



June 12, 2025

Ms. Julie Wischnack, Community Development Director  
Ms. Susan Thomas, City Planner  
City of Minnetonka  
14600 Minnetonka Boulevard  
Minnetonka, MN 55345

Re: Marsh Run III Project Redevelopment – Amended Applications  
11800 Wayzata Boulevard  
Minnetonka, MN.

Dear Julie and Susan:

Inland Development Partners is proposing a new, high quality, apartment project, Marsh Run III, that will be complimentary to both the existing neighborhood, the Birke apartments, and the Vale (Marsh Run II) apartments and is in the 394 Corridor plan area. This project follows the City of Minnetonka's 2040 Comprehensive Plan for the 394 Corridor regional area. The Marsh Run III project will add life and vitality to the north side of 394, enhancing walkability, providing an additional housing option for residents, potentially attracting new residents to the City, and supporting the nearby commercial uses that currently exist in the neighborhood. The project will include an affordable housing opportunity combined with market rate apartments to contribute to the City's need for attainable and affordable housing. The project will provide convenient visitor parking, including twenty-six (26) surface parking stalls located on site. In addition, this project will connect to the nearby City park and trail system, with a walking trail loop and connection to the neighborhoods sidewalks. This is a unique opportunity to redevelop an antiquated and outdated 1.18 acre site to create an exceptional project that will contribute to the City's goals for new market rate and affordable housing, introducing site storm water management/treatment where there is currently none, and a new connection to parks and trails.

The plans for the project anticipate razing the existing circa 1984 office building on the site and constructing one new apartment building with a total of 44 apartment homes, with 20% of the units (9 units) affordable to households earning 50% of the area median income meeting the City's affordable requirement. The building will contain 44 apartment units, 21 one-bedroom units, 2 one bedroom plus den units and 21 two-bedroom units. There will be a total of 44 enclosed parking stalls for residents of the apartment building. The property will provide 26 surface parking stalls for residents and guests of the residents.

The apartment building exterior architecture is attractive and thoughtfully designed around existing neighborhood characteristics and includes design elements collected from neighborhood meetings, Planning Commission and City Council concept review meetings and City staff guidance. From the community and City feedback during the neighborhood open house meetings and the City sketch plan review process, the exterior design seeks to be contextual, timeless, and a strong contributor to the City of Minnetonka's residential community. The design intends to blend in with the existing residential properties to the north of the site, and the east and west of the property.

The site/building design has focused on keeping as many significant and high priority trees on the site to blend in with more mature neighborhood properties and the large wetland nature area to the northwest of the planned development. The proposed development complies with the City of Minnetonka tree ordinance.

The applicant is aware of parking concerns that exist in the neighborhood and has thoughtfully planned for resident parking in this redevelopment that will accommodate the parking needs for the project. The Marsh Run III redevelopment will be managed by White Cap Properties, the same property management company as Vale (Marsh Run II) apartments and the Birke apartments.

The Marsh Run III project will have two points of ingress/egress from Fairfield Road, one at the north end of the property and one at the south end of the property. Residents of Marsh Run III will access the enclosed parking at the north end of the site and visitors/guests will access the property from both the north and south ends of the site.

The Marsh Run III project will offer 44 apartment units in three levels above the enclosed parking garage. The Marsh Run III building is planned to be forty-four (44) feet in height, is an elevated building and will include interior trash chutes with interior trash room in the garage area. The Marsh Run III building will provide resident amenity spaces including resident lounge/kitchen/dining room, management/leasing office, co-working spaces, exterior grilling & fire pit area including exterior seating area.

### **Current Office Tenants & Relocation**

With the redevelopment of the existing Marsh Run office building the Marsh Run III applicant will assist any businesses with active leases in their relocation efforts. There are currently 13 office tenants occupying the office building. Each office tenant has a lease termination notice period which when exercised by the applicant will provide the tenants ample time to relocate from the existing property. The applicant will keep the existing office tenants aware of the progress of this redevelopment application, so the office tenants have time to prepare to relocate their businesses.

### **Evolution of the Project Design**

The applicant conducted two neighborhood meetings at the Birke Community Room for the neighborhood residents. The first meeting was on Wednesday August 7<sup>th</sup>, 2024, at 7:00 pm. At that meeting the applicant displayed the current level of project plans and designs. With the meeting input the design plans were further developed by our

architecture team to provide more site plan and parking details, landscape design and landscape preservation, and unit mix/floor plans. The architecture team also provided proposed building elevations with the intent to receive feedback and input from meeting participants on how the buildings was most reflective of the neighborhood. Most of the neighborhood comments were related to parking, traffic, wildlife, and preservation of landscape. Several attendees thought that the lower density of townhomes was better use than a larger, denser apartment building.

The second neighborhood meeting was held at the Birke apartments on December 9, 2024, at 600 pm. At that meeting updated architectural plans were provided for review and discussion.

The concept review meeting was held with the Planning Commission on August 15, 2024. At that meeting public comment was welcomed. The comments provided by the public and by Planning Commission members focused primarily on traffic, preserving trees and landscape, the timing of construction, neighborhood parking concerns on not just Marsh Run III but for the entire area. At the end of the concept meeting three of the four Planning Commissioners stated that the Marsh Run III project had merit to proceed to City application.

The concept review meeting with the City Council was held on September 9, 2024, and there was no public comment allowed at the concept plan review meeting. The discussion with City Council members included being mindful of property setbacks, maximizing green space, addressing parking concerns, including positive comments on the concept architectural design.

All the above meetings, comments, suggestions, concerns, and ideas have been considered in providing the project design in the redevelopment application.

### **Governmental Approvals**

Below is the summary of redevelopment applications that have been submitted as part of the City of Minnetonka entitlement package and have now been amended to reflect the current redevelopment plan. We request that action on each individual application be taken individually in the order established below which include a Site and Building Plan Review application, a Master Development Plan application, and a Front Yard Variance application. The application also includes an amended Floodplain Alteration Permit Application.

#### **Site and Building Plan Review Application**

As required with the Minnetonka zoning code, we have prepared an amended site and building plan review application. This application provides architectural plans and renderings to show the intent of the project. The application also includes civil engineering plans, landscape plans, wetland delineation, tree plans and other information/details to assist the City staff, Planning Commission and City Council in their review, consideration, and approval. Included with the Site and Building Review application are the following materials: the City application fee, the property legal description, the property survey, architectural site plan, grading and drainage plans,

street and utility plan, tree survey and removal plans, the wetland delineation, the landscape plan, the buildings floor plans, and this written project narrative.

### **Master Development Plan Application**

A Master Development Plan amended application is submitted for consideration and approval. This application has the same project information that the Site and Building Plan application contains. The information will provide a larger understanding of the project and assist the City staff to determine if there exist any potential issues with the overall development plan for the site. The approval of the Master Development Plan application will be the legal control governing the development of the property. Attached with the Master Development Plan are the following: the City application fee, the property legal description, the property survey, the architectural site plan, the tree survey and removal plan, the wetland delineation, the grading and drainage plans, the street and utility plans the landscape plan, the building renderings, the buildings floor plans, and the written project narrative.

### **Front and Rear Yard Variance Application**

The current zoning for the property requires a 35-foot setback from the east property line at Fairfield Road. The current design of the proposed apartment building proposes a 30-foot setback from the east property line, or a proposed variance of five (5) feet. The proposed variance allows the building to remain out of the wetland buffer area on the west side of the property. The proposed variance for the application would allow a new building that includes onsite storm water management system where no storm water management system currently exists. In addition, a study of the residential properties to the north of the proposed Marsh Run III project reveals that most residential properties have a 30-foot setback from Fairfield Road. The applicant requests that the Marsh Run III project be treated equally as our northern neighbors so we can provide the wetland setbacks and the onsite storm water management system to benefit the wetlands and our neighbors.

The rear yard setback under current zoning is 50 feet, unless unique circumstances exist which exist at the Marsh Run III property. The only potential impacted property would be the Vale Apartments, a high-density multifamily building, located west of the subject site. The two properties are separated by a wetland and a large stand of trees which provides substantial visual screening between the two properties.

### **Tax Increment Financing**

The Marsh Run III project is a candidate for tax increment financing. The Marsh Run III property is located within an existing tax increment district. The applicant and City of Minnetonka staff have agreed on a proposed tax increment financing model that would allow the applicant to provide 20% of the units (9 units) at 50% of area median income, a 15-year TIF note, 4D tax classification on the affordable units.

### **Floodplain Alteration Permit Application**

The redevelopment project requires a limited amount of floodplain alteration during the redevelopment of the Marsh Run III property. Therefore, we are amending our current

Floodplain/Wetland Alteration permit that had been submitted had been filed with the City of Minnetonka.

Please note that in our original Marsh Run III application we submitted a Rezoning Application which is no Longer required, and we are withdrawing that application.

**Application Conclusion**

This project will significantly contribute to the City's goals and neighborhood needs by providing high quality and affordable housing, a meaningful contribution to the City's parks and trails system, as well as contextual architecture. Please find enclosed the three (3) amended land use applications and supplementary plans/documents for review.

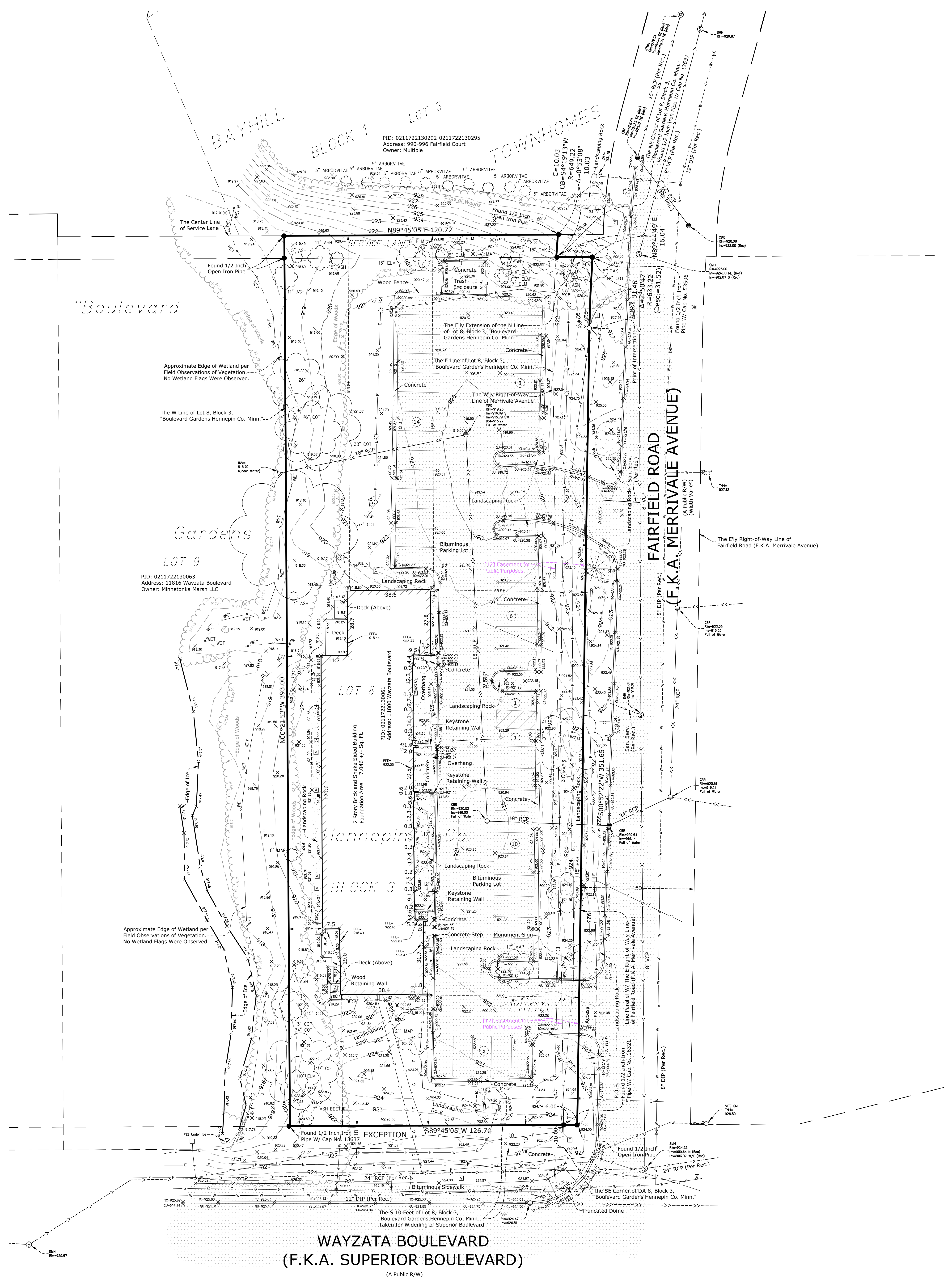
Please feel free to call me with any questions on the enclosed materials.

Sincerely,



Tom Dillon  
Inland Development Partners  
(612) 388-9432  
[TDillon@Inlanddp.com](mailto:TDillon@Inlanddp.com)

Enclosures



**DESCRIPTION OF PROPERTY SURVEYED**

Lot 8, Block 3, except the South 10 feet taken for widening Superior Boulevard; and that part of vacated Merrivale Ave. described as follows:

Beginning at a point on the East line of Lot 8, Block 3, in said plat distant 10.00 feet North of the Southeast corner of said Lot 8; thence East, parallel with the South line of said Lot 8, a distance of 6.00 feet; thence Northerly to the point of intersection with a line which runs parallel with and 50.00 feet Westerly from the Eastern line of said Avenue, said point of intersection being 31.52 feet Southerly of the Eastern extension of the North line of said Lot 8, as measured along the last said parallel line; thence Northerly along said parallel line, a distance of 31.52 feet to said Eastern extension of the North line of Lot 8; thence West along said Eastern extension, to the Northeast corner of said Lot 8; thence Southerly, along said East line of Lot 8, to said point of beginning; that part of Service Lane lying South of the center line thereof and between the Westerly right-of-way line of Merrivale Ave. and a Northerly extension of the Westerly line of Lot 8, Block 3, "Boulevard Gardens, Hennepin County, Minnesota."

