORCED CONCRETE SEWER PIPE (RCP) AND FITTINGS - STORM

- 1) RCP pipe and fittings shall meet the requirements of ASTM C76, and Section 2621.2A3 of the CEAM Standard Specifications
2) Pipe joints shall meet the requirements of Section 2621.3A3 of the CEAM Standard Specifications
3) The ASTM strength class of pipe shall be Class II unless otherwise shown on the Plans.
4) The pipe shall be drawn together by some approved method of jacking or winching. This pressure must be maintained until sufficient backfill is placed to keep the joint from opening.

END SECTIONS - STORM

- 1) End sections shall be provided at all pipe inlets and outlets.
2) The end sections shall consist of material matching the material of the pipe, which it is being connected to. Materials and joints shall be as per the specifications described above for the applicable pipe material.
3) The last 3 joints of RCP shall be tied, and the end section shall be provided with an approved trash guard.

MANHOLES AND CATCH BASINS - SANITARY AND STORM

- 1) Unless otherwise noted, manhole and catch basin structures shall consist of precast concrete, and meet the requirements of Section 719.6 of the UPC (sanitary only), and Sections 2621.2C and 2621.3D of the CEAM Standard Specifications
2) Catch basins shall be provided with the following castings:
a) Along curbline: 27" Structure: Neenah R-3075-L, 48" (or larger) Structure: Neenah R-3067-L
b) Isolated (in paved area): Neenah R-2553
c) Isolated (in vegetated area): Neenah R-2560-EA w/ type "C" grate
3) Manholes shall be provided with the following castings:
a) Sanitary: Neenah R-1733 w/ concealed pick hole
b) Storm: Neenah R-1733 lettered "STORM", center pick hole

INSTALLATION

- 1) Unless otherwise noted, installation of all water and sewer pipe, fittings, and appurtenances shall be as per the CEAM Standard Specifications.
2) In the event of discrepancies between the testing requirements of the MN Plumbing Code and the CEAM Standard Specifications, the most stringent will govern.
3) Water and sewer pipe, fittings, and appurtenances shall be inspected and tested as per Sections 2611.3E-2611.3H and 2621.3F-2621.3H of the CEAM Standard Specifications.

BITUMINOUS PAVEMENT NOTES

STANDARDS

- 1) Minnesota Standard Specifications for Highway Construction, most recent edition.

GRANULAR BASE AND SURFACE COURSES

- 1) Compacted thickness of finished base course: 6"
2) Process material for aggregate base shall meet the requirements of MNDOT Spec. 3138, Class 5.
3) The subgrade shall be tested and observed to the satisfaction of the Engineer prior to placement of aggregate base material. Install base material as required to accommodate new plan grades.
4) Wet base material to approximate optimum moisture content either prior to delivery to job site or as soon as practical after being placed on subgrade.
5) Place in layers not exceeding 4" thickness (loose).
6) Compact with pneumatic or vibrating steel drum rollers.

BITUMINOUS BASE AND SURFACE COURSE

- 1) Mix Designation Numbers for the bituminous mixtures on this project are per MNDOT Spec. 2360
2) Pavement smoothness requirements will be waived for this project.
3) Density for the bituminous mixture on this project will be the ordinary compaction method (MNDOT 2360.6C).
4) Heavy-Duty Bituminous Base course shall conform to MnDOT 2360, Type SPNW83308 and shall be 3 inches thick after compaction. Bituminous Surface course shall conform to MnDOT 2360, Type SPWEA3408 and shall be 1 1/2 inches thick after compaction.
5) Light-Duty Bituminous Base course shall conform to MnDOT 2360, Type SPNW83308 and shall be 2 inches thick after compaction. Bituminous Surface course shall conform to MnDOT 2360, Type SPWEA3408 and shall be 1 1/2 inches thick after compaction.
6) Place no asphaltic mixture when the atmospheric temperature is below 45 degrees and falling, nor should pavement be placed under wet conditions.
7) Mixing
a) Paving mixture: Uniform mixture of course aggregate, fine aggregate, mineral filler and asphaltic material.
b) Grading and mixing: Conform to applicable sections of the Minnesota Standard Specifications for Highway Construction, Section 2360.

CONSTRUCTION METHODS

- 1) Properly clean base course and deliver hot mix asphaltic concrete in clean light vehicles with covers if necessary.
2) Lay to a smooth surface without segregation of material and attain compaction as early as possible. Commence rolling while the material is hot, (minimum spread temperature 250 degrees F.) as soon as it will support the roller without undue displacement or hairline cracking and continue until a minimum of 96% of maximum has been attained, no further compaction can be attained and all roller marks are eliminated.
3) The completed surface: Smooth, free of pockets that will retain water and shall not vary more than 1/16" per foot nor more than 1/4" under a 16' straight edge. Entire surface must drain. No flat areas are permitted.
4) Perform all Work in accordance with the applicable requirements of the Minnesota Standard Specifications for Highway Construction.

PAINTED LINES

- 1) Special marking paint compound especially for striping bituminous paving in one coat.
2) Manufacturers: Pratt & Lambert, Inc.; Sherwin Williams Co. or DuPont Co.
3) Colors: Use white paint for concrete and asphalt.
4) All surfaces to be painted must be thoroughly clean and dry.
5) Lay out painted lines with chalk on pavement in accordance with Project Drawings.
6) Accurately apply paint to the chalk marks, using striping machines, 4" wide stripes.
7) Apply paint in strict accordance with the manufacturer's directions.
8) Protect all paint from damage by traffic until dry.
9) Apply handicap logo at handicap stall.

FIELD QUALITY CONTROL

- 1) Aggregate Base Testing:
a) The granular base course shall be test rolled and observed by the Contractor's independent soils technician as per MNDOT 2211.3C2 (Quality Compaction Method). Once the base course has been tested to the satisfaction of the Engineer, pavement may be placed.
b) One mechanical analysis (ASTM D-422) per 500 cubic yards of base or fraction thereof.
2) Bituminous Testing:
a) Test temperature of first truck.
b) Ordinary compaction (MNDOT 2360.6C)

CONCRETE PAVEMENT, CURB & GUTTER, AND SIDEWALK

STANDARDS

- 1) ACI 318, ACI 315, CRSI, ACI 301, latest adaptations.
2) Minnesota Standard Specifications for Construction, most recent edition

GRANULAR BASE COURSE MATERIAL

- 1) Compacted thickness of finished base: 6" - Concrete Pavement/Aprons
4" - Concrete Sidewalk
2) Base material shall consist of MNDOT 3149.2B2 Select Granular Barrow.

AGGREGATES

- 1) Coarse: MndOT Spec. 3137.
2) Fine: MndOT Spec. 3126.

WATER

- 1) Clean, fresh and potable, MndOT Spec. 3906.

AIR ENTRAINING ADMIXTURES

- 1) ASTM C260.
2) Provide entrainment of 4 - 7 percent by volume.

PORTLAND CEMENT

- 1) ASTM C150, Type I plus an approved air entraining agent, or Type IA air-entraining Portland cement.

OTHER ADMIXTURES

- 1) MndOT Spec. 3113.
2) Calcium Chloride or materials containing chlorides or nitrates shall not be allowed.

PROPORTIONING AND DESIGN OF MIXES

- 1) Concrete Classifications
a) Curb and gutter, slip-formed concrete: MNDOT Spec. 2461, Mix Design 3F32
b) Sidewalk, aprons, incidental concrete, manual curb & gutter: MNDOT Spec. 2461, Mix Design 3F52
c) Concrete pavements: MNDOT Spec. 2301, Mix Design 3A41
d) Repair concrete, fast strength concrete: MNDOT Spec. 2301, Mix Design 3A41HE
2) Concrete Specifications:
a) 3F32: + 3" slump, 4500 psi, 5-8% air
b) 3F52: 2 - 5" slump, 4500 psi, 5-8% air
c) 3A41: 2 - 5" slump, 4500 psi, 5-8% air
d) Temperatures of all concrete during placement shall be 50-deg F to 90-deg F

CONCRETE PLACEMENT

- 1) Place concrete as soon as possible after mixing. Place before initial set has occurred, and in no event after it has contained its water content for more than one hour.
2) Avoid overworking concrete or allowing concrete to fall unrestricted for excessive vertical distances, and other situations which can cause segregation of the aggregates.
3) Concrete pavements shall be placed in accordance with applicable portions of MnDOT 2301.
4) Sidewalks shall be placed in accordance with MnDOT 2521.
5) Curb and gutter shall be placed in accordance with MnDOT 2531.

PROTECTION

- 1) Provide adequate protection against rain, steel and snow before and during placement and finishing of concrete.
2) Protect concrete from premature drying. Provide temporary covering as required. Keep concrete continuously moist for 7 days.
3) Treat concrete with membrane curing compound in accordance with MnDOT 2531.3G.

COLD WEATHER CONCRETE

- 1) Do not place concrete when the atmospheric temperature is below 40 degrees F., or when the concrete is likely to be subjected to freezing temperatures within 24 hours after it has been deposited unless adequate temporary heating is provided.
2) Maintain concrete temperature of 40 to 90 degrees F. for 3 days. Protect from freezing for the following 5 days.
3) No frozen materials may be used in the concrete. Chemicals may not be used to prevent freezing unless approved by the Engineer.
4) Perform all cold weather concreting in accord with ACI 306.

HOT WEATHER CONCRETE

- 1) Do not place concrete when the atmospheric temperature is above 100 degrees F.
2) Maintain concrete temperature of 40 to 90 degrees F. for 3 days. Protect from temperatures over 90 degrees for the following 5 days.
3) Thoroughly wet dry porous surfaces before concreting.
4) Water reducing admixtures with retarding properties are required for all concrete placed when the temperature exceeds 80 degrees F.
5) Perform all hot weather concreting in accord with ACI 305.

FINISHING

- 1) Provide a broomed finish on exterior sidewalks and ramps unless noted otherwise.

QUALITY CONTROL

- 1) The Contractor shall hire an independent testing firm to provide the following tests:
a) The independent testing technician shall perform random field testing of the fresh concrete including slump, air content, and temperature. (ASTM C143, C173, C231 and C138). One series of the aforementioned tests shall be performed on the first load of concrete.
b) The independent testing technician shall cast a set of four compression test cylinders for the first load of concrete as well as 1 set for every 100 cubic yards, or fraction thereof, of concrete thereafter. Compression tests shall be performed on one test cylinder at 7 days and two test cylinders at 28 days. The fourth test cylinder shall be retained in the event of failing compression tests on the 28-day test cylinders.

CIVIL SHEET INDEX

Table with 2 columns: Item Number and Description. Includes items C1 through C7 listing STANDARD NOTES & SPECIFICATIONS, STANDARD DETAILS, GRADING PLAN, SWPPP - STANDARD NOTES, SWPPP - PLAN VIEW, and UTILITY & PAVING PLAN.