(Torrens Property - Certificate of Title No. 1568304)

**GENERAL SURVEY NOTES**

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Elevations are based on the NVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located in the northeast quadrant at the intersection of Fairfield Road and Wayzata Boulevard, as shown hereon. Elevation = 925.00.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

**ALTA/SNAPS LAND TITLE SURVEY NOTES**  
(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 11800 Wayzata Boulevard, Minnetonka, Minnesota 55305.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 270530331F, effective date of November 4, 2016.
- The gross land area is 51,340 +/- square feet or 1.179 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon.  
(b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- The number of striped parking stalls on this site are as follows: 43 Regular + 2 Handicap = 45 Total Parking Stalls.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Hennepin County Interactive Property Map.

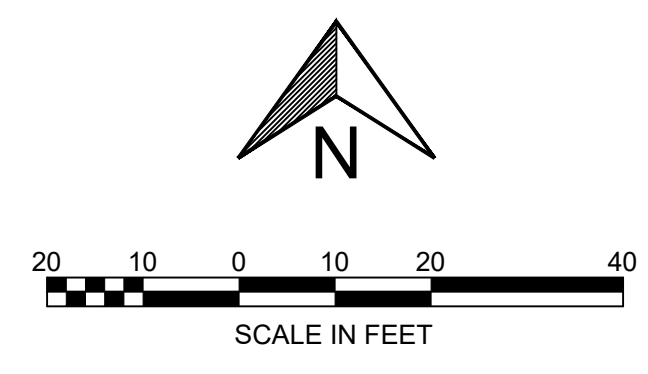
**SURVEY REPORT**

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-1248259-MPLS, dated January 21, 2025.  
 We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
  - Item no.'s 1-11 and 13-16 are not survey related.
  - The following are numbered per the referenced Title Commitment:
    - (12). Subject to a perpetual easement in favor of the City of Minnetonka, its successors and/or assigns for public purposes over, under and across Merrivale Avenue as shown in Document No. 1452330, shown as a recital on the Certificate of Title No. 1568304. **Document vacates portions of Merrivale Avenue and the Service Lane as dedicated to the City of Minnetonka, Hennepin County, Minnesota. Easement for public purposes is retained over the portion of vacated Merrivale Avenue located along the easterly line of the subject property, as shown hereon.**
- The boundary line locations shown hereon are based on a cad file by Westwood Professional Services provided to us by the client on 11-24-2024.

**ALTA CERTIFICATION**

To: Carpenter Land Company LLP, a Minnesota limited liability partnership f/k/a Carpenter Land Company, a General partnership; and First American Title Insurance Company.  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof. The fieldwork was completed on 1-29-2025.  
 Dated this 3rd day of February, 2025.

Rory L. Systellen  
 rory@civilsitegroup.com  
 Minnesota License No. 44565



**Linetype & Symbol Legend**

—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
---	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
---	GASMAIN	⊠	ELECTRICAL METER	⊠	FLAG POLE
---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FUEL TANK
---	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	HANDICAP SYMBOL
---	SANITARY SEWER	⊠	CURY WIRE	⊠	LIGHT POLE
---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	MAIL BOX
---	STORM SEWER	⊠	GAS VALVE	⊠	SIGN
---	STORM SEWER (RECORD)	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
---	TELEPHONE LINE	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
---	TELEPHONE LINE (RECORD)	⊠	SANITARY MANHOLE	⊠	CATCH BASIN
---	WATERMAIN	⊠	STORM MANHOLE	⊠	FLARED END SECTION
---	WATERMAIN (RECORD)	⊠	CATCH BASIN	⊠	TELEPHONE BOX
---	CHARLINK FENCE LINE	⊠	WOODEN FENCE LINE	⊠	TELEPHONE MANHOLE
---	WOODEN FENCE LINE	⊠	IRON FENCE LINE	⊠	SOIL BORING
---	IRON FENCE LINE	⊠	GUARDRAIL	⊠	FOUND IRON MONUMENT
---	GUARDRAIL	⊠	ACCESS RESTRICTION	⊠	SET OR TO BE SET IRON MONUMENT
---	CONCRETE SURFACE	⊠	HYDRANT	⊠	CAST IRON MONUMENT
---	PAVER SURFACE	⊠	FIRE CONNECTION	⊠	
---	BITUMINOUS SURFACE	⊠	POST INDICATOR VALVE	⊠	
---	GRAVEL/LANDSCAPE SURFACE	⊠	WATER MANHOLE	⊠	
		⊠	WATER VALVE	⊠	
		⊠	WELL	⊠	
		⊠	SATELLITE DISH	⊠	

**WAYZATA BOULEVARD**  
**(F.K.A. SUPERIOR BOULEVARD)**  
 (A Public R/W)  
 (Width Varies)

**11800 Wayzata Boulevard**  
 Minnetonka, Hennepin County, Minnesota 55305  
**Inland Development Partners**  
 100 West Lake Street, #200, Wayzata, Minnesota 55391

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

RORY L. SYSTELLEN  
 DATE 2-3-2025 LICENSE NO. 44565

**REVISION SUMMARY**

DATE	DESCRIPTION
2-5-25	Title Commitment
2-28-25	Storm Sewer
5-17-25	Storm Sewer

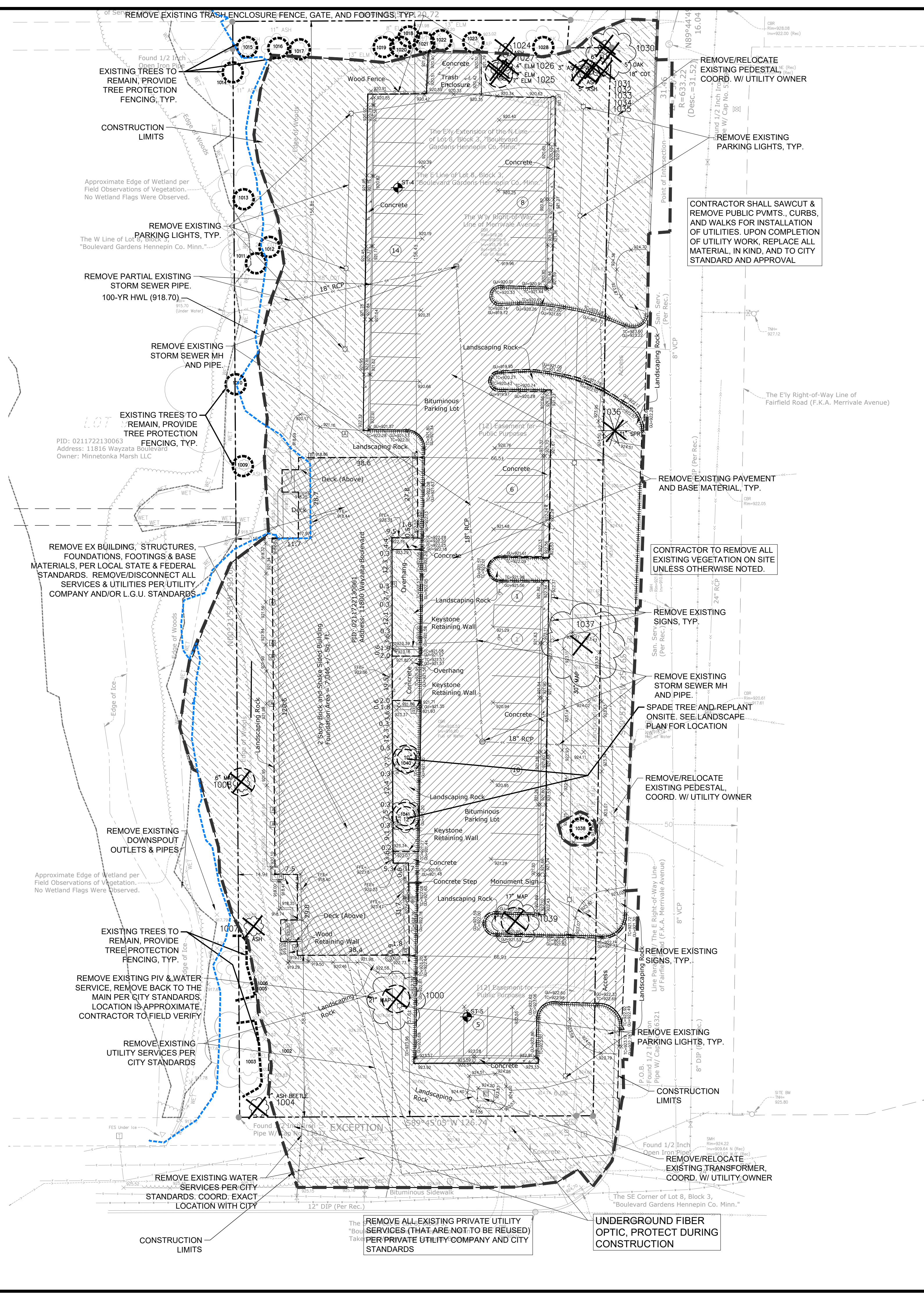


**PROJECT NO. 24431.00**

**ALTA/NSPS LAND TITLE SURVEY**

**V1.0**  
 COPYRIGHT 2025 CIVIL SITE GROUP INC.





**REMOVAL NOTES:**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**CITY OF MINNETONKA REMOVAL NOTES:**

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0 - SW1.5

**OWNER INFORMATION**

INLAND DEVELOPMENT PARTNERS  
100 WEST LAKE STREET, #200  
WAYZATA, MN 55391  
THOMAS DILLON  
612-588-0432  
TDILLON@INLANDDP.COM

**REMOVALS PLAN LEGEND:**

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS [BASIC TREE REMOVAL AREA]
- TREE SPADE AND RELOCATE
- 100-YR FLOODPLAIN LINE = 918.70

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

**PROJECT**  
MARSH RUN III  
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

**OWNER**  
INLAND DEVELOPMENT PARTNERS  
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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

*David J. Knaeble*  
David J. Knaeble  
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

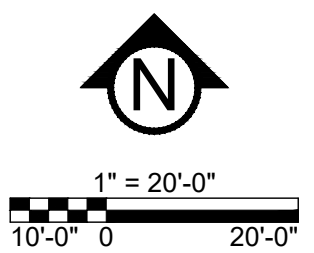
PROJECT MANAGER: DAVID KNAEBLE  
CONTRACT NUMBER: 19-015-000 X 703  
DRAWN BY: BK  
REVIEWED BY: DK  
PROJECT NUMBER: 19431

REVISION SUMMARY	
DATE	DESCRIPTION

**REMOVALS PLAN**



Know what's below.  
Call before you dig.



**C1.0**  
COPYRIGHT 2025 CIVIL SITE GROUP INC.

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**MARSH RUN III**  
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305  
**INLAND DEVELOPMENT PARTNERS**  
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert L. Binder  
DATE 6/18/25 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY  
DATE DESCRIPTION  
6/18/2025 CITY SUBMITTAL

REVISION SUMMARY  
DATE DESCRIPTION

PROJECT MANAGER: DAVID KNEBLE  
CONTACT NUMBER: 612-615-0060 X108  
DRAWN BY: RN  
REVIEWED BY: DK  
PROJECT NUMBER: 18431