STANDARD NOTES & SPECIFICATIONS

21011 Specs.dwg PRELIMINARY - NOT FOR CONSTRUCTION CIVIL CHECK SET - 03/22/2021

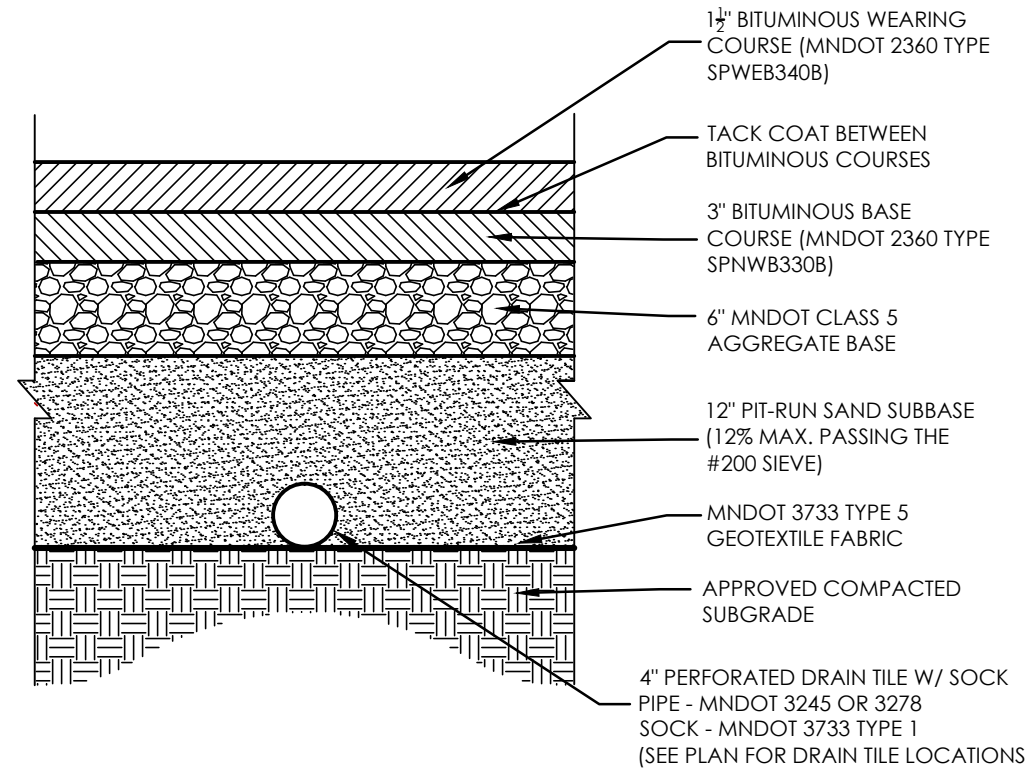
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the state of Minnesota

SCHULTZ ENGINEERING & SITE DESIGN logo and contact information: 18 South Riverside Avenue, Suite 230, Sartell, MN 56377. Phone: (820) 839-0669, Fax: (866) 639-1890, Email: schultzeng@live.com, Website: www.schultzengineeringdesign.com

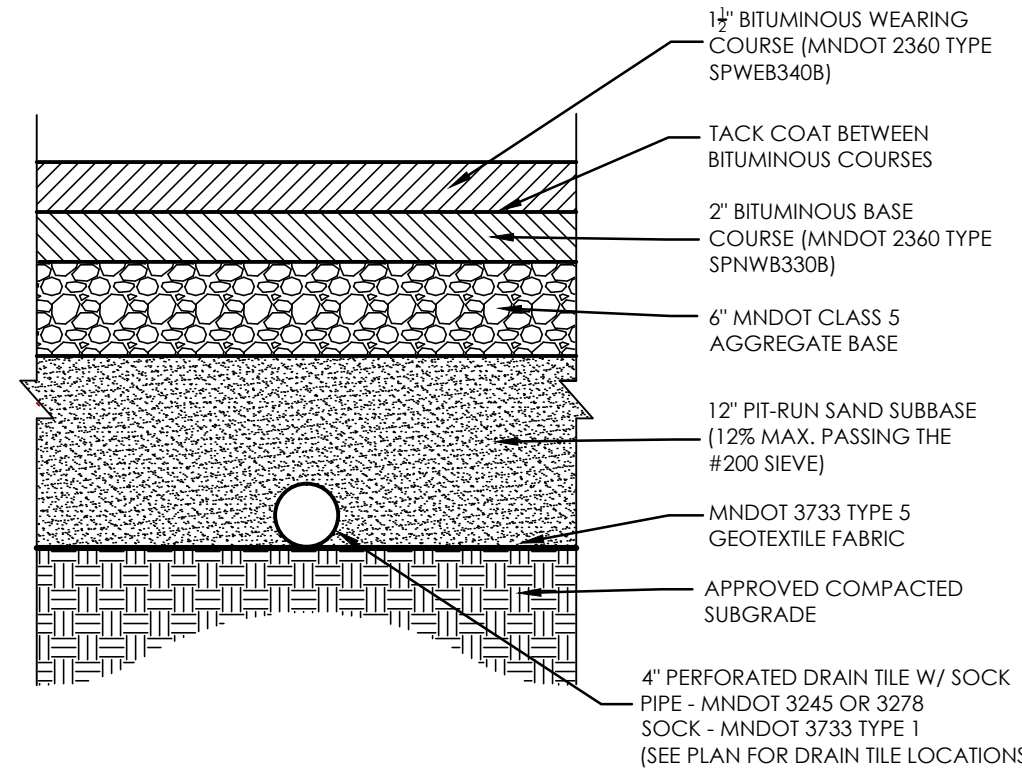
Table with 4 columns: REVISIONS, NO., DATE, DESCRIPTION. Contains 4 revision entries.

SPS COMPANIES NEW FACILITY logo and address: ROCKVILLE, MN

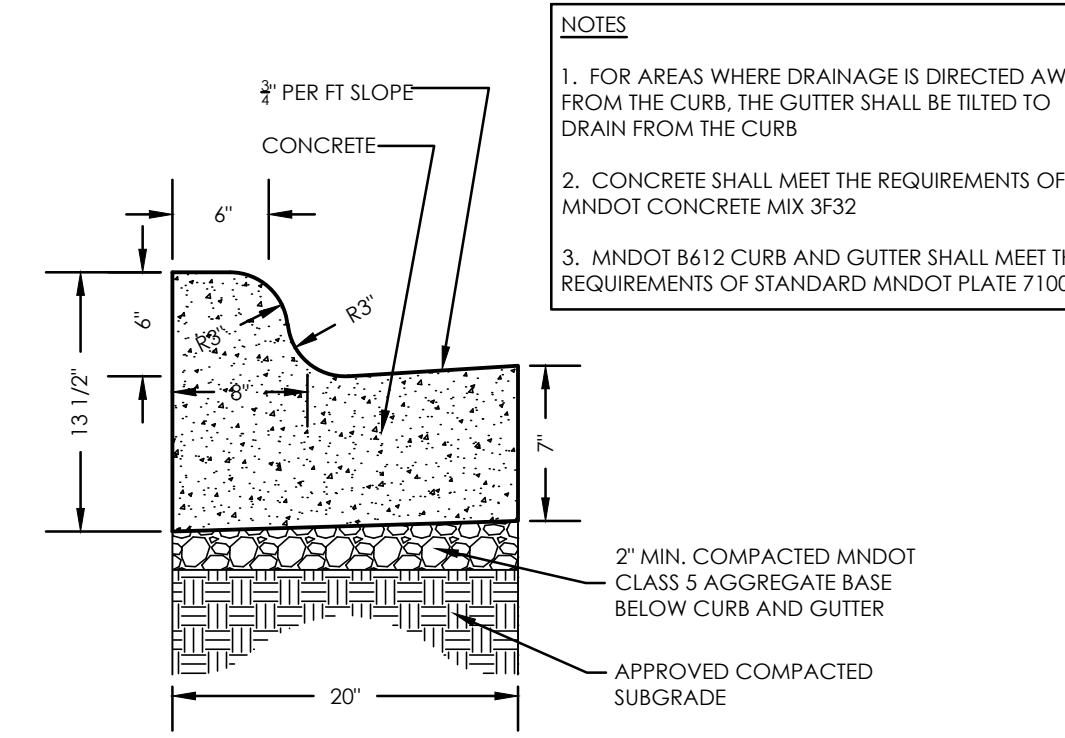
Table with 2 columns: PROJECT NUMBER: 21011



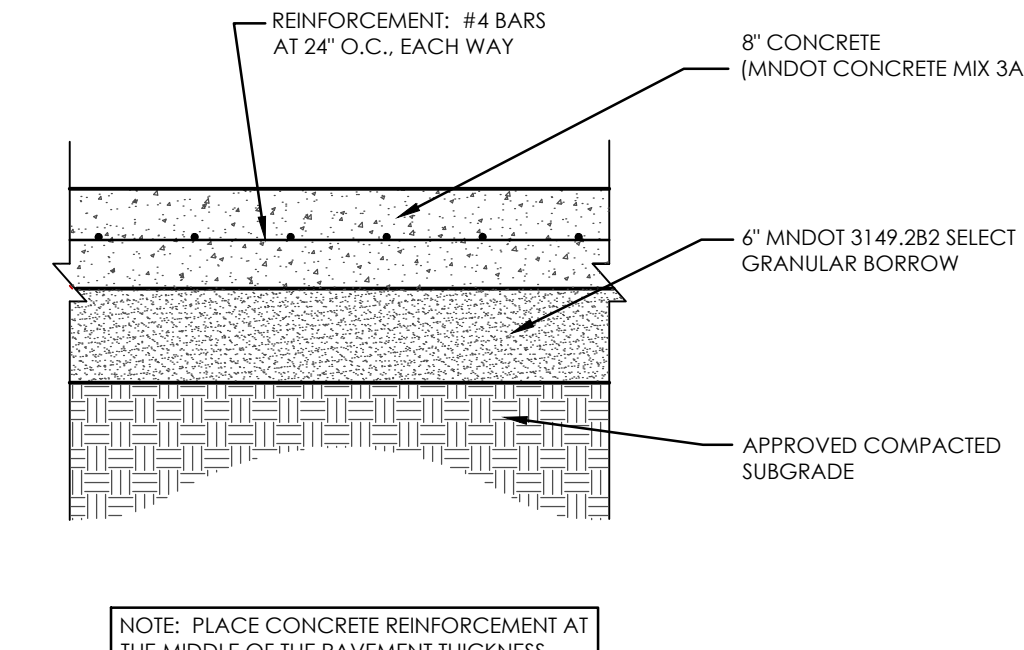
1 HEAVY-DUTY BITUMINOUS PAVEMENT SECTION NTS



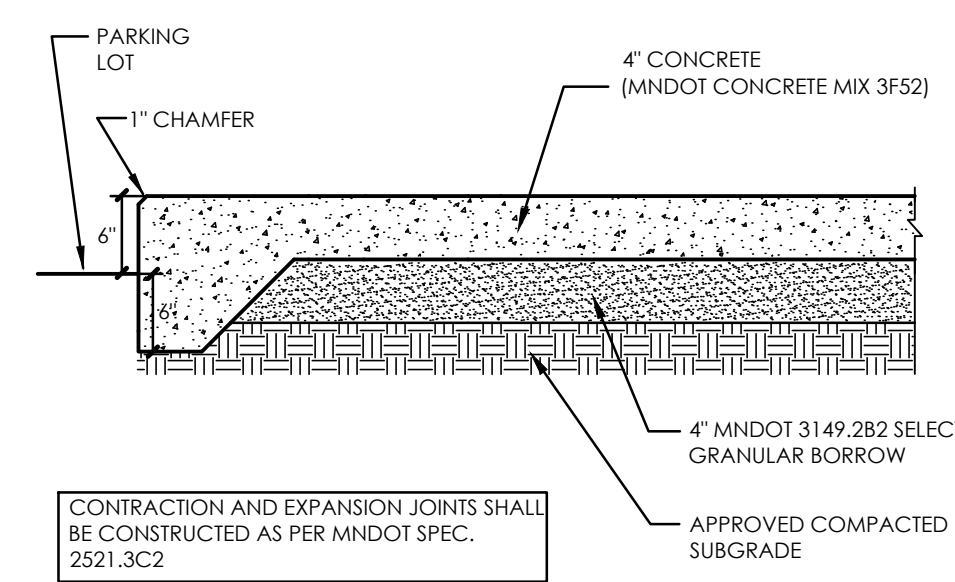
2 LIGHT-DUTY BITUMINOUS PAVEMENT SECTION NTS



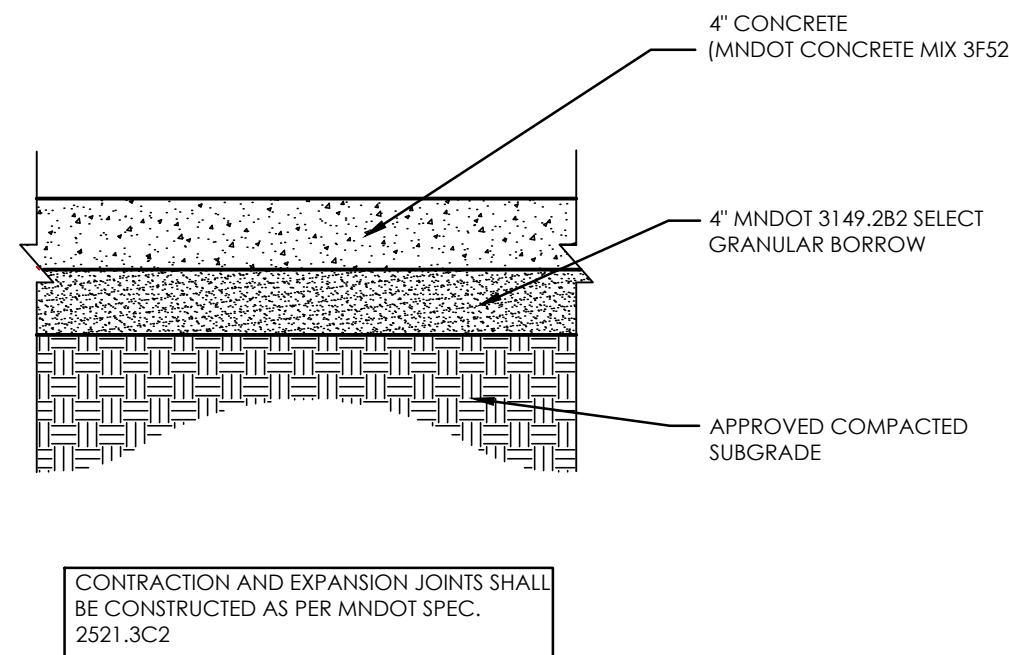
3 CURB & GUTTER (MNDOT B612) NTS



4 CONCRETE APRON SECTION NTS



5 THICKENED EDGE SIDEWALK NTS



6 CONCRETE/PATIO SIDEWALK SECTION NTS

NOTES
 1. FOR AREAS WHERE DRAINAGE IS DIRECTED AWAY FROM THE CURB, THE GUTTER SHALL BE TILTED TO DRAIN FROM THE CURB
 2. CONCRETE SHALL MEET THE REQUIREMENTS OF MNDOT CONCRETE MIX 3F32
 3. MNDOT B612 CURB AND GUTTER SHALL MEET THE REQUIREMENTS OF STANDARD MNDOT PLATE 7100

NOTE: PLACE CONCRETE REINFORCEMENT AT THE MIDDLE OF THE PAVEMENT THICKNESS

PRELIMINARY - NOT FOR CONSTRUCTION CIVIL CHECK SET - 03/22/2021

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

Brian J. Schultz, PE
 Date: xx/xx/2021
 License No.: 43129

SCHULTZ ENGINEERING & SITE DESIGN
 18 South Riverside Avenue
 Suite 230
 Sartell, MN 56377
 Ph: (320) 839-0669
 Fx: (866) 639-1890
 schultzeng@me.com
 www.schultzengineeringdesign.com

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	

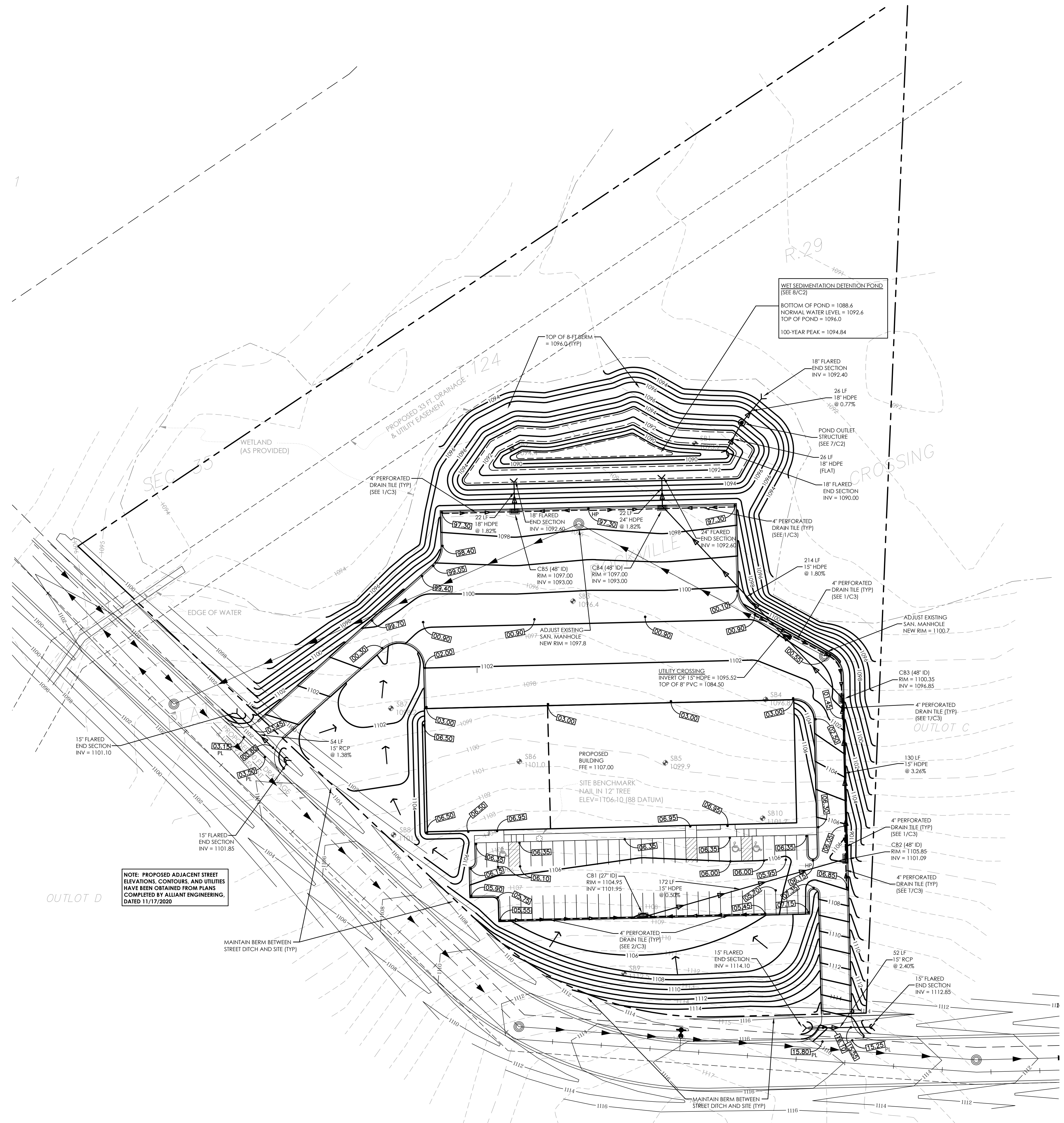
SPS COMPANIES
 NEW FACILITY
 ROCKVILLE, MN

PROJECT NUMBER:
 21011

C3 OF 7

STANDARD DETAILS

21011Detail.dwg



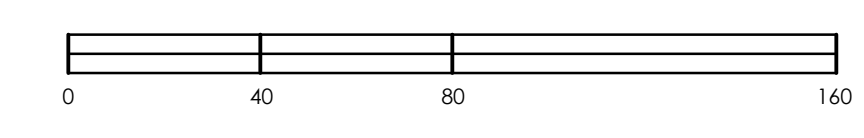
GRADING NOTES:

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS, AND RIM AND INVERT ELEVATIONS, OF EXISTING DRAINAGE AND SANITARY STRUCTURES. LOCATION AND SIZE OF EXISTING SANITARY, WATER, AND STORM SEWER STUBS, AND EXISTING GRADES SHALL ALSO BE VERIFIED.
- EXISTING TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM A TOPOGRAPHICAL SURVEY PROVIDED BY O'MALLEY & KRON LAND SURVEYORS, COLD SPRING, MN, (320) 685-5905
- BENCHMARK: NAIL IN EXISTING 12" TREE LOCATED JUST SOUTH OF PROPOSED BUILDING (SEE PLAN) - ELEV = 1106.10 (88 DATUM).
NOTE: BENCHMARK WILL NEED TO BE RE-ESTABLISHED BY A SURVEYOR DURING CONSTRUCTION.
- NOTIFY ENGINEER IMMEDIATELY IF ANY INCONSISTENCIES ARE DISCOVERED BETWEEN ACTUAL SITE CONDITIONS AND WHAT IS SHOWN ON THE PLANS, WHICH ARE SIGNIFICANT ENOUGH TO ALTER THE INTENT OF THE DRAWINGS.
- IF REQUIRED BY THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, THE OWNER OR CONTRACTOR SHALL OBTAIN A PLUMBING PERMIT PRIOR TO THE INSTALLATION OF ANY STORM SEWER UTILITIES.
- THE CONTRACTOR SHALL CONTACT GOPHER ONE CALL AT (800) 252-1166 FOR A UTILITY LOCATE PRIOR TO THE START OF CONSTRUCTION AND VERIFY LOCATIONS OF UTILITIES BEFORE BEGINNING WORK.
- SEE SHEETS C2 AND C3 FOR STANDARD DETAILS.
- ALL LENGTHS OF STORM SEWER OR CULVERT PIPE SPECIFIED ON THIS PLAN INCLUDE THE LENGTHS OF ANY ASSOCIATED FLARED END SECTIONS.
- TRASH GUARDS SHALL BE INSTALLED ON ALL STORM SEWER END SECTIONS.
- FINISHED ELEVATIONS OF LAWN/GREEN AREAS ADJACENT TO BUILDINGS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR OR TOP-OF-BLOCK ELEVATION.
- CONTRACTOR SHALL PERFORM CALCULATIONS TO VERIFY EARTHWORK QUANTITIES. CONTRACTOR'S BID SHALL BE BASED ON EARTHWORK CALCULATIONS COMPLETED BY THE CONTRACTOR.
- SPOT ELEVATIONS ARE FLOW LINE AND/OR FINISHED GRADES, UNLESS OTHERWISE INDICATED. TOP OF CURB ELEVATIONS ARE 6" ABOVE THE FLOW LINE SPOT ELEVATION SHOWN ON THE PLANS, UNLESS NOTED OTHERWISE.
- "EX" DENOTES EXISTING SPOT ELEVATIONS. "HP" DENOTES HIGH POINTS. "PL" DENOTES PLAN ELEVATIONS OF PROPOSED ADJACENT STREET.
- ALL PROPOSED ELEVATIONS ARE TOP OF PAVING OR GUTTER, UNLESS NOTED OTHERWISE. PROPOSED ELEVATIONS ARE INTENDED TO PROVIDE POSITIVE DRAINAGE TOWARDS CATCH BASINS AND/OR OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE REQUIRED ELEVATIONS, WHICH WILL PROMOTE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE.