TREE PRESERVATION PLAN

DATE DESCRIPTION

TREE PRESERVATION PLAN

TREE PRESERVATION PLAN

TREE PRESERVATION PLAN

TREE PRESERVATION PLAN

TREE PRESERVATION PLAN

TREE PRESERVATION PLAN

TREE NO.	GENUS	SPECIES	COMMON	TRUNK SIZES					TOTAL CAL. IN.	TREE HEIGHT (FT)	TYPE <sup>1</sup>	REMOVED	SIGNIF. <sup>2</sup>	HIGH PRIORITY <sup>3</sup>	PROTECTIONS STATUS	NOTES
				1	2	3	4	5								
1000	ACER	RUBRUM	RED MAPLE						21		TRD	X		X	Y	
1001	POPULUS	DELTOIDES	COTTONWOOD						34		TRD			X	Y	
1002	POPULUS	DELTOIDES	COTTONWOOD						19		TRD			X	Y	
1003	ULMUS	PUMILA	SIBERIAN ELM						10		TRD			X	N	INVASIVE
1004	FRAXINUS	PENNSYLVANICA	GREEN ASH						7		TRD	X	X	N	N	ASH TREE OK TO REMOVE
1005	POPULUS	DELTOIDES	COTTONWOOD						13		TRD			X	Y	
1006	POPULUS	DELTOIDES	COTTONWOOD						15		TRD			X	Y	
1007	FRAXINUS	PENNSYLVANICA	GREEN ASH						9		TRD	X	X	N	N	ASH TREE OK TO REMOVE
1008	ACER	SACCHARINUM	SILVER MAPLE						4		TRD	X	X	Y	Y	WITHIN BASIC TREE REMOVAL AREA
1009	FRAXINUS	PENNSYLVANICA	GREEN ASH						4		TRD		X	N	N	
1010	POPULUS	DELTOIDES	COTTONWOOD						57		TRD			X	Y	
1011	POPULUS	DELTOIDES	COTTONWOOD						38		TRD			X	Y	
1012	POPULUS	DELTOIDES	COTTONWOOD						26		TRD			X	Y	
1013	POPULUS	DELTOIDES	COTTONWOOD						26		TRD			X	Y	
1014	FRAXINUS	PENNSYLVANICA	GREEN ASH						11		TRD			X	N	ASH TREE OK TO REMOVE
1015	FRAXINUS	PENNSYLVANICA	GREEN ASH						5		TRD		X	N	N	ASH TREE OK TO REMOVE
1016	FRAXINUS	PENNSYLVANICA	GREEN ASH						11		TRD			X	N	ASH TREE OK TO REMOVE
1017	FRAXINUS	PENNSYLVANICA	GREEN ASH						6		TRD		X	N	N	ASH TREE OK TO REMOVE
1018	QUERCUS	RUBRA	NORTHERN RED MAPLE						13		TRD			X	Y	
1019	ULMUS	PUMILA	SIBERIAN ELM						8		TRD		X	N	N	INVASIVE
1020	ULMUS	PUMILA	SIBERIAN ELM								TRD			N	N	DEAD (13 CAL. IN.)
1021	ULMUS	PUMILA	SIBERIAN ELM						6		TRD		X	N	N	INVASIVE
1022	ULMUS	PUMILA	SIBERIAN ELM						13		TRD			X	N	INVASIVE
1023	ACER	GINNALA	AMUR MAPLE						4		TRD		X	N	N	
1024	FRAXINUS	PENNSYLVANICA	GREEN ASH						5		TRD		X	N	N	ASH TREE OK TO REMOVE, DEAD
1025	ULMUS	PUMILA	SIBERIAN ELM						7		TRD	X	X	N	N	INVASIVE
1026	ULMUS	PUMILA	SIBERIAN ELM						7		TRD	X	X	N	N	INVASIVE
1027	ULMUS	PUMILA	SIBERIAN ELM						4		TRD	X	X	N	N	INVASIVE
1028	QUERCUS	RUBRA	NORTHERN RED MAPLE						15		TRD			X	Y	
1030	POPULUS	DELTOIDES	COTTONWOOD						18		TRD	X		X	Y	
1031	QUERCUS	RUBRA	NORTHERN RED MAPLE								TRD	X		N	N	OFFSITE (6 CAL. IN.)
1032	FRAXINUS	PENNSYLVANICA	GREEN ASH						5		TRD	X	X	N	N	ASH TREE OK TO REMOVE
1033	FRAXINUS	PENNSYLVANICA	GREEN ASH						4		TRD	X	X	N	N	ASH TREE OK TO REMOVE
1034	FRAXINUS	PENNSYLVANICA	GREEN ASH						3		TRD	X	X	N	N	ASH TREE OK TO REMOVE
1035	ULMUS	PUMILA	SIBERIAN ELM						6		TRD	X	X	N	N	DEAD
1036	PICEA	GLAUCA	WHITE SPRUCE								TRC	X		N	N	OFFSITE (26' HT.)
1037	ACER	SACCHARINUM	SILVER MAPLE						30		TRD	X		X	Y	
1038	ACER	GINNALA	AMUR MAPLE						18		TRD			X	N	
1039	MALUS	MALUS SPC.	CRABAPPLE						17		TRD	X		X	Y	
1040	SYRINGA	RETICULATA 'IVORY SILK'	IVORY SILK LILAC						7		TRD		X	Y	Y	RELOCATED ONSITE (7 CAL. IN.)
1041	SYRINGA	RETICULATA 'IVORY SILK'	IVORY SILK LILAC						8		TRD		X	Y	Y	RELOCATED ONSITE (8 CAL. IN.)

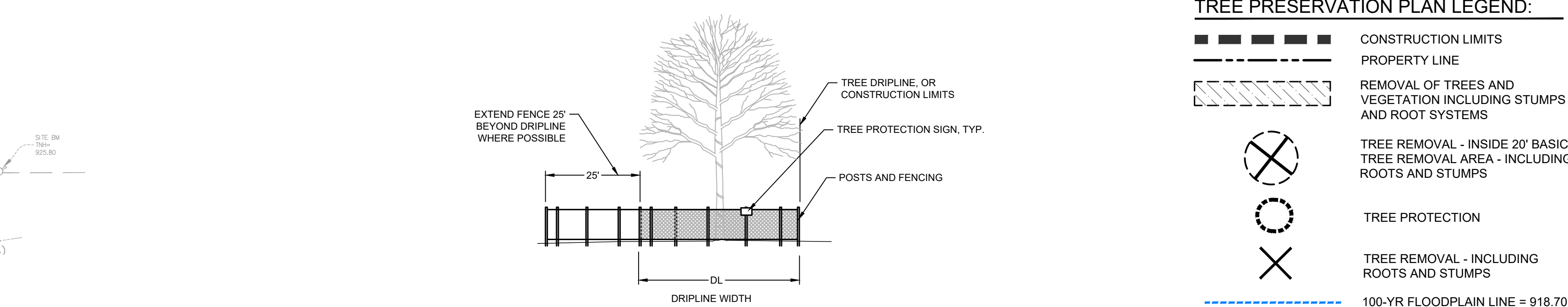
EXISTING TREE SUMMARY	NUMBER	CAL. INCHES	HT. IN FT	NOTES
HIGH PRIORITY TREES	14	342	0	
SIGNIFICANT TREES	3	19	0	
COMMON TREES	0			
<b>TOTAL ON-SITE</b>	<b>17</b>	<b>361</b>	<b>0</b>	
ALLOWABLE HIGH PRIORITY TREE REMOVAL	35%	4	119	0
PROPOSED HIGH PRIORITY TREE REMOVAL		4	86	
ALLOWABLE SIGNIFICANT TREE REMOVAL	50%	1	9	0
PROPOSED SIGNIFICANT TREE REMOVAL FOR THE SITE		1	4	
<b>REPLACEMENT CALCULATIONS</b>				
REMOVED TREES OUTSIDE BASIC TREE REMOVAL AREA				
HIGH PRIORITY	4	86	0	
SIGNIFICANT	1	4	0	
COMMON	0	0	0	
REPLACEMENT OBLIGATION				
HIGH PRIORITY (1 CAL. IN. REPLACEMENT / 1 CAL. IN. REMOVAL)	4	86	0	
SIGNIFICANT (2 CAL. IN. REPLACEMENT / TREE REMOVAL)	1	4	0	
COMMON (NO REPLACEMENT REQUIRED)	0	0	0	
	5	90	0	
<b>TOTAL</b>				
<b>TOTAL REPLACEMENT TREES @ 2.5 CAL. IN.</b>		<b>36</b>		<b>SEE LANDSCAPE PLAN/SCHEDULE</b>
<b>TOTAL REPLACEMENT FEET NEEDED FOR CONIFERS</b>		<b>0</b>		

REMOVED TREES OUTSIDE BASIC TREE REMOVAL AREA

REPLACEMENT OBLIGATION

TOTAL REPLACEMENT TREES @ 2.5 CAL. IN.

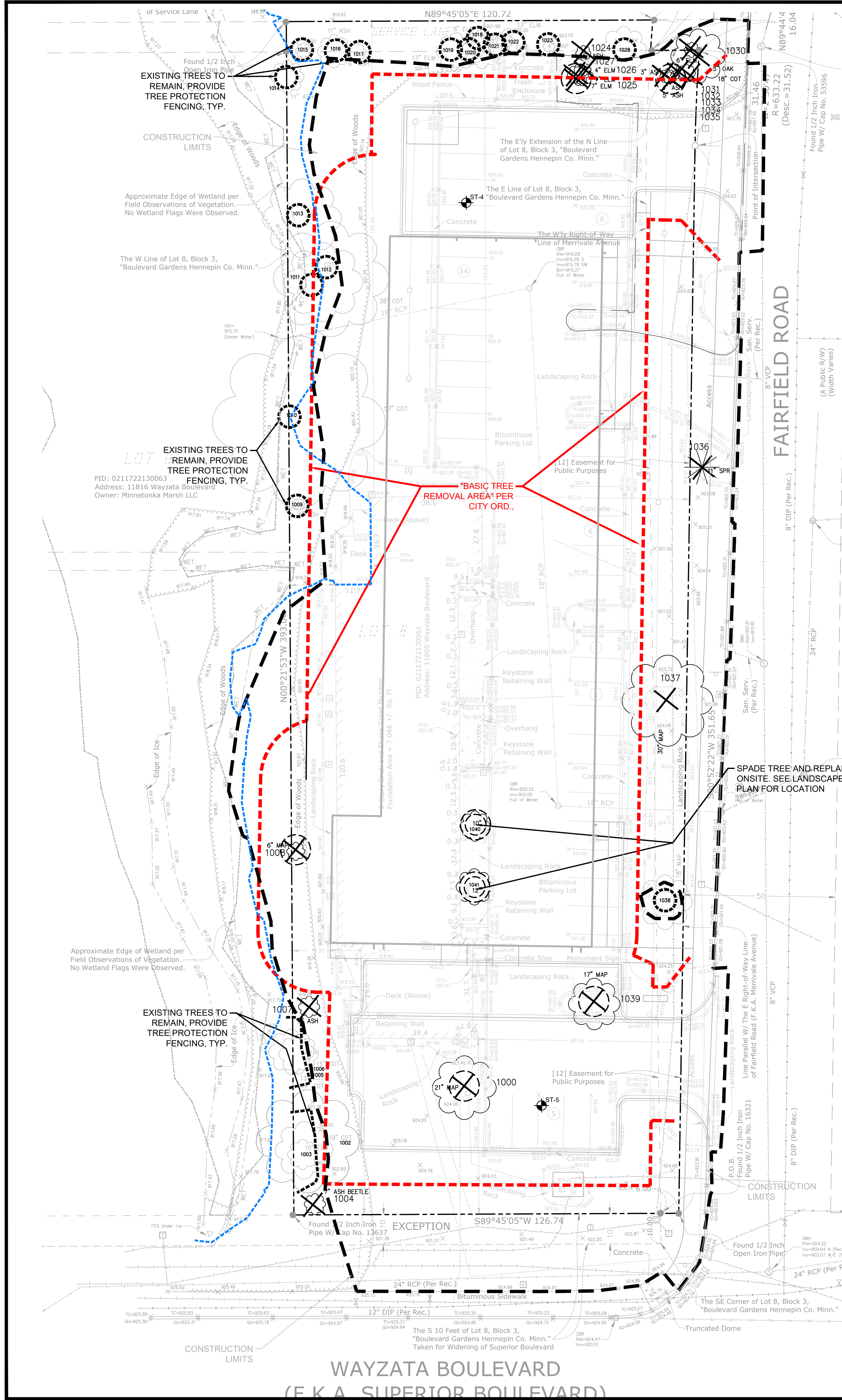
TOTAL REPLACEMENT FEET NEEDED FOR CONIFERS



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

**1 TREE PROTECTION**  
N T S

1" = 20'-0"  
10'-0" 20'-0"



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**MARSH RUN III**  
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305  
**INLAND DEVELOPMENT PARTNERS**  
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

PROJECT  
OWNER

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

David J. Knaeble  
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY  
DATE DESCRIPTION  
6/18/2025 CITY SUBMITTAL

PROJECT MANAGER DAVID KNAEBLE  
CONTACT NUMBER 612-615-0060 X10  
DRAWN BY  
REVIEWED BY DK  
PROJECT NUMBER 18431

REVISION SUMMARY  
DATE DESCRIPTION

SITE PLAN

**C2.0**  
© COPYRIGHT 2025 CIVIL SITE GROUP INC.

**SITE LAYOUT NOTES:**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.
- FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

**CITY OF MINNETONKA SITE SPECIFIC NOTES:**

- RESERVED FOR CITY SPECIFIC SITE NOTES.

**OPERATIONAL NOTES**

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

**OWNER INFORMATION**

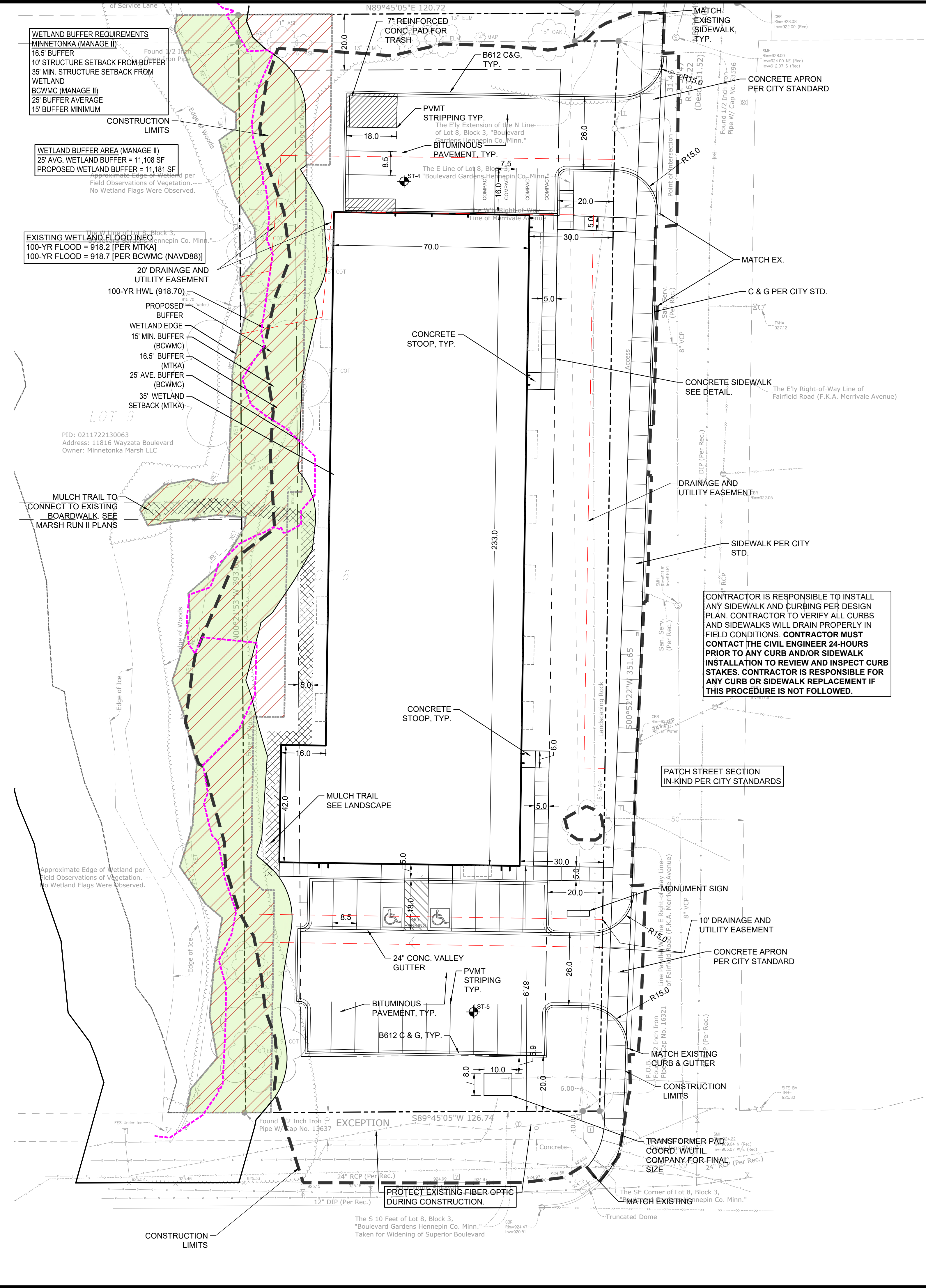
INLAND DEVELOPMENT PARTNERS  
100 WEST LAKE STREET, #200  
WAYZATA, MN 55391  
THOMAS DILLON  
612-388-9432  
TDILLON@INLANDDP.COM

**SITE AREA CALCULATIONS**

	EXISTING CONDITION	PROPOSED CONDITION
IMPERVIOUS SURFACES		
BUILDING COVERAGE	7,568 SF 14.7%	16,978 SF 33.1%
PAVEMENT	19,561 SF 38.1%	11,440 SF 22.3%
TOTAL	27,129 SF 52.8% 0.6 AC	28,418 SF 55.4% 0.7 AC
PERVIOUS SURFACES		
TOTAL	24,211 SF 47.2% 0.6 AC	22,922 SF 44.6% 0.5 AC
TOTAL SITE AREA	51,340 SF 100.0% 1.2 AC	51,340 SF 100.0% 1.2 AC
DIFFERENCE (EX. VS PROP.)	1,289 SF 2.5%	
DISTURBED AREA	58,839 SF 1.4 AC	

**SITE PLAN LEGEND:**

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- 25' AVERAGE WETLAND BUFFER AREA
- PROPOSED WETLAND BUFFER AREA
- PROPOSED MULCH TRAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- 100-YR FLOODPLAIN LINE = 918.70
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.  
HG = ACCESSIBLE SIGN  
NP = NO PARKING FIRE LANE  
ST = STOP  
CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.



**WETLAND BUFFER REQUIREMENTS**  
MINNETONKA (MANAGE II)  
16.5' BUFFER  
10' STRUCTURE SETBACK FROM BUFFER  
35' MIN. STRUCTURE SETBACK FROM WETLAND (MANAGE II)  
25' BUFFER AVERAGE  
15' BUFFER MINIMUM

**WETLAND BUFFER AREA (MANAGE II)**  
25' AVG. WETLAND BUFFER = 11,108 SF  
PROPOSED WETLAND BUFFER = 11,181 SF

**EXISTING WETLAND FLOOD INFO**  
100-YR FLOOD = 918.2 [PER MTKA]  
100-YR FLOOD = 918.7 [PER BCWMC (NAVD88)]

20' DRAINAGE AND UTILITY EASEMENT  
100-YR HWL (918.70)  
PROPOSED BUFFER  
WETLAND EDGE  
15' MIN. BUFFER (BCWMC)  
16.5' BUFFER (MTKA)  
25' AVE. BUFFER (BCWMC)  
35' WETLAND SETBACK (MTKA)

PID: 0211722130063  
Address: 11816 Wayzata Boulevard  
Owner: Minnetonka Marsh LLC

MULCH TRAIL TO CONNECT TO EXISTING BOARDWALK. SEE MARSH RUN II PLANS

Approximate Edge of Wetland per field Observations of Vegetation. No Wetland Flags Were Observed.

CONSTRUCTION LIMITS

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**MARSH RUN III**  
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305  
**INLAND DEVELOPMENT PARTNERS**  
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

PROJECT  
**MARSH RUN III**  
OWNER  
**INLAND DEVELOPMENT PARTNERS**

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

*David J. Knaeble*  
David J. Knaeble  
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY  
DATE DESCRIPTION  
6/18/2025 CITY SUBMITTAL

REVISION SUMMARY  
DATE DESCRIPTION

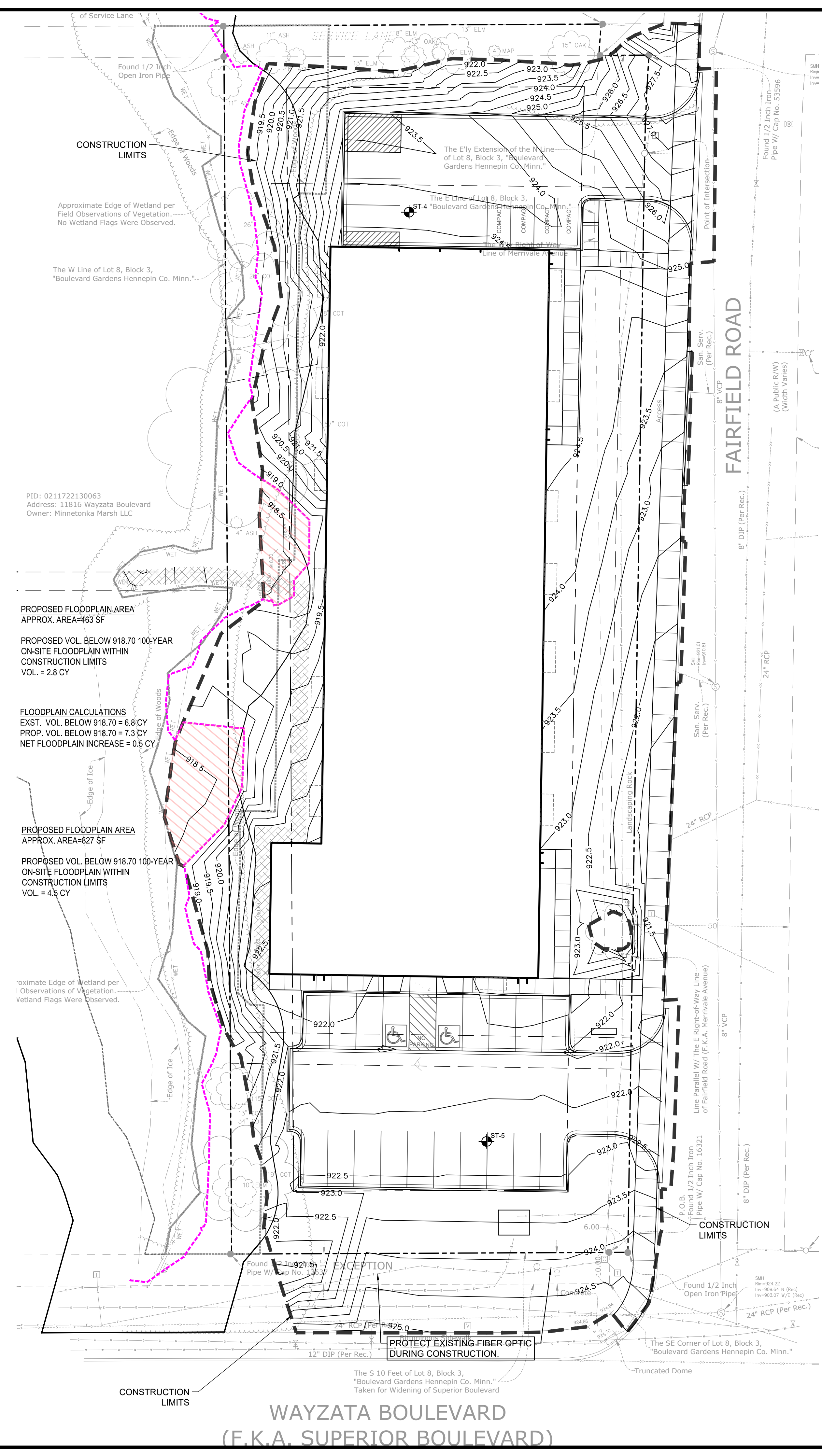
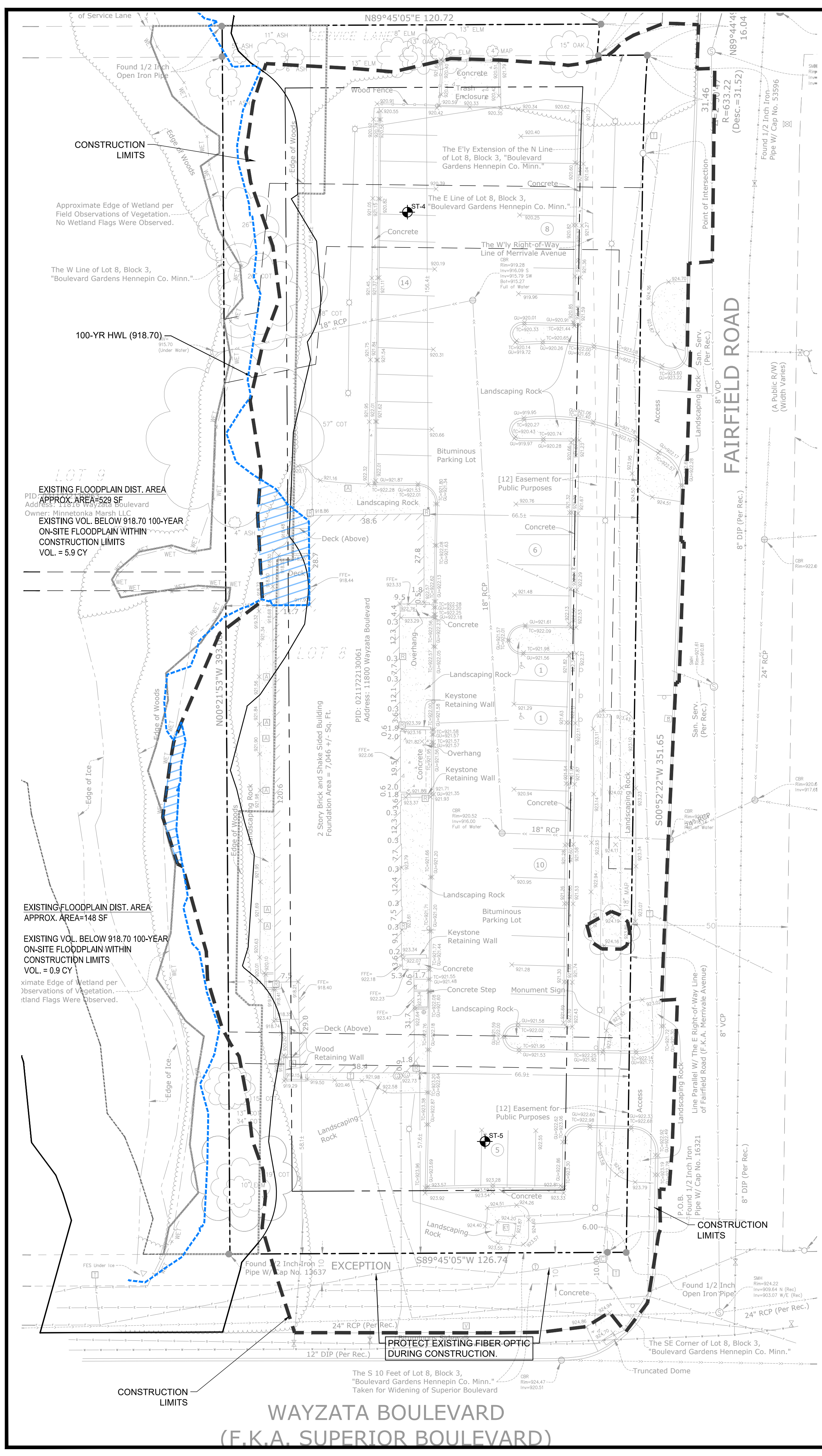
PROJECT MANAGER: DAVID KNAEBLE  
CONTACT NUMBER: 612-615-0060 X108  
DRAWN BY: JEN  
REVIEWED BY: JEN  
PROJECT NUMBER: 18431

FLOODPLAIN IMPACT PLAN

**C2.1**

SEE SHEET C2.0 FOR GENERAL SITE NOTES & LEGEND

811  
Know what's below. Call before you dig.  
1" = 20'-0"  
10'-0" 20'-0"



**LEGEND:**

- EXISTING FLOODPLAIN DISTURBED AREA
- PROPOSED FLOODPLAIN AREA
- EXISTING 100-YR FLOODPLAIN LINE = 918.70
- PROPOSED 100-YR FLOODPLAIN LINE = 918.70
- PROPERTY LINE
- CONSTRUCTION LIMITS

PID: 0211722130063  
Address: 11816 Wayzata Boulevard  
Owner: Minnetonka Marsh LLC

PROPOSED FLOODPLAIN AREA  
APPROX. AREA=463 SF

PROPOSED VOL. BELOW 918.70 100-YEAR  
ON-SITE FLOODPLAIN WITHIN  
CONSTRUCTION LIMITS  
VOL. = 2.8 CY

FLOODPLAIN CALCULATIONS  
EXST. VOL. BELOW 918.70 = 6.8 CY  
PROP. VOL. BELOW 918.70 = 7.3 CY  
NET FLOODPLAIN INCREASE = 0.5 CY

PROPOSED FLOODPLAIN AREA  
APPROX. AREA=827 SF

PROPOSED VOL. BELOW 918.70 100-YEAR  
ON-SITE FLOODPLAIN WITHIN  
CONSTRUCTION LIMITS  
VOL. = 4.5 CY

EXISTING FLOODPLAIN DIST. AREA  
APPROX. AREA=523 SF

EXISTING VOL. BELOW 918.70 100-YEAR  
ON-SITE FLOODPLAIN WITHIN  
CONSTRUCTION LIMITS  
VOL. = 5.9 CY

EXISTING FLOODPLAIN DIST. AREA  
APPROX. AREA=148 SF

EXISTING VOL. BELOW 918.70 100-YEAR  
ON-SITE FLOODPLAIN WITHIN  
CONSTRUCTION LIMITS  
VOL. = 0.9 CY

WAYZATA BOULEVARD  
(F.K.A. SUPERIOR BOULVARD)