NOTE: CADD FILES FOR ESTIMATING EARTHWORK QUANTITIES ARE AVAILABLE TO CONTRACTORS FOR PREPARING BIDS. IN ORDER TO RECEIVE THE CADD FILES, THE CONTRACTOR WILL NEED TO SIGN A HOLD-HARMLESS AGREEMENT PROVIDED BY SCHULTZ ENGINEERING & SITE DESIGN, AND AGREE TO PAY A \$50 PROCESSING FEE. THE CADD FILES WILL BE RELEASED UPON RECEIPT OF THE CHECK.

NOTE: PROPOSED ADJACENT STREET ELEVATIONS, CONTOURS, AND UTILITIES HAVE BEEN OBTAINED FROM PLANS COMPILED BY ALLIANT ENGINEERING, DATED 11/17/2020

GRADING PLAN



PRELIMINARY - NOT FOR CONSTRUCTION CIVIL CHECK SET - 03/22/2021

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

Brian J. Schultz, PE
Date: xx/xx/2021
License No.: 43129

SCHULTZ ENGINEERING & SITE DESIGN

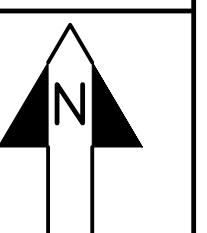


18 South Riverside Avenue
Suite 230
Sartell, MN 56377
www.schultzengineeringdesign.com

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

SPS COMPANIES NEW FACILITY

PROJECT NUMBER: 21011
SCALE: 1"=40'
C4 OF 7



21011 Grading.dwg

ROCKVILLE, MN

PROJECT INFORMATION

Project Description

This project will consist of the construction of a new commercial building, with a footprint totaling approximately 30,000 sf, as well as parking lot & driveway areas, storage and truck-maneuvering areas, and sidewalk. Storm water management for this project will consist of a wet sedimentation detention pond.

Anticipated Disturbed Area and Impervious Surface Tabulation

Table with 2 columns: Anticipated Disturbed Area, Existing Impervious Area, Proposed Impervious Area, Net Impervious Area Increase. Values include 4.5 acres, 0.0 acres, 2.4 acres, 2.4 acres.

Permanent Site Drainage

Site drainage will be routed to a new wet sedimentation detention pond via surface drainage and new storm sewer to be constructed on-site. The pond will be provided with a permanent volume (dead storage) equal to or exceeding 1,800 cubic feet per acre draining to the pond, and a water quality volume equal to 1" of the impervious area draining to the pond (see table below). The outlet will be sized such that the discharge of the water quality volume will not exceed 5.66 cfs per acre of pond surface area. A skimmer structure to control floatables has been included as well.

Table with 3 columns: Sediment Pond Data, Required, Provided. Rows include Permanent Storage Volume, Water Quality Volume, Discharge Rate, Ballast of Pond, Normal Water Level, Top of Pond.

Note: Based on soil borings completed at the site, the site's subsols consist predominantly of clayey sands and lean clays. These soils are considered HSG "D" soils as per the MN Storm Water Manual, and can be expected to infiltrate at rates of 0.60 in/hr or less. For this reason, infiltration is considered impractical for this project, and a wet sedimentation detention pond is proposed.

Receiving Surface Waters

The following surface waters could receive storm water runoff from this project, and are within 1 mile of the project site:

Table with 6 columns: Surface Water, Type of Surface Water, Impaired Water?, Special Water?, USEPA Approved TMDL for Impaired Water?, Comments. Rows include Nearby wetlands, County Ditch 17, Great Bel Clair Marsh.

SEDIMENT AND OTHER POLLUTANTS

This SWPPP has been designed mainly to provide erosion and sediment control of naturally occurring soils at this site (ie: sands, loams, and clays). Although this SWPPP does address pollution prevention of other man-made materials, it is assumed that these materials will consist of debris from existing structures and pavements to be demolished, or debris and chemicals (ie: fuels, new paints, etc.) resulting from new construction.

There are no known solid wastes or hazardous materials buried below grade at this site. If such wastes or hazard materials are discovered during construction, the SWPPP Coordinator (described below) will be responsible for notifying the Engineer. This SWPPP will then be revised to address the presence and disposal of these additional pollutants

EROSION PREVENTION AND SEDIMENT CONTROL RESPONSIBILITIES

SWPPP Design Engineer and Qualifications

Table with 2 columns: Design Engineer, Training Course, Training Entity, Instructor, Dates of Training Course, Total Training Hours. Values include Brian J. Schultz, PE, Design of SWPPP Recert., University of Minnesota, John Chapman, March 3, 2020, 7.0.

* Design of SWPPP is a recertification course offered by the University of Minnesota. The Engineer's certification for Design of SWPPP is current, and will expire May 31, 2023. Certification documentation is on file at the Engineer's office and a copy can be provided upon request.

SWPPP Coordinator and Qualifications

The Contractor shall provide an individual who shall serve as the SWPPP Coordinator for this project. The SWPPP coordinator shall oversee the implementation of this SWPPP, as well as the necessary inspections (described below) of erosion prevention and sediment control BMPs. The SWPPP Coordinator shall also oversee the installation, maintenance, and repair of the BMPs to be completed in accordance with this SWPPP. The SWPPP Coordinator shall be responsible for the items listed above during the period from the start of the project to the establishment of final stabilization. During this period, the SWPPP Coordinator, or their assigned, qualified (see below) representative shall be available for an on-site inspection within 72 hours upon request by the MPCA.

If the SWPPP Coordinator chooses to complete the table below, which will identify the SWPPP Coordinator and that person's qualifications. This person shall acknowledge that he/she has been assigned to serve as SWPPP Coordinator and will be overseeing the items listed in this section, by providing their signature in the space below. Please note that this SWPPP will not be considered complete if the table below is not filled in.

* Typically, the identity of the SWPPP Coordinator is unknown until the project is awarded. The SWPPP Coordinator may be identified at the project's Preconstruction Conference.

Table with 2 columns: SWPPP Coordinator, Company Name, Office Phone #, Cell Phone #, Training Course, Training Entity, Instructor, Dates of Training Course, Total Training Hours.

I, _____ hereby (Printed Name) acknowledge that I will be serving as SWPPP Coordinator for this project and will be responsible for overseeing the items identified in this section. _____ (Signature) _____ (Date)

The SWPPP Coordinator may assign other personnel to supervise or perform the duties listed above. However, in completing the duties listed above, at least one person shall be trained in erosion prevention and sediment control as related to that particular part of the SWPPP.

If the SWPPP Coordinator chooses to delegate some of the duties and responsibilities listed above to other personnel, a list of the personnel, as well as their qualifications, shall be kept with and shall become part of this SWPPP. The qualifications shall be documented in a manner similar to the table shown above. A copy of this list shall be provided to the Engineer.

Once the project has been completed and accepted by the Owner, and Final Stabilization has been established and "Notice of Termination" submitted to the MPCA, the Owner assumes responsibility for the long term maintenance of the storm water management system.

The SWPPP Coordinator shall be responsible for ensuring that the Contractor properly disposes of the temporary erosion and sediments control measures within 30 days after site stabilization is achieved or after the temporary measures are no longer needed.

Record Retention

The SWPPP and associated records shall be stored and maintained by an employee or representative of the Owner for 3 years after the submission of the Notice of Termination (NOT). Responsibility for overseeing the records will be transferred to another employee or representative should the current personnel become uninvolved with the project or Owner. These records shall include the following:

- 1). The final SWPPP
2). Any other stormwater related permits required for the project
3). Records of all inspection and maintenance conducted during construction
4). All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance
5). All required calculations for design of the temporary and permanent Stormwater Management Systems.

BMP INSPECTIONS

Inspection Frequency

The SWPPP Coordinator shall inspect, or designate someone else who is qualified to inspect (see above), the construction site erosion prevention and sediment control BMPs per the following time frames:

- 1). Once every 7 days
2). Within 24 hours of a rain event (1/2" or greater over 24 hours)

Inspections shall be conducted per the time frames listed above with the following exceptions:

- 1). Where parts of the construction site have permanent cover, but work remains on other parts of the site, inspections of areas with permanent cover may be reduced to once per month
2). Where construction sites have permanent cover on all exposed soil areas and no construction activity is occurring anywhere on the site, the site must be inspected for a period of 12 months (inspections may be suspended during frozen ground conditions). Following the 12th month of permanent cover with no construction activity, inspections may be terminated until construction activity is once again initiated or sooner if notified in writing by the MPCA.
3). Where work has been suspended due to frozen ground conditions, the required inspections and maintenance schedule must begin within 24 hours after runoff occurs at the site or prior to resuming construction, whichever occurs first.

Inspection Records

The SWPPP Coordinator shall maintain inspection records during construction. These must be recorded in writing within 24 hours of the inspection and/or maintenance activity. The inspection records shall include the following:

- 1). Date and time of inspectors
2). Name of person(s) conducting inspection
3). Findings of inspections, including recommendations for corrective actions
4). Corrective actions taken (including dates, times, and party completing maintenance activities)
5). Date and amount of any rainfall events greater than 1/2" in 24 hours
a). The Contractor shall install and maintain a rain gauge at the construction site in order to verify rainfall amounts.
6). If any discharge is observed to be occurring during the inspection, a record of all points of the property from which there is a discharge must be made, and the discharge shall be described (ie: color, odor, floating, settled, or suspended solids, foam, oil sheen, and other obvious indicators of pollutants) and photographed.
7). Documentation of any changes to the SWPPP made during construction
a). If the SWPPP coordinator observes that a BMP fails on a regular basis and believes that it is ineffective, it shall be his/her responsibility to notify the Engineer of such deficiencies. The Engineer will then amend the SWPPP (see "Amending the SWPPP")

Note: Copies of all inspection records shall be submitted to the Engineer.

AMENDING THE SWPPP

During the construction of this project it may become necessary to amend this SWPPP. Should the responsibility of installing, inspecting and maintaining the erosion and sediment control devices and techniques described in this SWPPP be transferred from the current Contractor to another Contractor, or from the current Contractor to the Owner, this SWPPP shall be updated accordingly. The Owner will also be required to complete an "Permit Modification Form".

Should it be determined, during construction, by the SWPPP Coordinator, Engineer, or Regulatory Officials that deficiencies in this SWPPP exist, or if significant changes are made to the design/scope of this project that impact erosion prevention and sediment control, the Engineer shall be notified immediately. The Engineer will then review potential deficiencies and/or significant changes to project design/scope, and make necessary changes to the SWPPP.

After changes are made to the SWPPP, the Engineer will issue the necessary documentation, reflecting the changes, to the owner and to the SWPPP Coordinator. The SWPPP Coordinator shall be responsible to make sure that this documentation is added to the on-site SWPPP copy and that the changes described in the documentation is implemented on-site.

EROSION PREVENTION AND SEDIMENT CONTROL BMPs

Standards and References

Materials and construction methods of all BMPs included in this SWPPP shall be as per the Minnesota Department of Transportation (MNDOT) Standard Specifications for Construction, latest edition. The Contractor and SWPPP Coordinator shall obtain a current copy of MNDOT's Standard Specifications for Construction and familiarize themselves with the specification sections applicable to this SWPPP, as there are several BMPs that specifically reference these sections.

The Contractor and SWPPP Coordinator shall be expected to be familiar with the applicable MNDOT specification sections during construction. No additional compensation will be paid to the Contractor for additional work due to unfamiliarity with these specification sections.