WAYZATA BOULEVARD  
(F.K.A. SUPERIOR BOULVARD)

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**MARSH RUN III**  
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305  
**INLAND DEVELOPMENT PARTNERS**  
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

PROJECT  
OWNER

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David J. Knaeble  
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT MANAGER	
CONTACT NUMBER	PROJECT NUMBER
DAVID KNAEBLE	11800WAYZATA003

DRAWN BY	
REVIEWED BY	PROJECT NUMBER
DK	11800WAYZATA003

GRADING PLAN	
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REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

**GENERAL GRADING NOTES:**

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT AND GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITH SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
  - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
  - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
  - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
  - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
  - FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
- MAINTENANCE
  - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
  - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEDED AND MULCHED.
  - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**CITY OF MINNETONKA GRADING NOTES:**

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

**EROSION CONTROL NOTES:**

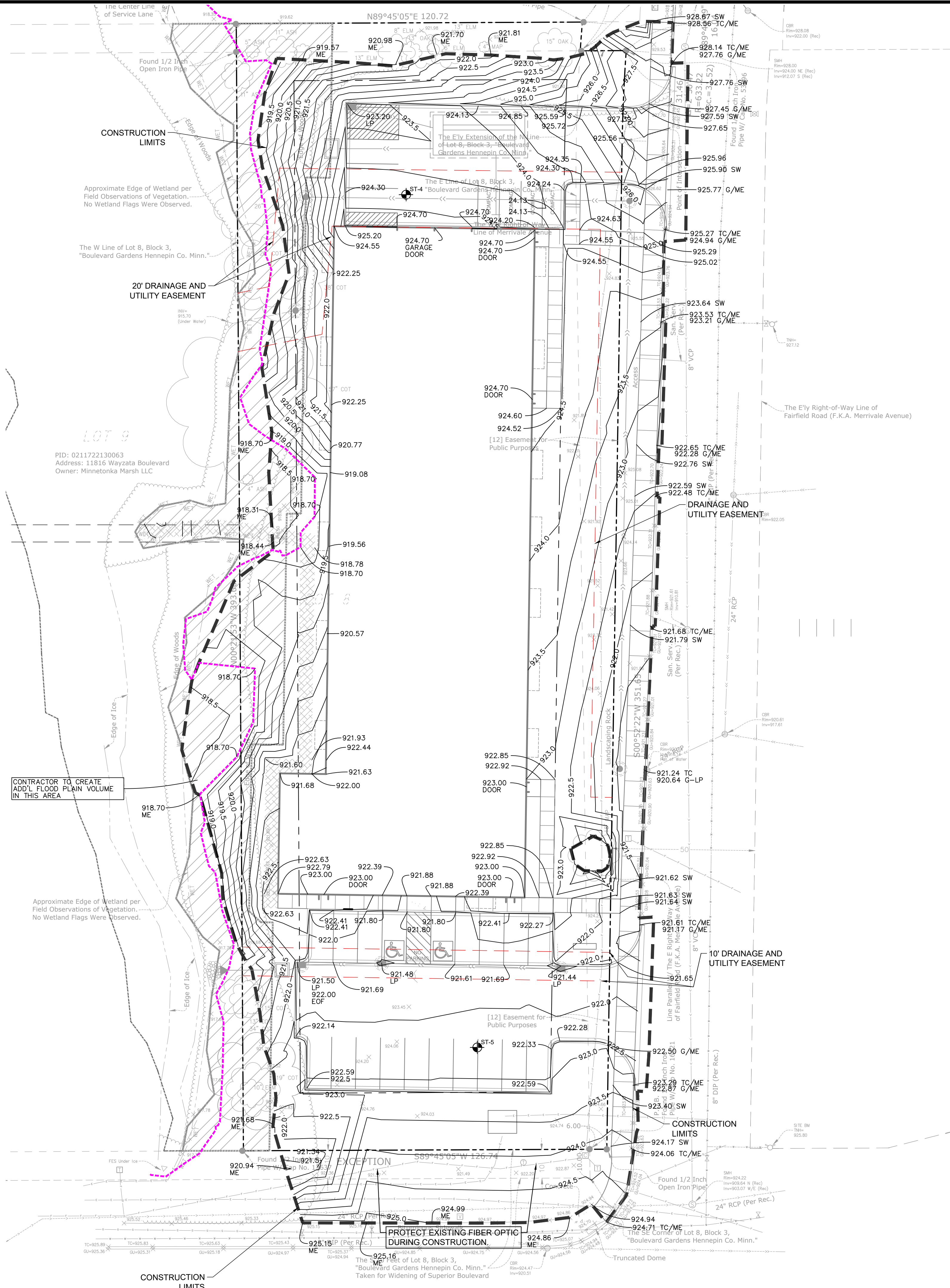
SEE SWPPP ON SHEETS SW1.0 - SW1.5

GROUNDWATER ELEVATION PER BORING	
BORING	GROUND WATER ELEVATION
ST-4	896.00
ST-5	910.00

PER GEOTECHNICAL REPORT COMPLETED BY BRAUN INTERTEC, INC. ON 02/24/2023.

**GRADING PLAN LEGEND:**

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 --- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G --- SPOT GRADE ELEVATION GUTTER
- 891.00 TC --- SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS --- SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME --- SPOT GRADE ELEVATION MATCH EXISTING
- GR --- GRADE BREAK - HIGH POINTS
- C&G --- CURB AND GUTTER (T.O = TIP OUT)
- EO=1135.52 --- EMERGENCY OVERFLOW
- CL --- CONSTRUCTION LIMITS
- 100-YR --- 100-YR FLOODPLAIN LINE = 918.70
- WBA --- PROPOSED WETLAND BUFFER AREA

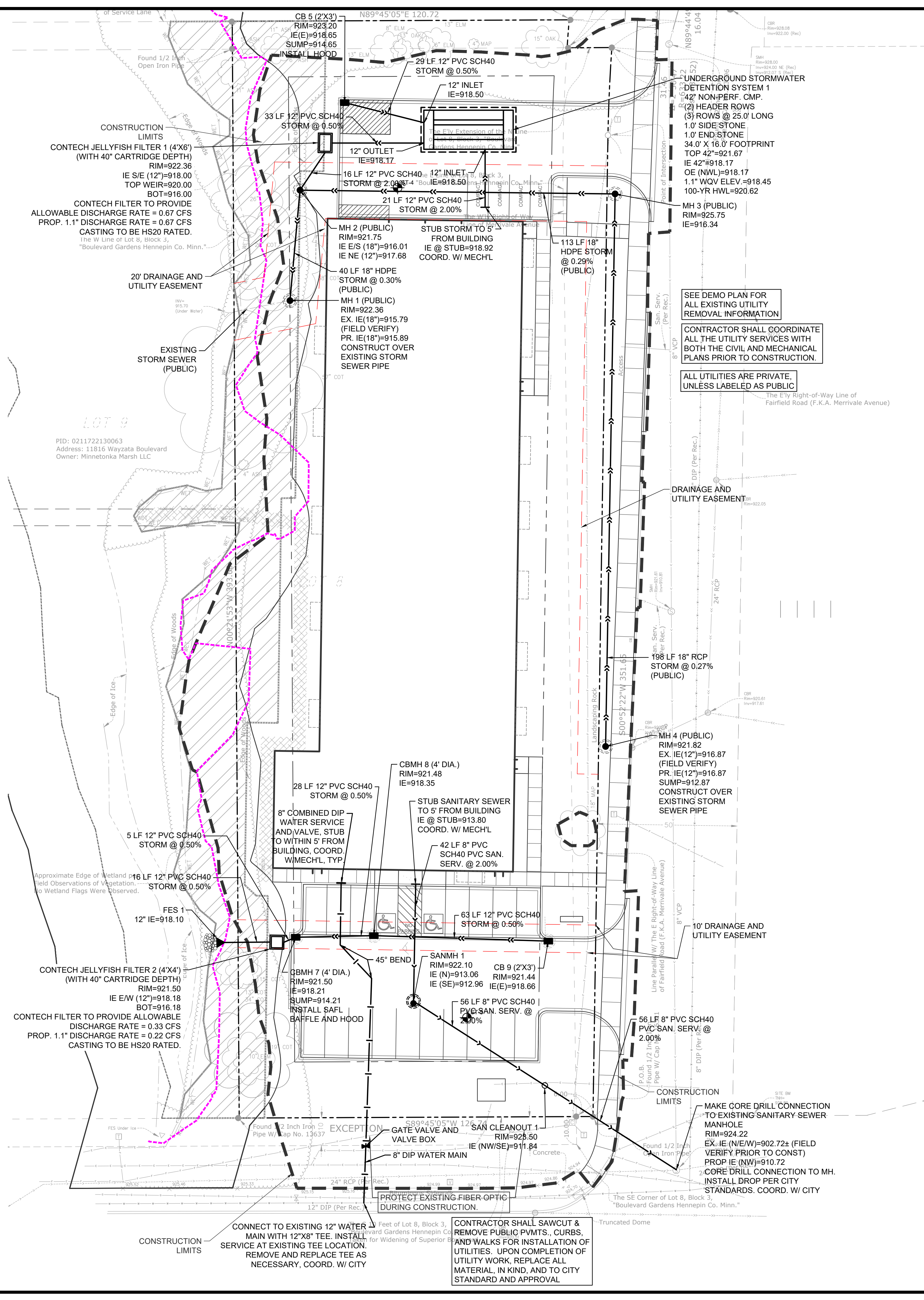


CONSTRUCTION LIMITS

PROTECT EXISTING FIBER OPTIC DURING CONSTRUCTION.

CONSTRUCTION LIMITS

CONSTRUCTION LIMITS



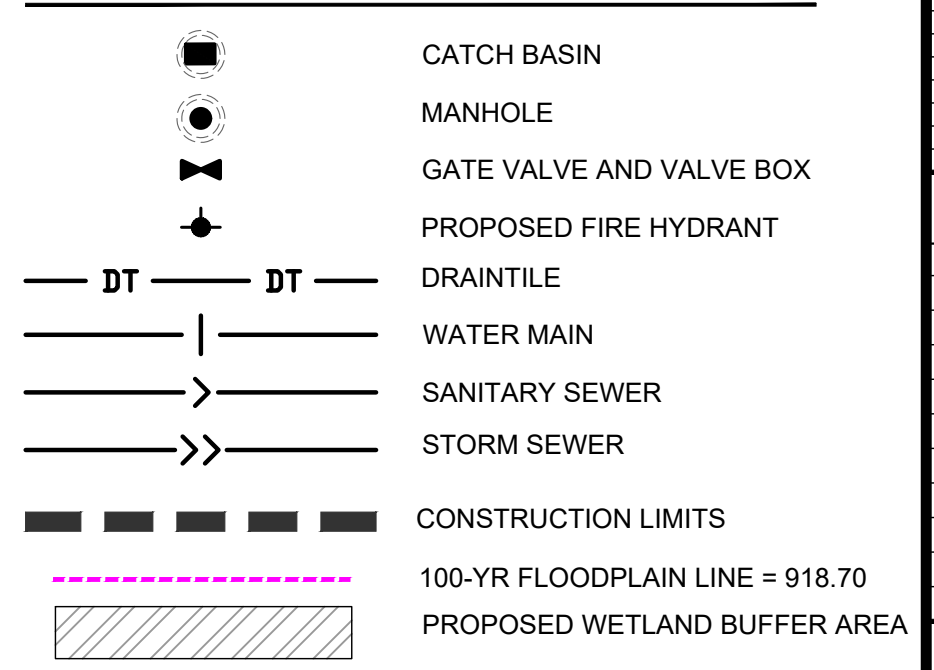
**GENERAL UTILITY NOTES:**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

**CITY OF MINNETONKA UTILITY NOTES:**

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

**UTILITY PLAN LEGEND:**



**CivilSite Group**  
 Civil Engineering \* Surveying \* Landscape Architecture  
 5000 Glenwood Avenue  
 Golden Valley, MN 55422  
 civilsitegroup.com 612-615-0060

**PRELIMINARY: NOT FOR CONSTRUCTION**

**MARSH RUN III**  
 11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

**INLAND DEVELOPMENT PARTNERS**  
 100 WEST LAKE STREET, #200, WAYZATA, MN 55391

PROJECT: MARSH RUN III  
 OWNER: INLAND DEVELOPMENT PARTNERS

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

David J. Knaeble  
 DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

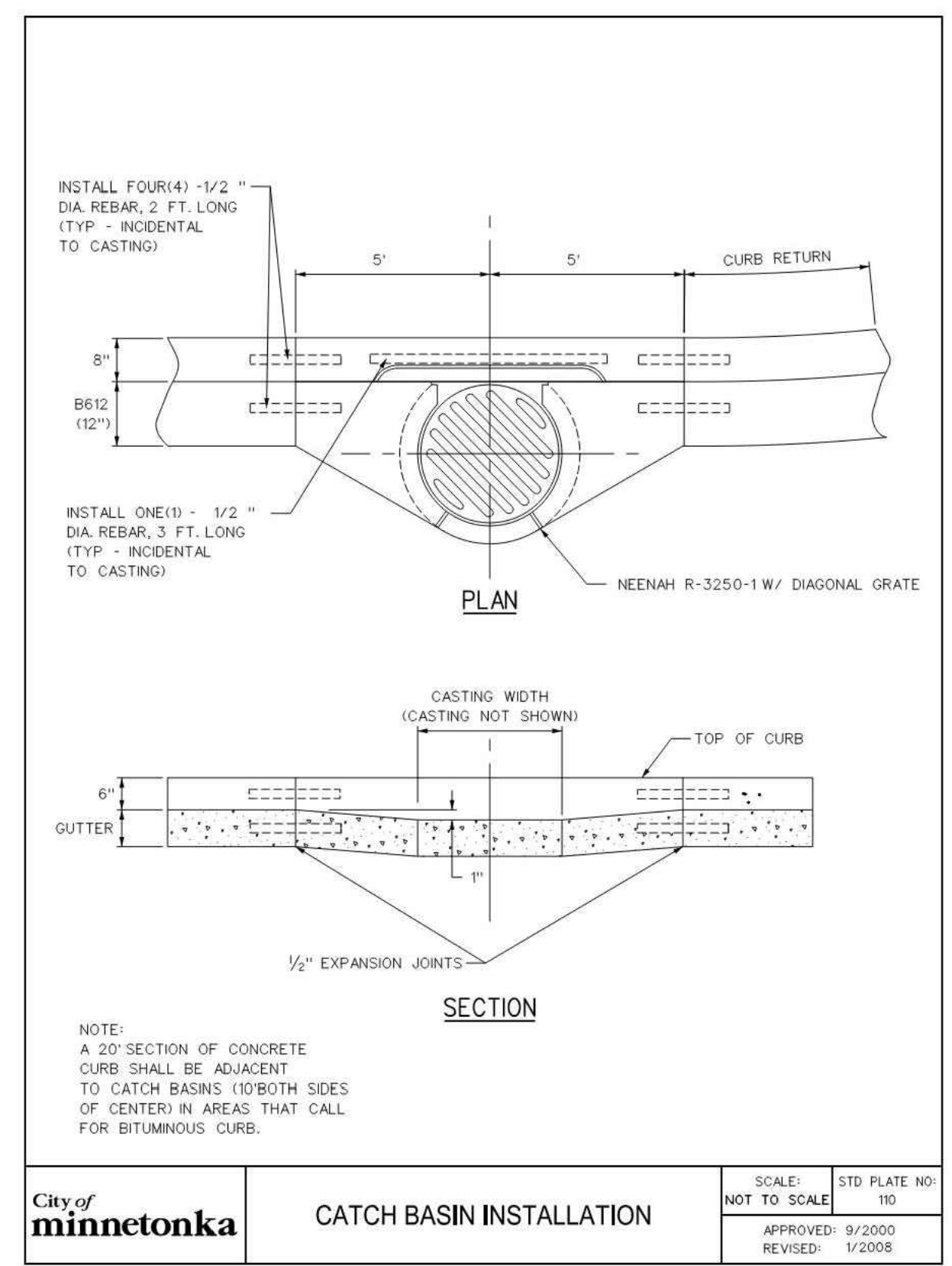
REVISION SUMMARY	
DATE	DESCRIPTION

**UTILITY PLAN**

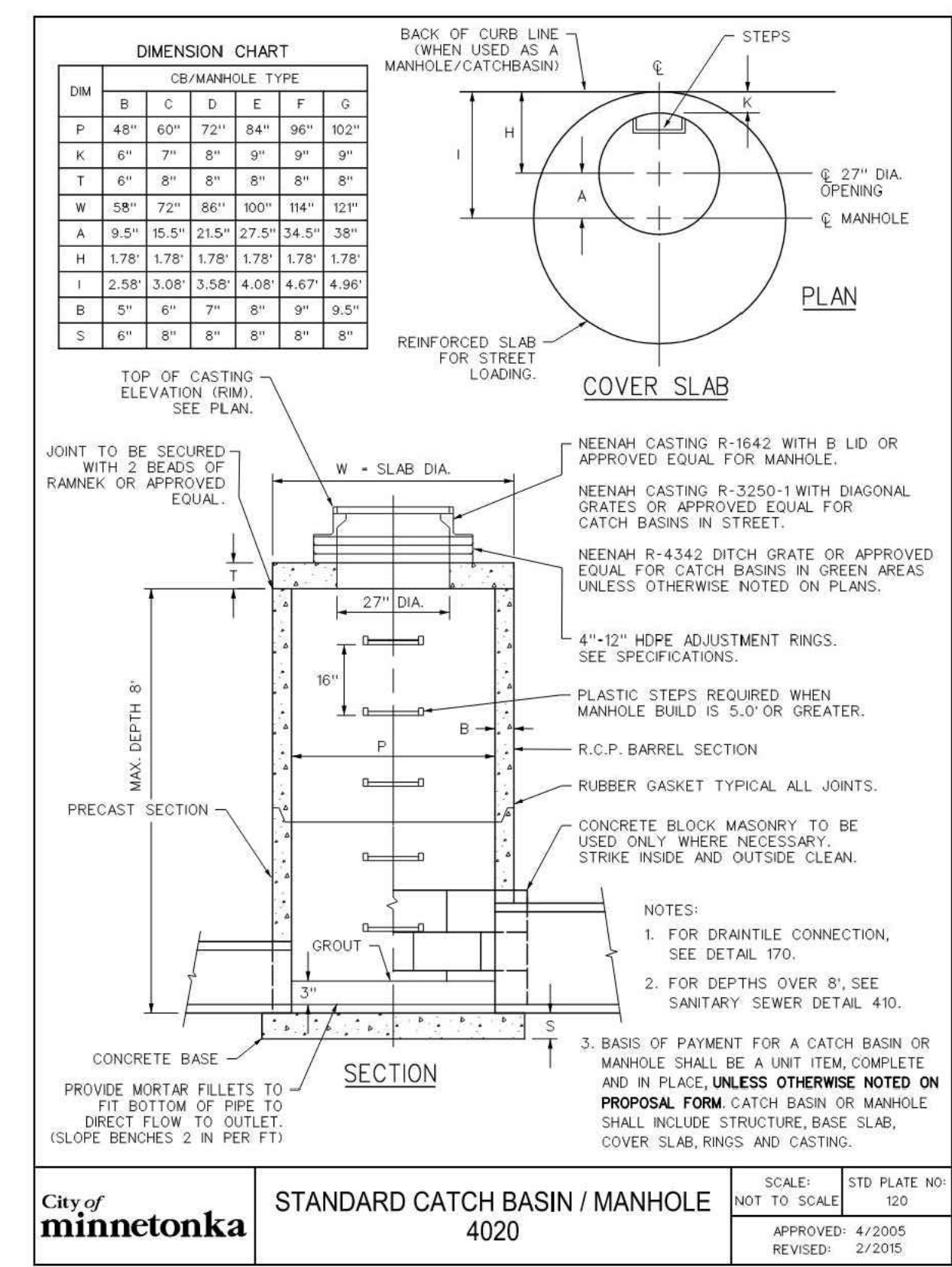
**811**  
 Know what's below. Call before you dig.  
 1" = 20'-0"  
 10'-0" 20'-0"

**C4.0**  
 © COPYRIGHT 2025 CIVIL SITE GROUP INC.

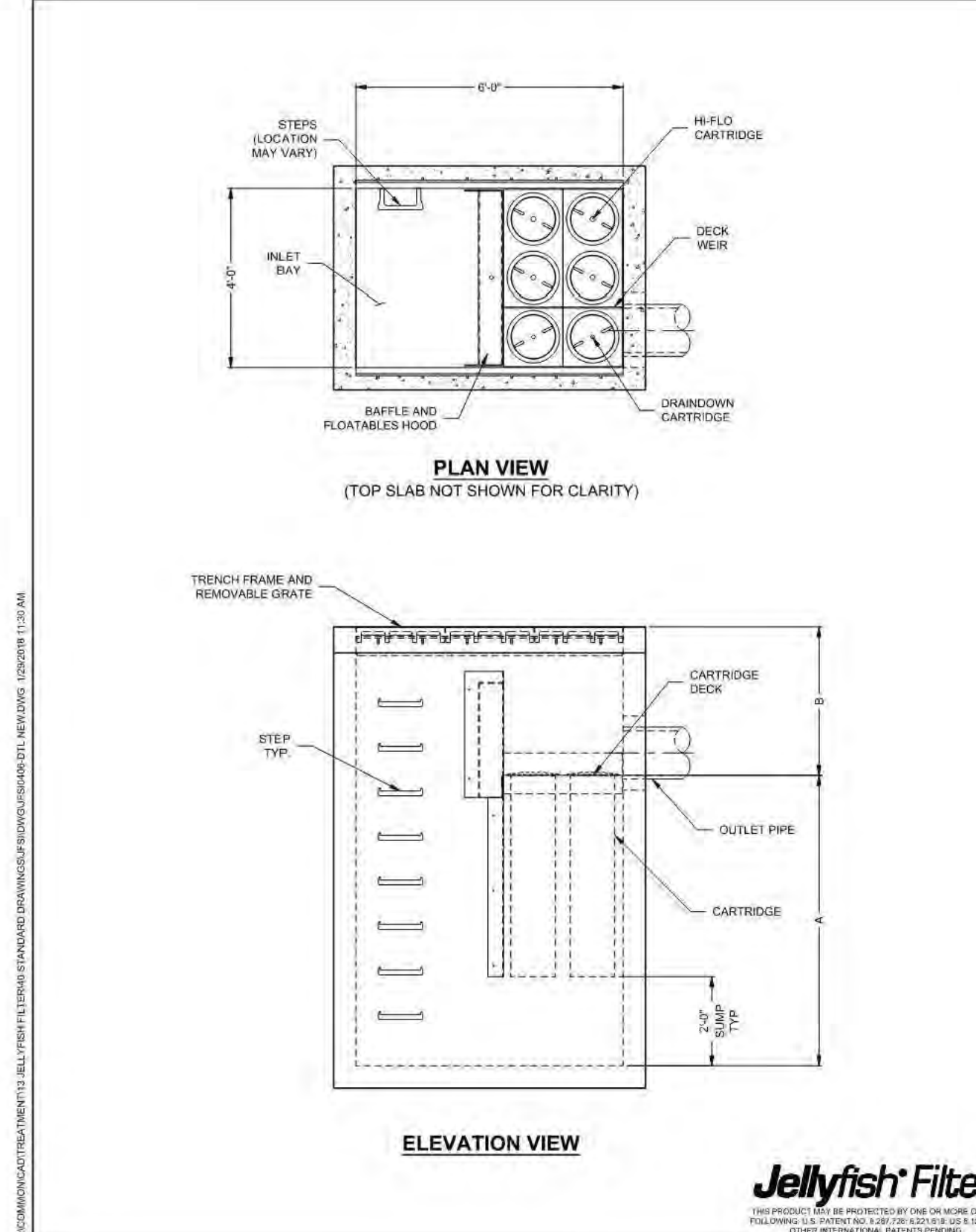




City of minnetonka	CATCH BASIN INSTALLATION	SCALE: NOT TO SCALE	STD. PLATE NO: 110
		APPROVED: 9/2000	REVISED: 1/2008



City of minnetonka	STANDARD CATCH BASIN / MANHOLE 4020	SCALE: NOT TO SCALE	STD. PLATE NO: 120
		APPROVED: 4/2005	REVISED: 2/2015



**JELLYFISH DESIGN NOTES**

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD SURFACE INLET STYLE WITH TRENCH GRATE AND COVER IS SHOWN. ALTERNATE CURB INLET OR PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE LENGTH	24"	30"	36"	42"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	6'-6"	6'-6"	6'-6"
FLOW RATE HIGH FLO / DRAINDOWN (CFD) (PER CART)	0.178 / 0.089	0.157 / 0.087	0.089 / 0.045	0.045 / 0.025
MAX. TREATMENT (CFD)	0.86	1.07	1.45	2.26
OUTLET INVERT TO RIM (MIN) (B)	3'-4"	3'-4"	3'-4"	3'-4"

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (GPM)	PEAK FLOW RATE (GPM)	RETURN PERIOD OF PEAK FLOW (YRS)	# OF CARTRIDGES REQUIRED (H/F / DD)	CARTRIDGE LENGTH
INLET #1	-	-	-	-	-
INLET #2	-	-	-	-	-
OUTLET	-	-	-	-	-

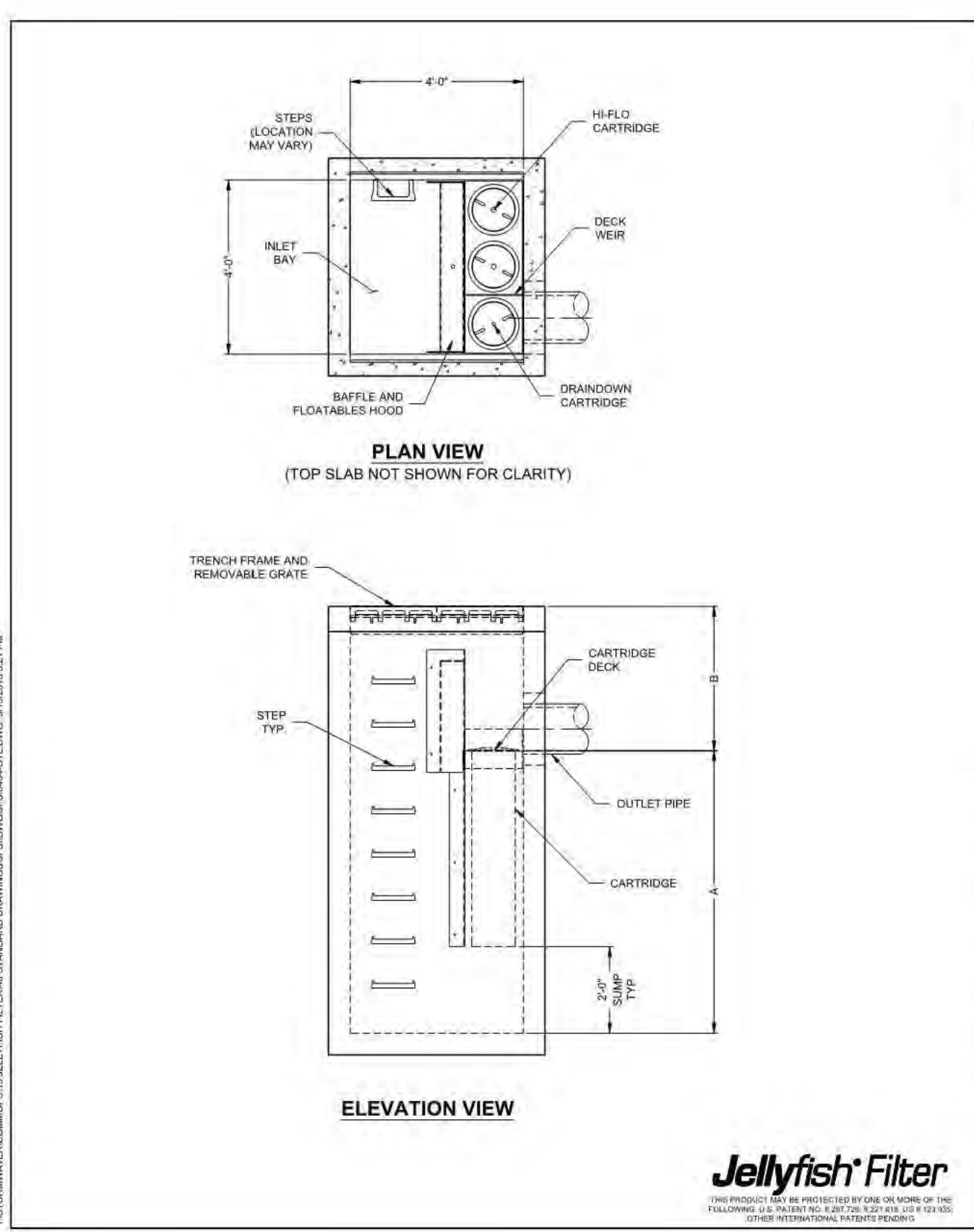
**GENERAL NOTES:**  
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.  
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.contechES.com  
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.  
4. STRUCTURE SHALL MEET ASHITO-HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 5' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHITO-MOR LOAD RATING AND BE CAST WITH THE CONTECH LOGO.  
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-847, ASTM C-918, AND ASHITO LOAD FACTOR DESIGN METHOD.  
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.  
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.  
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