Undisturbed Areas

If shown on the plan, the Contractor shall delineate areas that are not to be disturbed on the site. This may be done with flags, stakes, signs, silt fence, etc., and shall be completed prior to the start of any grading operations. Regardless of the delineation method the Contractor chooses to use, the Contractor must communicate to his/her personnel and subcontractors that these areas are not to be disturbed and construction equipment (including trucks and personal vehicles) shall not be allowed in these areas.

The Contractor shall minimize compaction and preserve topsoil as much as possible at the site. In pervious ("green") areas that are not essential to the construction of the project, the Contractor shall avoid construction traffic and maintain the existing condition of these areas.

Temporary and Permanent Stabilization

All exposed soil areas (including stockpiles) shall be provided with temporary or permanent cover within 14 days of construction activity temporarily or permanently ceasing in that portion of the site. Temporary or permanent drainage ditches or swales, which drain off-site or to a surface water, and are within 200 lined feet of the property line or surface water shall be provided with temporary or permanent cover within 24 hours of construction. Placement of temporary or permanent cover shall be initiated immediately upon suspension or completion of excavation operations.

Temporary Cover:

If the Contractor chooses to halt grading operations in a portion of the site (or the whole site) for a period exceeding 14 days, and grading operations (rough or finish grading) in the affected areas has not yet been completed, temporary cover shall be placed. Affected areas consisting of drainage ditches or swales connected to, and within, 200 lined feet of a property line or surface water shall be provided with temporary cover within 24 hours of connection. Depending on the Contractor's schedule, the temporary cover shall consist of one of the following BMPs:

- 1). Disanchored Mulch
a). Disanchored mulch may be used in an area of the site (or the whole site) if the Contractor is halting grading operations for a period that is relatively short, but exceeds 14 days.
b). The mulch shall be Type 3 per MNDOT Spec. 3882.
c). An adequate quantity of mulch shall be evenly distributed to achieve 90% coverage of the exposed soils.
d). Mulch shall be placed as per MNDOT 2575.3C.
e). All mulch shall be disc anchored as per MNDOT 2575.3D. Prior to the placement and disanchoring of the mulch, the soils shall be loosened and the area smooth-rough graded per MNDOT 2574.
f). Any areas that are exposed as a result of wind action after the initial mulch placement shall be covered with additional mulch to maintain 90% coverage.
2). Temporary Seeding with Mulch
a). Temporary seeding with mulch may be used in areas of the site (or the whole site) if the Contractor is halting grading operations for a period that is relatively long. Although mulch still needs to be applied as described above, once the temporary seeding/turf is established, the mulch will no longer need to be maintained. The temporary seeding/turf will require very little maintenance.
b). Prior to the sowing of temporary seed, the soils shall be loosened and the area smooth-rough graded per MNDOT 2574.
c). Contractor shall utilize Seed Mixes 21-111, 21-112, or 21-113 per MNDOT Spec. 3876 for temporary seeding.
d). Temporary seeding shall be sown per MNDOT Spec. 2575.3B.
e). Once temporary seeding has been sown, mulch shall be placed over the area as described above.

Permanent Cover:

Upon completion of finish grading and/or placement of topsoil, initiation of the placement of permanent cover shall begin immediately over all exposed areas. This includes areas designated for impervious surfacing (ie: buildings, pavements/gravel bases, sidewalks, etc.). Where the construction schedule will not allow for the placement of the permanent impervious surfacing within 14 days of the completion of finish grading, temporary cover shall be provided in these areas, as described above, until the permanent impervious surfacing can be constructed. Affected areas consisting of drainage ditches or swales connected to, and within, 200 lined feet of a property line or surface water, shall be provided with permanent cover within 24 hours of connection.

Areas designated for permanent turf establishment shall be provided with one or more of the following BMPs (see plan):

- 1). Permanent Seeding with Mulch
a). Unless otherwise noted on the plans, all areas designated for turf establishment shall be provided with permanent seeding.
b). In addition to the plan included as part of this SWPPP, the Contractor shall verify if a Landscaping Plan has been included in the plans by the Architect. If a Landscape Architect has specified higher quality permanent cover (ie: sod, hydroseeding, etc.), the Contractor shall provide this permanent cover in lieu of the permanent seeding specified in this SWPPP.
c). Prior to the sowing of permanent seed, the soils shall be loosened and the area smooth-rough graded per MNDOT 2574.
d). Contractor shall utilize Seed Mix 25-131 per MNDOT Spec. 3876 for permanent seeding.
e). Permanent seeding shall be sown per MNDOT Spec. 2575.3B.
f). Once permanent seeding has been sown, mulch shall be placed over the area as described above (under Temporary Cover), unless noted otherwise.
2). Erosion Control Blanket
a). Erosion control blanket shall be placed in areas as shown on the plan included in this SWPPP. These areas shall still be provided with permanent seeding, as described above, beneath the erosion control blanket.
b). Erosion control blanket shall meet the requirements indicated in MNDOT Spec. 3885. See plan for category(s) of erosion control blanket.
c). Erosion control blanket shall be installed as per MNDOT Spec. 2575.3G2.
d). Erosion control blanket specified in drainage ditches and swales connected to, and within 200 lined feet, of a property line or surface water shall be installed within 24 hours of the completion of finish grading (including permanent seeding).
3). Riprap
a). Riprap shall be placed in areas as shown on the plan included in this SWPPP.
b). All riprap shall be underlain with Type 4 geotextile fabric. The fabric shall meet the requirements of MNDOT Spec. 3733 and shall be installed as per MNDOT Spec. 2511.3B2.
c). Riprap materials shall meet the requirements of MNDOT Spec. 3401, and shall be Class 3, unless noted otherwise on the plans.
d). Riprap shall be considered "Random Riprap" and shall be placed as per MNDOT Spec. 2511.
e). Although it is permitted for the riprap to be placed with machinery, it will be necessary for the Contractor to hand place some of the riprap in order to provide a dense, well-keyed layer of stones with the least practical quantity of void space.
f). The minimum thickness of the riprap shall be 18 inches, unless otherwise noted on the plans.
g). Riprap designated at the end of pipe outlets shall be placed within 24 hours of installation of the pipe outlet end section.
h). Riprap specified in drainage ditches and swales connected to, and within 200 lined feet, of a property line or surface water shall be installed within 24 hours of the completion of finish grading.

Sediment Control

The following sediment control BMPs shall be implemented as part of this project:

- 1). Silt Fence
a). Silt fence shall be installed at the locations shown on the plan included in this SWPPP.
b). Silt fence shall be machine sliced and materials shall meet the requirements of MNDOT Spec. 3886.
c). Silt fence shall be installed as per MNDOT Spec. 2573.3B2.
d). Silt fence shall be installed prior to any upgradient grading operations, and shall remain in place and maintained adequately until upgradient areas achieve Final Stabilization (see below)
e). Silt fence shall be repaired or replaced if damaged during, or after, rain events, or if accumulated sediment on the upstream side of the fence reaches 1/3 of the height of the fence. Repair or replacement of silt fence shall be completed within 24 hours of discovery.
f). Portions of silt fence may be removed to accommodate short-term activities, such as vehicle passage. Short-term activities shall be completed as quickly as possible, and new silt fence installed immediately after completion of the short-term activity, if rainfall is imminent or forecasted in the near future, new silt shall be installed regardless of if the short term activity has been completed or not. The Contractor is advised to schedule short term activities during dry weather as much as practicable. No additional compensation will be paid due to additional silt fence associated with short-term activities.
g). Temporary soil stockpiles shall be placed on the site in areas upgradient from silt fence. Where the Contractor chooses to place temporary soil stockpiles outside designated silt fenced areas, the stockpiles shall be surrounded by additional silt fence. Under no circumstances shall temporary soil stockpiles be placed over surface waters, curb and gutter, catch basins, culvert inlets or outlets, or ditches.
2). Catch Basin Protection
a). WIMCO Road Drain protection devices, as manufactured by WIMCO, shall be used for catch basin protection on this project. WIMCO can be contacted at (952)-233-3055, and their web page is www.roadrain.com.
b). "Road Drain Top Slab" devices shall be installed at all catch basin locations immediately after placement of the catch basin structures. "Road Drain Top Slab" devices shall remain in place and be adequately maintained until permanent surfacing is constructed (ie: curb and gutter, pavements, and/or gravel surfacing). In areas designated for turf establishment, "Road Drain Top Slab" devices shall remain in place until Final Stabilization of all upgradient areas is established.
c). Upon construction of the permanent surfacing, the "Road Drain Top Slab" devices shall be replaced with the WIMCO product specified on the plans. The WIMCO devices shall remain in place until Final Stabilization of all upgradient areas has been established.
d). The contractor shall install and maintain the catch basin protection devices as per the manufacturer's instructions and specifications.
3). Culvert Inlet Protection
a). Culvert inlet protection shall be provided at all culvert inlet locations immediately after construction of the culvert. See plan included in this SWPPP for culvert inlet locations.
b). Culvert inlet protection shall consist of geotextile fabric wrapped around, and completely covering the inlet end section. The geotextile fabric shall be the same fabric used in silt fence applications and meet the requirements of MNDOT Spec. 3886.
c). The culvert inlet protection shall remain in place and adequately maintained until Final Stabilization of all upgradient areas has been established.
d). Culvert inlet protection shall be repaired or replaced if damaged during, or after, rain events, or if accumulated sediment reaches 1/2 of the diameter of the culvert pipe. Repair or replacement of culvert inlet protection shall be completed within 24 hours of discovery.

4). Temporary Rock Construction Entrance

- a). Temporary rock construction entrances shall be installed at the locations shown on the plan included in this SWPPP. See detail for temporary rock entrance design.
b). If the Contractor chooses to access the site from locations other than where temporary rock entrances are specified on the plans, additional temporary rock entrances shall be placed at these locations, as well.
c). Temporary rock entrance shall be constructed prior to the start of grading operations, and shall remain in place and be adequately maintained until Final Stabilization has been established.
d). Temporary rock entrances shall be maintained in such a manner that the entrances prevent sediment tracking onto adjacent streets. If a temporary rock entrance is found to be ineffective, it shall be replaced or improved within 24 hours of discovery.
e). The Contractor has the option to place Type 4 geotextile fabric beneath the temporary rock entrance. The fabric may extend the life of the entrance as it will reduce rock "sinking" into the underlying soils. If the Contractor chooses to use fabric, it should meet the requirements of MNDOT Spec. 3733 and shall be installed as per MNDOT Spec. 2511.3B2.
f). If sediment tracking from the site is discovered on adjacent streets, the sediment shall be removed with a street sweeper or other approved method within 24 hours of discovery. This shall be done throughout construction of the project. This sediment may be returned and graded over exposed areas of the site, or disposed of off site per MPCA requirements.
The City may order street sweeping to be performed at the Contractor's or Owner's expense if City staff find that construction activities are resulting in erosion or debris being tracked onto City streets.
5). Filter Logs
a). Filter logs shall be installed at the locations shown on the plan included in this SWPPP.
b). Filter logs shall consist of Type Wood Fiber Birolals and meet the requirements of MNDOT Spec. 3897.
c). Filter logs shall be installed as per MNDOT Spec. 2573.3F.
d). Filter logs shall be installed immediately after placement of erosion control blanket.
e). Filter logs shall remain in place for the life of the project, and shall be allowed to degrade naturally.