**INSTALLATION NOTES:**  
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.  
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.  
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT.  
D. CARTRIDGE INSTALLATION BY CONTECH SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

**JELLYFISH JFSI0406 STANDARD DETAIL SURFACE INLET CONFIGURATION**

**PRELIMINARY:  
NOT FOR CONSTRUCTION**

**MARSH RUN III**  
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305  
**INLAND DEVELOPMENT PARTNERS**  
100 WEST LAKE STREET, #200, WAZATA, MN 55391



**JELLYFISH DESIGN NOTES**

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD SURFACE INLET STYLE WITH TRENCH GRATE AND COVER IS SHOWN. ALTERNATE CURB INLET OR PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE LENGTH	24"	30"	36"	42"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	6'-6"	6'-6"	6'-6"
FLOW RATE HIGH FLO / DRAINDOWN (CFD) (PER CART)	0.178 / 0.089	0.157 / 0.087	0.089 / 0.045	0.045 / 0.025
MAX. TREATMENT (CFD)	0.86	1.07	1.45	2.26
OUTLET INVERT TO RIM (MIN) (B)	3'-4"	3'-4"	3'-4"	3'-4"

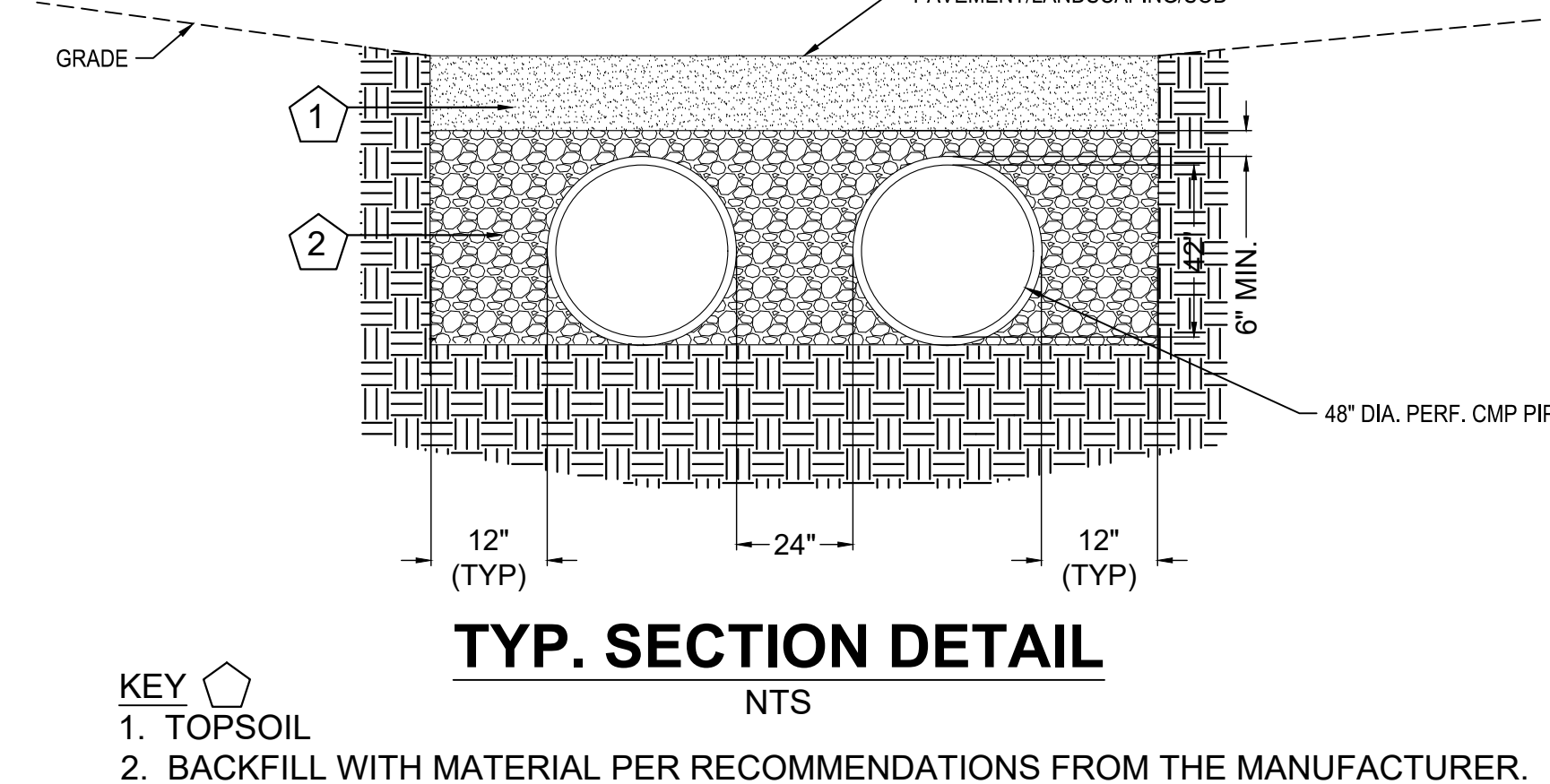
**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (GPM)	PEAK FLOW RATE (GPM)	RETURN PERIOD OF PEAK FLOW (YRS)	# OF CARTRIDGES REQUIRED (H/F / DD)	CARTRIDGE LENGTH
INLET #1	-	-	-	-	-
INLET #2	-	-	-	-	-
OUTLET	-	-	-	-	-

**GENERAL NOTES:**  
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.  
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.contechES.com  
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.  
4. STRUCTURE SHALL MEET ASHITO-HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT ASSUMING EARTH COVER OF 5' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHITO-MOR LOAD RATING AND BE CAST WITH THE CONTECH LOGO.  
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-847, ASTM C-918, AND ASHITO LOAD FACTOR DESIGN METHOD.  
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.  
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.  
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

**INSTALLATION NOTES:**  
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.  
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.  
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT.  
D. CARTRIDGE INSTALLATION BY CONTECH SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

**JELLYFISH JFSI0404 STANDARD DETAIL SURFACE INLET CONFIGURATION**



**CONSTRUCTION SEQUENCING**

- INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
  - ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
  - PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
  - INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
  - PERFORM ALL OTHER SITE IMPROVEMENTS.
  - SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
  - CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
  - IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
  - PLANT AND MULCH SITE.
  - REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.
- GENERAL NOTES**
- IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
  - GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
  - ALL SUB MATERIALS BELOW THE SPECIFIED RETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.

**1 UNDERGROUND DETENTION SYSTEM N.T.S.**

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

David J. Knaeble  
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

REVISION SUMMARY

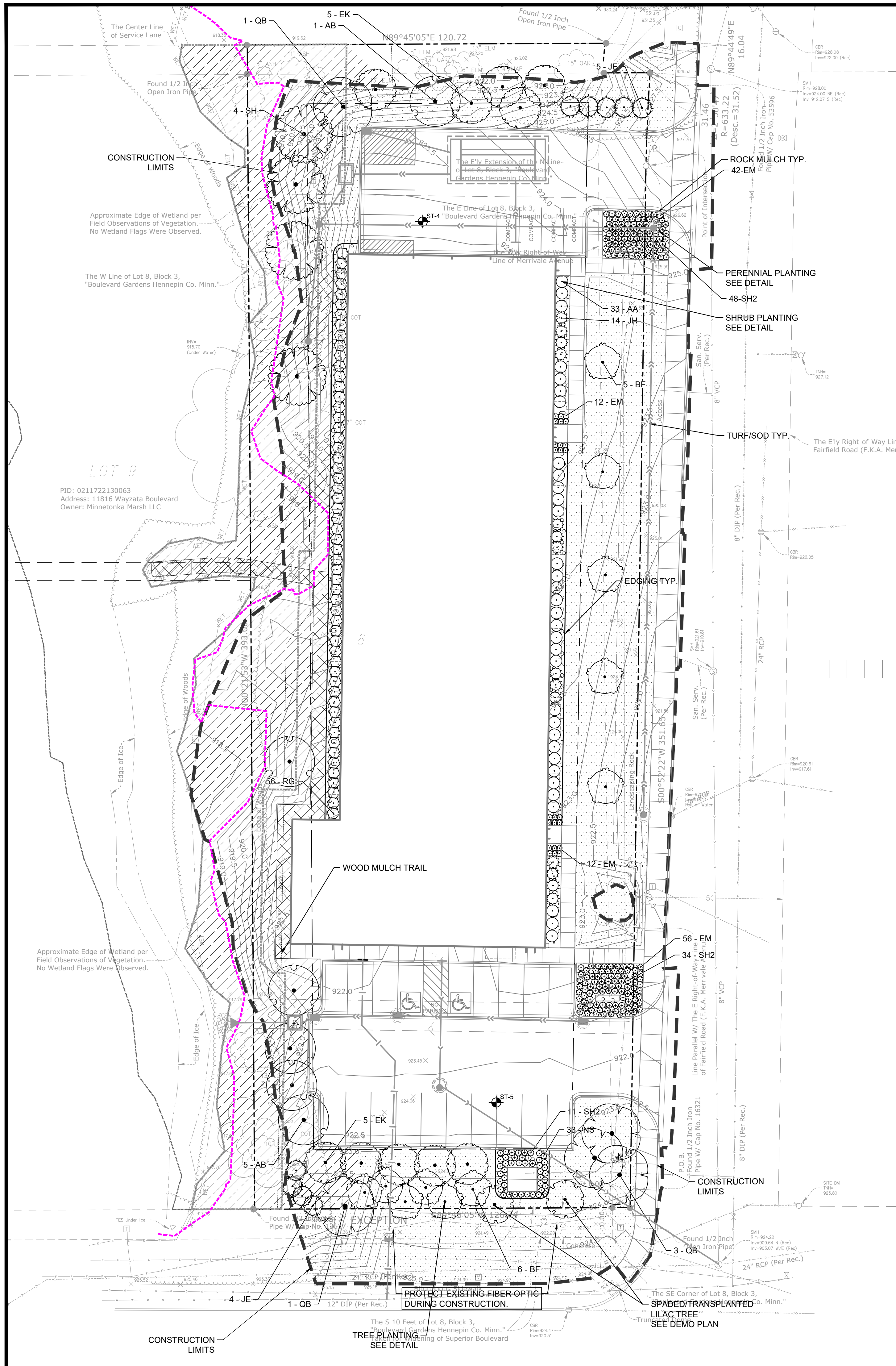
DATE	DESCRIPTION
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PROJECT MANAGER: DAVID KNAEBLE  
CONTACT NUMBER: 612-615-0060 X103  
DRAWN BY: BK  
REVIEWED BY: BK  
PROJECT NUMBER: 0431

CIVIL DETAILS

**C5.1**  
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**LANDSCAPE NOTES:**

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

**POLLINATOR SAFE PLANT MATERIAL:**

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACTOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

MULCH SCHEDULE				
AREA	MULCH TYPE	M	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	1 1/2" DEPTH, ROCK MULCH	YES	YES	SEE GROUNDCOVER LEDGED
MAINT. STRIP AT BUILDING FOUNDATION	1 1/2" DEPTH, ROCK MULCH	YES	YES	SEE GROUNDCOVER LEDGED
NATIVE SEED AREAS	STRAW MULCH	NO	NO	INSTALL PER MNDOT SEEDING MANUAL

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

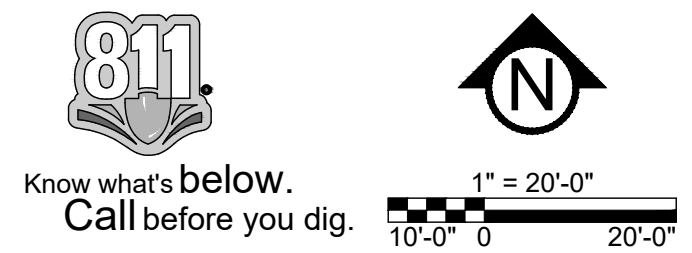
PLANTING SEASON SCHEDULE			
SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

**LANDSCAPE PLAN LEGEND:**

- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.
- CONSTRUCTION LIMITS
- 100-YR FLOODPLAIN LINE = 918.70

SEE SHEET L1.1 FOR PLANTING SCHEDULE  
SEE SHEET LT1.0 FOR EXTERIOR LIGHTING PLAN



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**PROJECT**  
**MARSH RUN III**  
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

**OWNER**  
**INLAND DEVELOPMENT PARTNERS**  
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert L. Binder  
DATE 6/18/25 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