Dewatering

If dewatering of sandy subsols is required for this project, the pump discharge shall be treated prior to discharge off-site or into a surface water. Treatment of discharge shall be achieved with the use of a "Dandy Dewatering Bag" (or approved equivalent), as manufactured by Dandy Products, Inc. Dandy Products, Inc. can be contacted at (877) 307-0141, and their web page is www.dandyproducts.com. The "Dandy Dewatering Bag" shall be installed, utilized, and maintained per the manufacturer's instructions and specifications.

Once dewatering water has been treated, it may be discharged off-site or to a surface water. The discharge shall be visually checked to ensure that it is relatively clean and not visibly different from any receiving waters. If discharge is noticeably "dirty", the Contractor shall be contacted as additional treatment methods may be necessary.

Adequate erosion control shall be provided at the point of discharge if it is located in an area with exposed soils or established turf. This erosion control may consist of temporarily placed rip rap, or other approved energy dissipation measures. The type of erosion control measure shall be at the Contractor's discretion, depending on the location of the dewatering discharge and the unique site characteristics. The erosion control measures shall be effective and shall be maintained adequately such that no erosion occurs at the point of discharge.

Pollution Prevention Management

Solid waste accumulated during construction, including collected sediment, construction materials, floating debris, construction debris, paper, plastics, and other solid wastes shall be disposed of in accordance with MPCA disposal requirements:

- 1). Building products that have the potential to leach pollutants shall be maintained under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with storm water.
2). Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials shall be maintained under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
3). Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) shall be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas shall be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials shall be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
4). Solid waste shall be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
5). Portable toilets shall be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.

The Contractor shall take 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. The Contractor shall conduct fueling in a contained area unless infeasible. The Contractor shall 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. The Contractor shall report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.

If the Contractor washes the exterior of vehicles or equipment on the project site, washing shall be limited to a defined area of the site. Runoff from the washing area shall be contained in a sediment basin or other similarly effective controls and waste from the washing activity shall be properly disposed of. The Contractor shall properly use and store soaps, detergents, or solvents. No engine degreasing shall be allowed on site.

The Contractor shall provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes shall not contact the ground, and the containment shall be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes shall be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

FINAL STABILIZATION

Final Stabilization shall be considered established once the following requirements have been achieved:

- 1). All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth density over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
2). The permanent storm water management system is constructed, and is operating as designed. Temporary or permanent sedimentation basins that are to be used for permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
3). All temporary synthetic and structural erosion prevention and sediment control BMPs have been removed from the project site. BMPs designed to decompose on site may be left in place.

ADDITIONAL COMMENTS

The Contractor is solely responsible for the cleanup of any wetlands, rivers, streams, lakes, reservoirs, other waters of the State (as defined by the MPCA's General Storm Water Permit), ground or roadway surfaces or other property damaged by construction activity related to this project.

Besides the NPDES permit (MPCA General Storm Water Permit), the Contractor shall also obtain all other necessary local government permits related to storm water management, and erosion & sediment control, if applicable (ie: Watershed District, City, MNDOT, MNDNR, etc.).

This SWPPP is intended to provide a plan for addressing the erosion prevention and storm water management issues associated with this project. It is to be used in conjunction with the project plans, specifications, and the MPCA General Storm Water Permit. In addition to the SWPPP, the Owner, Contractor, and SWPPP Coordinator shall familiarize themselves with the actual requirements indicated in the MPCA General Storm Water Permit itself and are responsible for compliance with the permit's terms, requirements, and conditions. The Engineer can provide a copy of the permit upon request.

SWPPP - STANDARD NOTES

PRELIMINARY - NOT FOR CONSTRUCTION CIVIL CHECK SET - 03/22/2021

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

SCHULTZ ENGINEERING & SITE DESIGN



18 South Riverside Avenue Suite 230 Starbuck, MN 56377 www.schultzengineeringdesign.com

REVISIONS NO. DATE DESCRIPTION

Table with 3 columns: NO., DATE, DESCRIPTION. Rows 1, 2, 3, 4.

SPS COMPANIES NEW FACILITY

PROJECT NUMBER: 21011

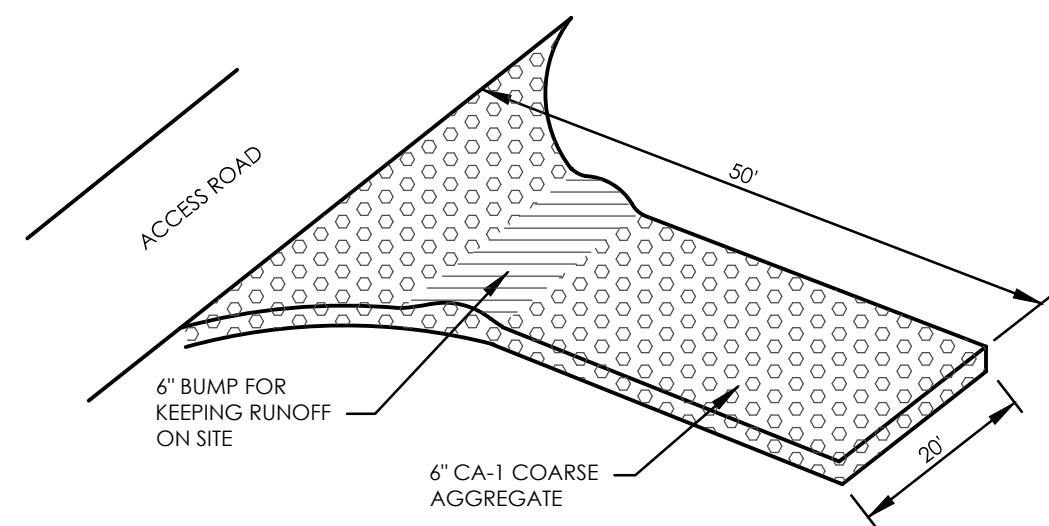
C5 OF 7

Brian J. Schultz, PE Date: xx/xx/2021 License No.: 43129

Ph: (320) 839-0669 Suite 230 Starbuck, MN 56377 schultzeng@live.com www.schultzengineeringdesign.com

ROCKVILLE, MN

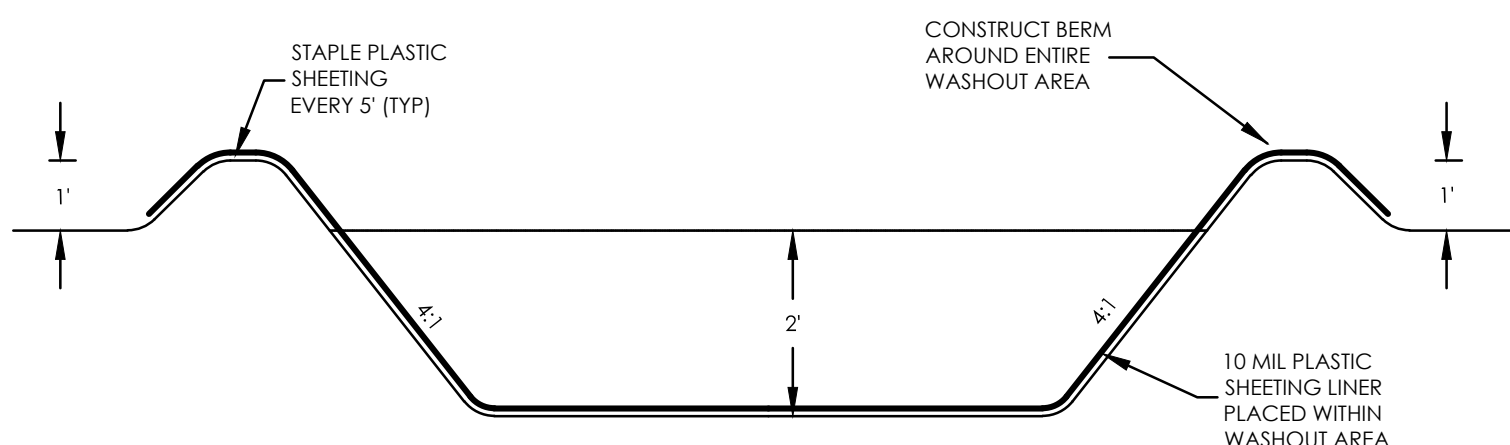
21011 SWPPP-Notes.dwg



1. THE ROCK ENTRANCE SHALL BE CONSTRUCTED PRIOR TO THE START OF GRADING OPERATIONS.
2. THE ENTRANCE SHALL BE GRADED SUCH THAT POSITIVE DRAINAGE DURING CONSTRUCTION IS PROVIDED.
3. THE ENTRANCE SHALL BE MAINTAINED IN SUCH A CONDITION SUCH THAT IT PREVENTS MUD TRACKING OFF SITE. ADDITIONAL ROCK OR REPLACEMENT OF THE ENTRANCE MAY BE REQUIRED PERIODICALLY IF MUD STARTS TO TRACK OFF SITE.
4. THE ROCK ENTRANCE MAY BE REMOVED JUST PRIOR TO THE PLACEMENT OF AGGREGATE BASE.

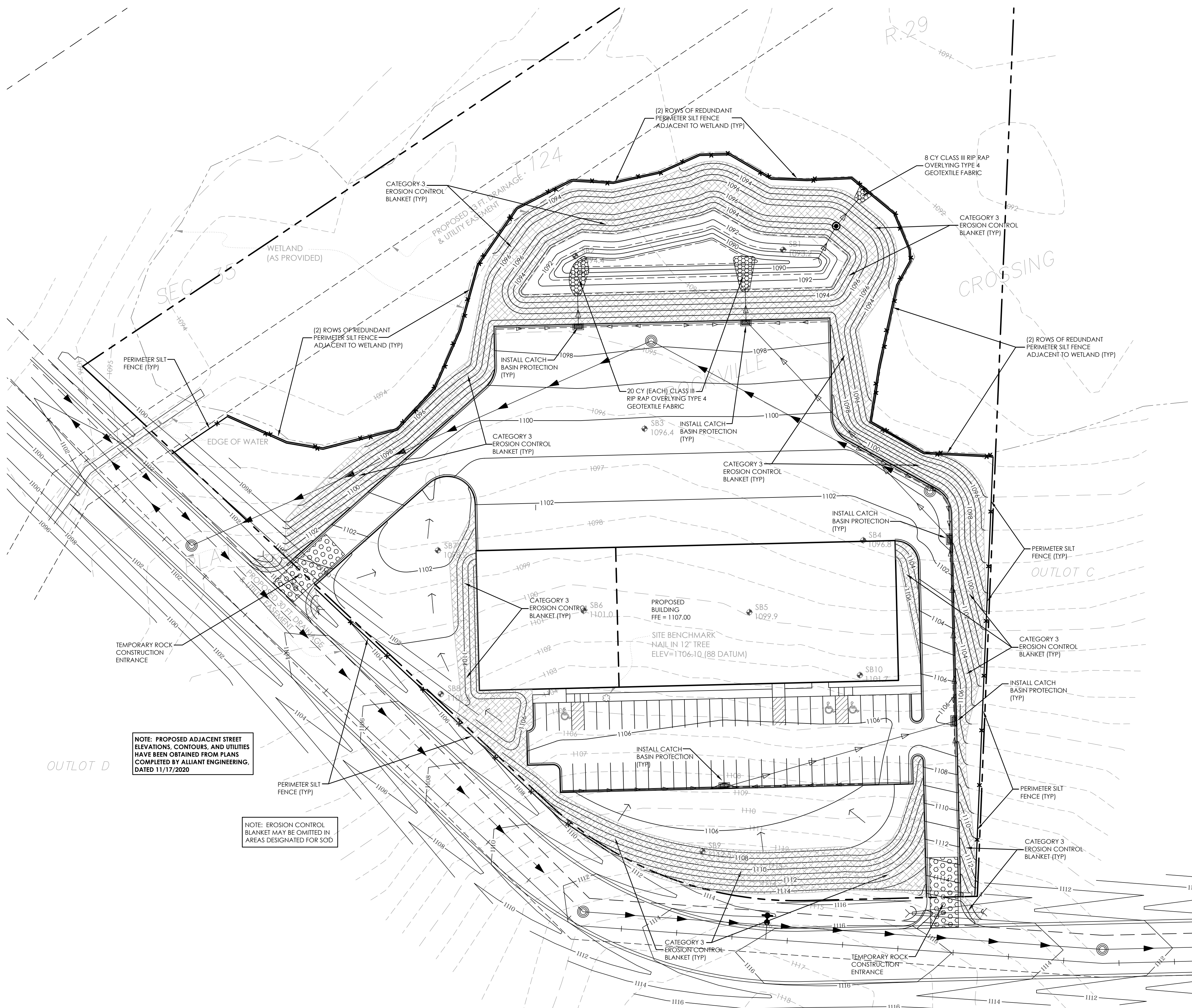
NOTE: PLACING FILTER FABRIC UNDER THE ROCK ENTRANCE MAY REDUCE THE AMOUNT OF MAINTENANCE IT WOULD REQUIRE.

1 TEMPORARY ROCK CONSTRUCTION ENTRANCE



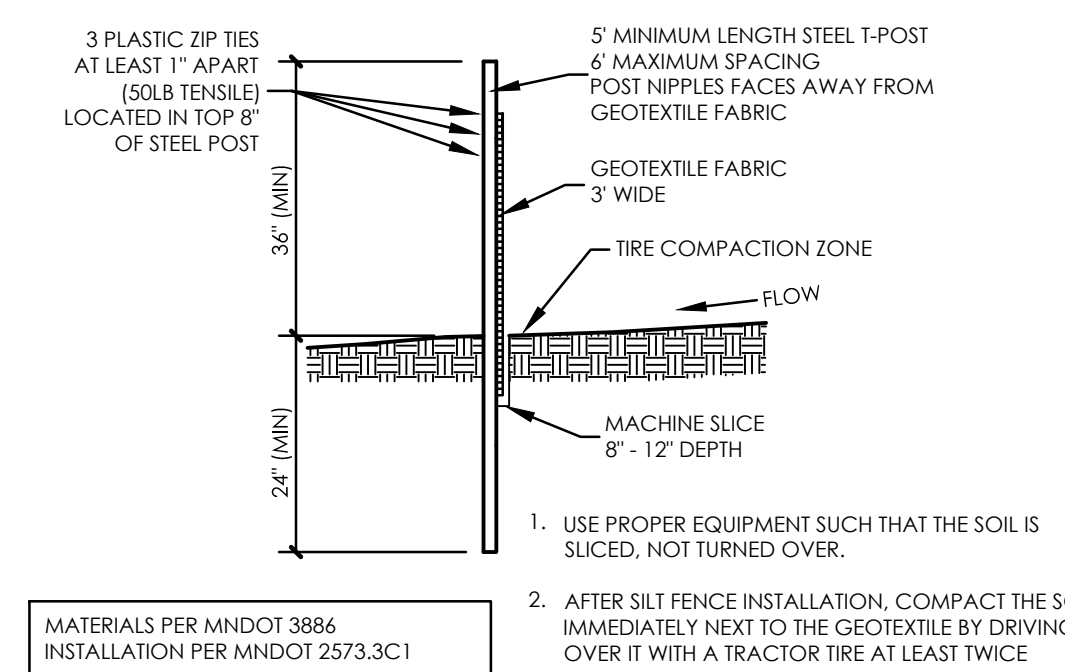
1. BOTTOM OF CONCRETE WASHOUT AREA SHALL BE 10'x10'
2. CONTRACTOR SHALL REMOVE WASH LIQUID FROM CONCRETE WASHOUT AREA AND DISPOSE OF PER MPCA REQUIREMENTS WHEN WASHOUT AREA BECOMES HALF FULL.
3. CONTRACTOR SHALL SELECT THE MOST OPTIMAL LOCATION FOR THE CONCRETE WASHOUT

2 CONCRETE WASHOUT



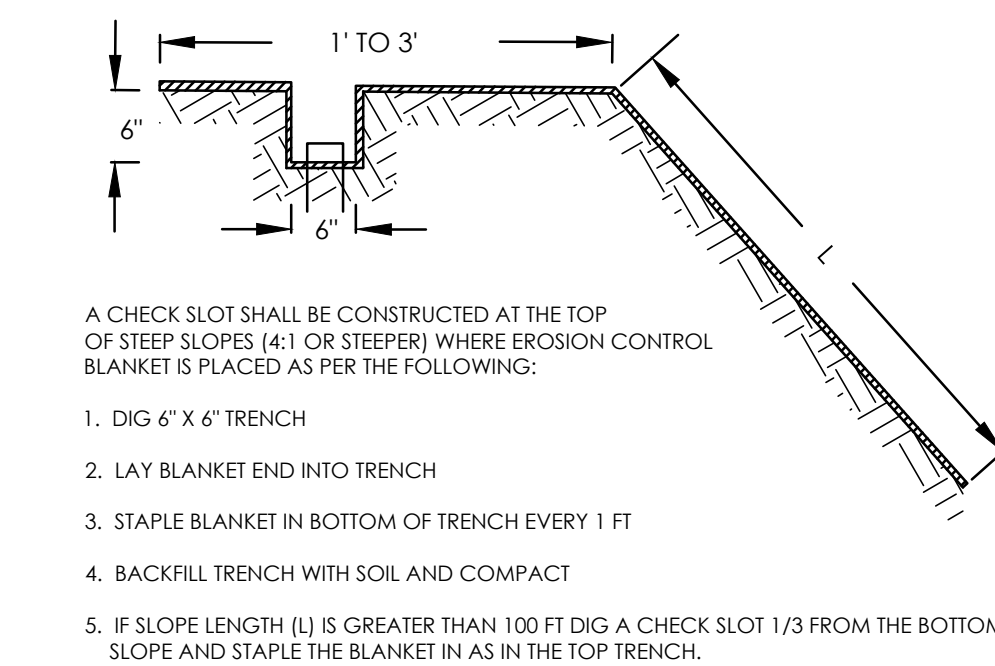
NOTE: PROPOSED ADJACENT STREET ELEVATIONS, CONTOURS, AND UTILITIES HAVE BEEN OBTAINED FROM PLANS COMPILED BY ALLIANT ENGINEERING, DATED 11/17/2020

NOTE: EROSION CONTROL BLANKET MAY BE OMITTED IN AREAS DESIGNATED FOR SOD



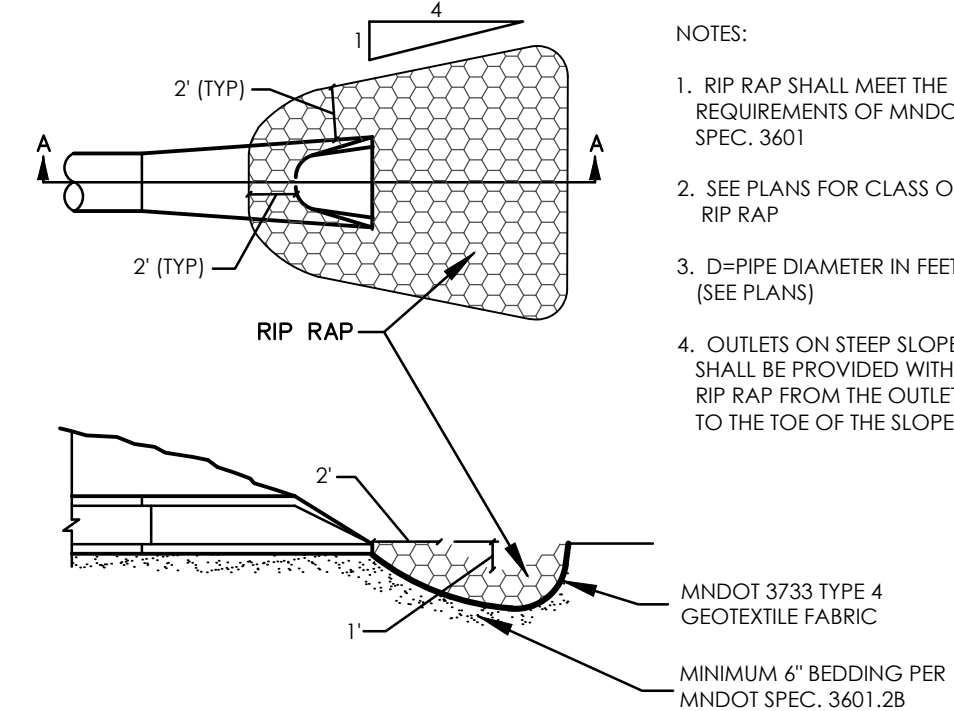
1. USE PROPER EQUIPMENT SUCH THAT THE SOIL IS SLICED, NOT TURNED OVER.
2. AFTER SILT FENCE INSTALLATION, COMPACT THE SOIL IMMEDIATELY NEXT TO THE GEOTEXTILE BY DRIVING OVER IT WITH A TRACTOR TIRE AT LEAST TWICE

3 SILT FENCE (MACHINE SLICED)



- A CHECK SLOT SHALL BE CONSTRUCTED AT THE TOP OF STEEP SLOPES (4:1 OR STEEPER) WHERE EROSION CONTROL BLANKET IS PLACED AS PER THE FOLLOWING:
1. DIG 6" X 6" TRENCH
 2. LAY BLANKET END INTO TRENCH
 3. STAPLE BLANKET IN BOTTOM OF TRENCH EVERY 1 FT
 4. BACKFILL TRENCH WITH SOIL AND COMPACT
 5. IF SLOPE LENGTH (L) IS GREATER THAN 100 FT DIG A CHECK SLOT 1/3 FROM THE BOTTOM OF THE SLOPE AND STAPLE THE BLANKET IN AS IN THE TOP TRENCH.

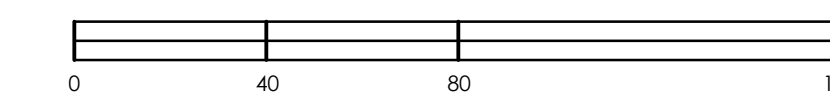
4 EROSION CONTROL BLANKET



- NOTES:
1. RIP RAP SHALL MEET THE REQUIREMENTS OF MNDOT SPEC. 3601
 2. SEE PLANS FOR CLASS OF RIP RAP
 3. D-PIPE DIAMETER IN FEET (SEE PLANS)
 4. OUTLETS ON STEEP SLOPES SHALL BE PROVIDED WITH RIP RAP FROM THE OUTLET TO THE TOE OF THE SLOPE.

5 RIP RAP AT PIPE OUTLETS

SWPPP - PLAN VIEW



PRELIMINARY - NOT FOR CONSTRUCTION CIVIL CHECK SET - 03/22/2021

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

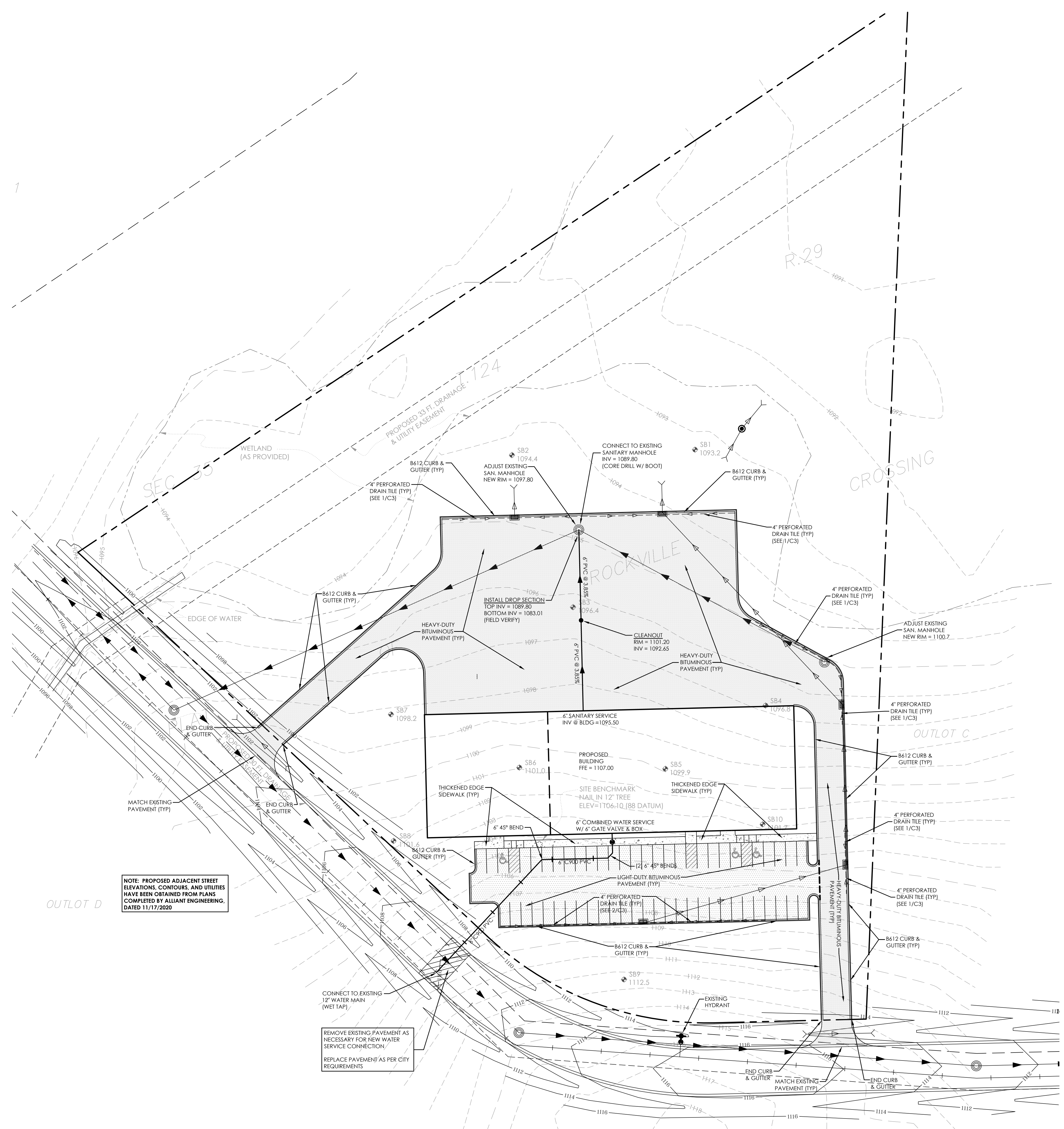
Eric J. Schultz, PE
Date: xx/xx/2021
License No.: 43129

SCHULTZ ENGINEERING & SITE DESIGN
18 South Riverside Avenue
Suite 230
St. Paul, MN 56377
Ph: (651) 339-0669
Fx: (651) 638-1830
schultzeng@me.com
www.schultzengineeringdesign.com

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

SPS COMPANIES
NEW FACILITY
ROCKVILLE, MN

21011SWPPP-Plan.dwg
PROJECT NUMBER: 21011
SCALE: 1"=40'
C6 OF 7



UTILITY AND SURFACING NOTES:

- WATER AND SANITARY SEWER UTILITIES**
1. WATER MAIN AND ANY WATER SERVICE LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 8 FEET BELOW FINISHED GRADE.
 2. IF CONFLICTS ARE DISCOVERED WHERE WATER MAIN CROSSES EXISTING OR PROPOSED SANITARY SEWER, SERVICE LINES, OR STORM SEWER, THE WATER MAIN SHALL BE RAISED OR LOWERED APPROPRIATELY WHILE STILL MAINTAINING A MINIMUM DEPTH OF 8 FEET BELOW FINISHED GRADE.
 3. INSULATION SHALL BE PLACED AT ALL LOCATIONS WHERE STORM SEWER CROSSES SANITARY SEWER, WATER MAIN, OR ASSOCIATED SERVICES. INSULATION SHALL CONSIST OF AN 8-FT X 8-FT SQUARE OF 3" THICK RIGID INSULATION. INSULATION SHALL BE PLACED BETWEEN THE STORM SEWER AND PIPE CROSSING WITH THE EDGES OF THE INSULATION PARALLEL TO THE PIPING AS MUCH AS POSSIBLE.
 4. INSTALL SANITARY SEWER SERVICE LINE CLEANOUTS AS REQUIRED BY THE MINNESOTA PLUMBING CODE.
 5. SEE SHEET C4 FOR STORM SEWER GRADING, AND SHEETS C2 AND C3 FOR MISCELLANEOUS DETAILS RELATING TO THE PLACEMENT OF THE UTILITIES.
 6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
 7. PRIOR TO CONSTRUCTION OF SANITARY SEWER, AND ORDERING ASSOCIATED MATERIALS, THE CONTRACTOR'S PLUMBING DESIGNER SHALL PROVIDE THE ENGINEER WITH THE TOTAL DRAINAGE FIXTURE UNITS (DFU) FOR THE INTERIOR PLUMBING TO VERIFY THE CORRECT SIZING AND SLOPE OF THE SANITARY SEWER SERVICE.

OWNER/CONTRACTOR SHALL OBTAIN A PLUMBING PERMIT FROM THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY PRIOR TO THE INSTALLATION OF ANY SANITARY SEWER OR WATER UTILITIES. CONSTRUCTION OF SANITARY SEWER OR WATER UTILITIES SHALL NOT COMMENCE UNTIL AFTER THE PLUMBING PERMIT HAS BEEN OBTAINED, AND ANY AND ALL PERTINENT COMMENTS HAVE BEEN ADDRESSED ON THE PLAN AND IN THE PROJECT SPECIFICATIONS.

- SURFACING**
1. SUBGRADES SHALL BE SCARIFIED AND/OR COMPACTED AS NECESSARY TO ATTAIN THE REQUIRED COMPACTION DESCRIBED IN THE GENERAL NOTES (SHEET C1). TEST ROLLING OF THE SUBGRADE SHALL BE OBSERVED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN. LOCATIONS EXHIBITING EXCESSIVE RUTTING (PER MNDOT SPEC. 2111) SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER PRIOR TO THE PLACEMENT OF AGGREGATE BASE. COMPACTION TESTING IN UTILITY TRENCHES SHALL BE PERFORMED BY AN INDEPENDENT TESTING FIRM.
 2. GRAVEL BASE COURSES SHALL BE ROLLED AND COMPACTED. TEST ROLLING OF THE GRAVEL BASE SHALL BE OBSERVED BY A SOILS ENGINEER TO VERIFY STABILITY.
 3. ALL EXISTING BITUMINOUS OR CONCRETE EDGES, WHICH WILL ABUT NEW BITUMINOUS OR CONCRETE SURFACING SHALL BE SAWCUT TO OBTAIN A VERTICAL EDGE.
 4. EXPANSION JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE, AND AT ALL LOCATIONS WHERE SEPARATE CONCRETE FOURS ABUT EACH OTHER.
 5. SEE SHEET C1 FOR SPECIFICATIONS REGARDING THE CONSTRUCTION OF PAVEMENTS, AND CURB AND GUTTER.

PRELIMINARY - NOT FOR CONSTRUCTION CIVIL CHECK SET - 03/22/2021

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

Brian J. Schultz, PE
Date: xx/xx/2021
License No.: 43129

SCHULTZ ENGINEERING & SITE DESIGN



Ph: (320) 839-0669
Fx: (666) 638-1890
schultzeng@me.com
www.schultzengineeringdesign.com

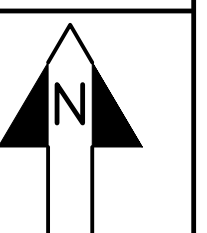
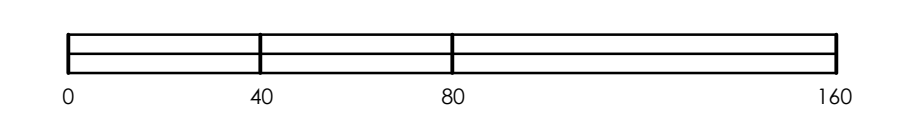
18 South Riverside Avenue
Suite 230
Sartell, MN 56377

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	

SPS COMPANIES NEW FACILITY

PROJECT NUMBER: 21011
SCALE: 1"=40'
C7 OF 7

UTILITY & PAVING PLAN



21011 Utility Paving.dwg

ROCKVILLE, MN

CERTIFICATE

The City of Rockville does hereby certify that, pursuant to Minnesota Statutes, Section 503.03, Subdivision 2, the plat entitled Rockville Crossing has been submitted to and written comments have been received from the Minnesota Department of Transportation. The plat entitled Rockville Crossing Second Addition does not abut any state or county highway therefore the plat entitled Rockville Crossing Second Addition was not submitted to the Minnesota Department of Transportation.

Written comments submitted by the Minnesota Department of Transportation designated as "Exhibit A," are attached hereto and made a part hereof.

Dated this 21st day of April, 2021

ATTEST:

DUANE WILLENBRING
MAYOR

MARTIN M. BODE
ADMINISTRATOR/CLERK

(SEAL)

Drafted by:
City of Rockville
229 Broadway Street East
P.O. Box 93
Rockville, MN 56369

February 16, 2021

Mr. Martin Bode
City of Rockville
229 Broadway Street East
Rockville, MN 56369

RE: C.S. 7305; R.P. 199+00.061 (TH 23)
Rockville Crossings (Love's Truck Stop) Access Roadway
Stearns County, Minnesota

Dear Mr. Bode:

The Minnesota Department of Transportation (MnDOT) has reviewed the above-referenced plat in compliance with the provisions of Minnesota Statutes 505.03, Plats and Surveys. MnDOT would like to offer the following comments/recommendations:

1. MnDOT has been working with the City of Rockville to establish a new roadway with access to State Highway 23 for development of the Rockville Crossings property.
2. MnDOT has reviewed and accepted the design plans for the roadway that include Highway 23 access, turn lanes, crossovers, signage and lighting. Permits have been issued to the City of Rockville to proceed with construction of the roadway and related access.
3. The developer is responsible for obtaining all aquatic resource permits or non-notifying letters and shall notify MnDOT when they have been received permission for wetland work within the right of way. Work within the right of way may not begin until these permits or letters have been provided to Mn/DOT.
4. There shall be no net increase in storm water runoff to the State Highway 23 right of way from said property. Computations of all storm water directed toward the right of way shall be provided to MnDOT.
5. Since the project involves work in MnDOT right of way, permission will be required to begin any work in the right of way. Contact Mark Renn, District 3 Permits Supervisor, at 320/223-6522 for additional information.

If you have any further questions or comments, please call me at 320/223-6526.

Sincerely,

Tom Cruikshank
Principal Planner

ecc: MnDOT District 3 Development Review Committee