# PLANT SCHEDULE

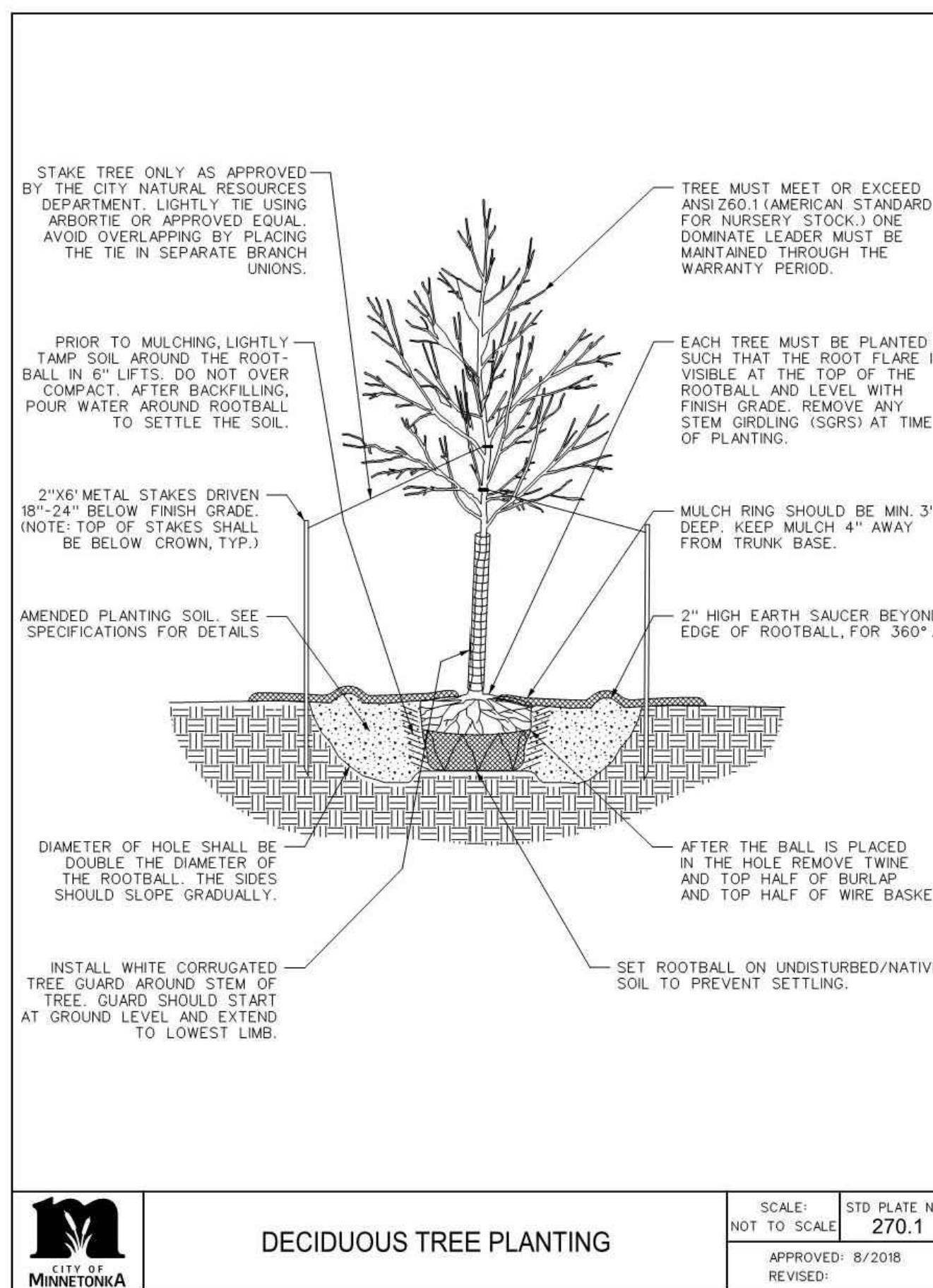
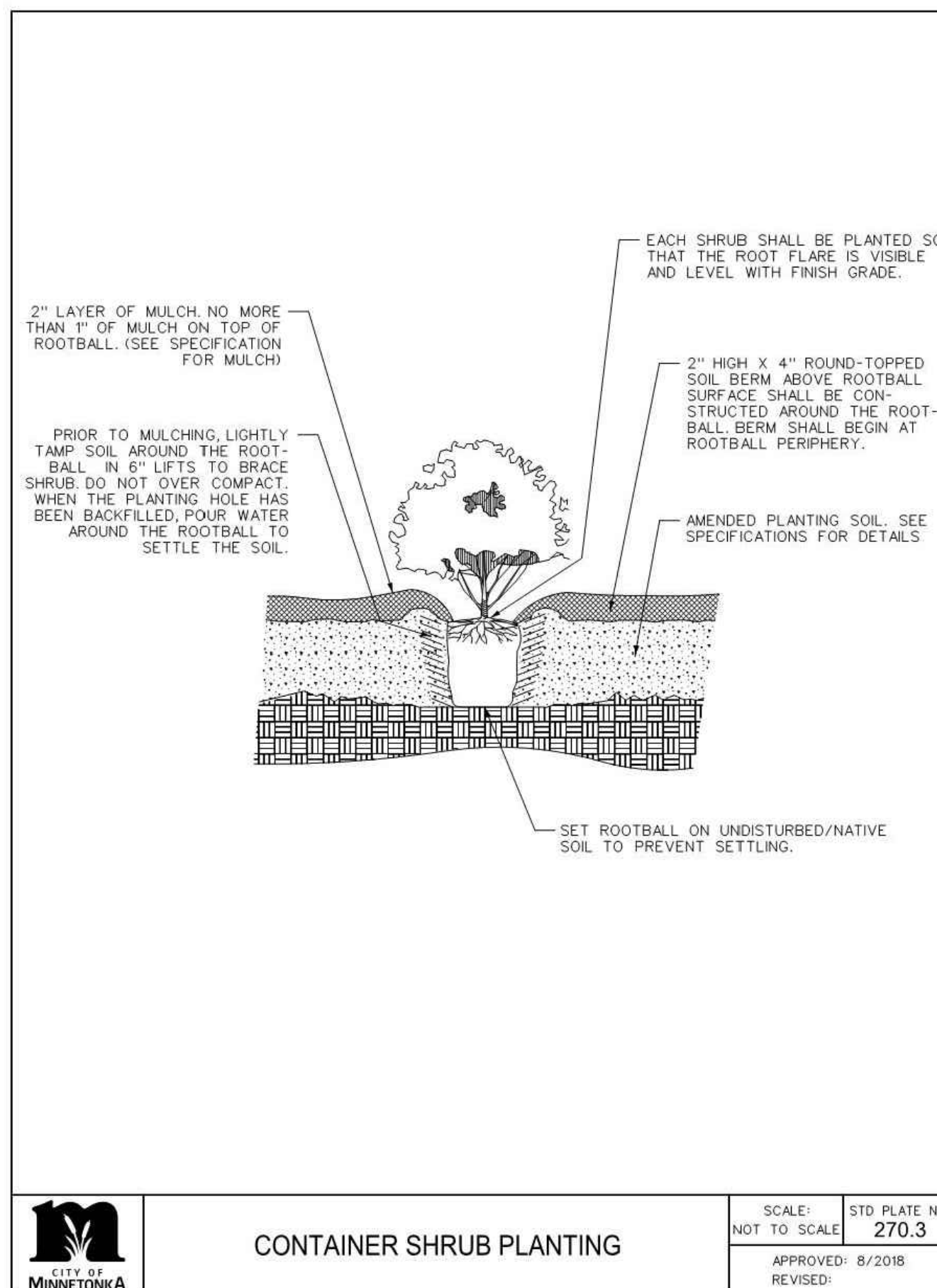
SYMBOL	CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
<b>TREES</b>						
	AB	Autumn Blaze Maple / Acer x freemanii 'Jeffsred' TM	6	3" Cal. B&B	B&B	
	BF	Dakota Pinnacle® Asian White Birch / Betula platyphylla 'Fargo'	11	2.5" CAL. B&B		
	SH	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis 'Skycole' TM	4	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	Espresso Kentucky Coffeetree / Gymnocladus dioica 'Espresso'	10	3" Cal. B&B	NATIVE CULTIVAR	Y
	QB	Swamp White Oak / Quercus bicolor	5	2.5" Cal. B&B		
SUBTOTAL:			36			
<b>EVERGREEN TREES</b>						
	JE	Eastern Red Cedar / Juniperus virginiana	9	6' B&B	NATIVE	N
SUBTOTAL:			9			
SYMBOL	CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
<b>SHRUBS</b>						
	AA	Autumn Magic Black Chokeberry / Aronia melanocarpa 'Autumn Magic'	33	#5 CONT	NATIVE CULTIVAR	Y
	JH	Hetzl Column Juniper / Juniperus chinensis 'Hetzl Columnaris'	14	#5 CONT		
	RG	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	56	#5 CONT		
SUBTOTAL:			103			
<b>GRASSES</b>						
	NS	Northwind Switch Grass / Panicum virgatum 'North Wind'	33	#1 CONT	NATIVE CULTIVAR	Y
	SH2	Prairie Dropseed / Sporobolus heterolepis	93	#1 CONT	NATIVE	Y
SUBTOTAL:			126			
<b>PERENNIALS</b>						
	EM	Magnus Purple Coneflower / Echinacea purpurea 'Magnus'	122	#1 CONT	NATIVE CULTIVAR	Y
SUBTOTAL:			122			

# PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
<b>GROUND COVERS</b>			
	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP	2,123 sf	Mulch
	SHREDDED CEDAR MULCH 3" DEEP / SHREDDED CEDAR MULCH	983 sf	Mulch
	BLUE GRASS SOD / SOD	13,524 sf	Sod
<b>MNDOT - SEED MIXES</b>			
	MN SEED MIX #34-262 WET PRAIRIE / LOWER BASIN SEED MIX	13,709 sf	Seed Mix

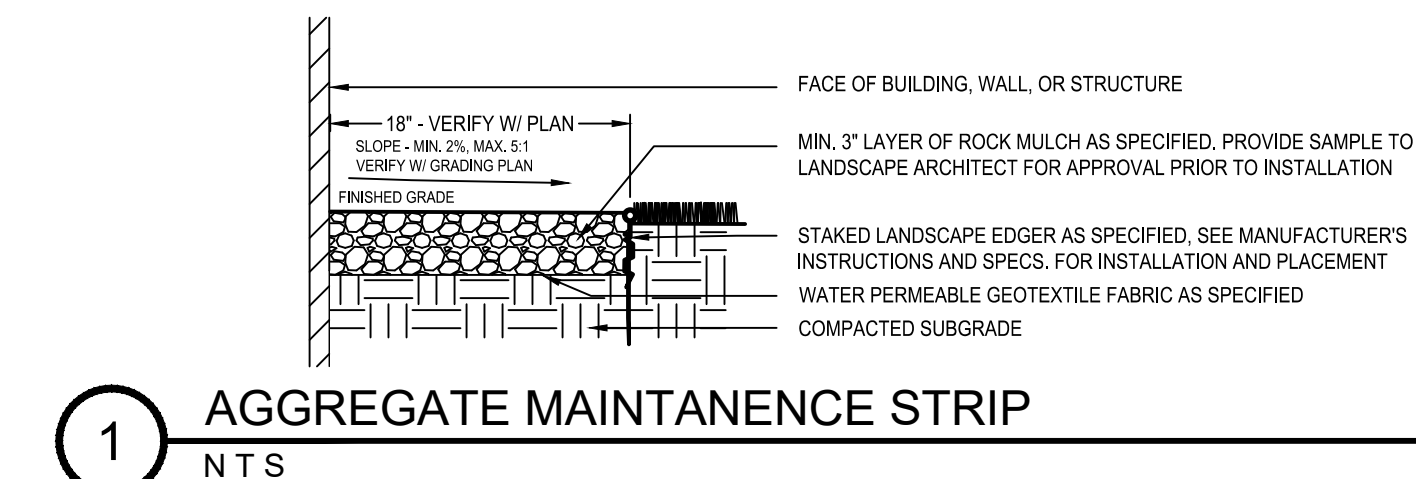
## REQUIRED LANDSCAPE CALCULATIONS

COST OF PROJECT VALUE				\$13,000,000.00
REQUIRED LANDSCAPE PLANT MATERIAL (1% MINIMUM LANDSCAPE VALUE REQUIRED - OVER \$4,000,000)				\$130,000.00
PROPOSED (SEE SCHEDULE ABOVE)				
TYPE	UNIT PRICE	QUANT.		
Deciduous Trees	\$ 550.00 EA.	31		\$17,050.00
Coniferous Trees	\$ 450.00 EA.	9		\$4,050.00
Ornamental Trees	\$ 225.00 EA.	0		\$0.00
Shrubs	\$ 75.00 EA.	103		\$7,725.00
Perennials	\$ 25.00 EA.	248		\$6,200.00
Sod/Turf	\$ 6.50 SY	1600		\$10,400.00
Edging ( Vinyl)	\$ 3.50 LF	289		\$1,011.50
Decorative Rock Maintenance Str	\$ 4.58 SF	2123		\$9,723.34
Mulch (Shredded Cedar Mulch)	\$ 2.54 SF	1000		\$2,540.00
Irrigation System	\$ 12,000.00 EA.	1		\$12,000.00
HYDRO SEED-WETLAND MIX	\$5,000.00 AC	2.2		\$12,000.00
TOTAL				\$82,699.84



## IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.



**PRELIMINARY:  
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**INLAND DEVELOPMENT PARTNERS**  
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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Robert L. Binder  
DATE 6/18/25 LICENSE NO. 25821

**ISSUE/SUBMITTAL SUMMARY**

DATE 6/18/2025 CITY SUBMITTAL

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER: DAVID KNEBLE  
CONTACT NUMBER: 612-615-0060 X 703  
DRAWN BY: BN  
REVIEWED BY: DK  
PROJECT NUMBER: 2443

**REVISION SUMMARY**

DATE	DESCRIPTION
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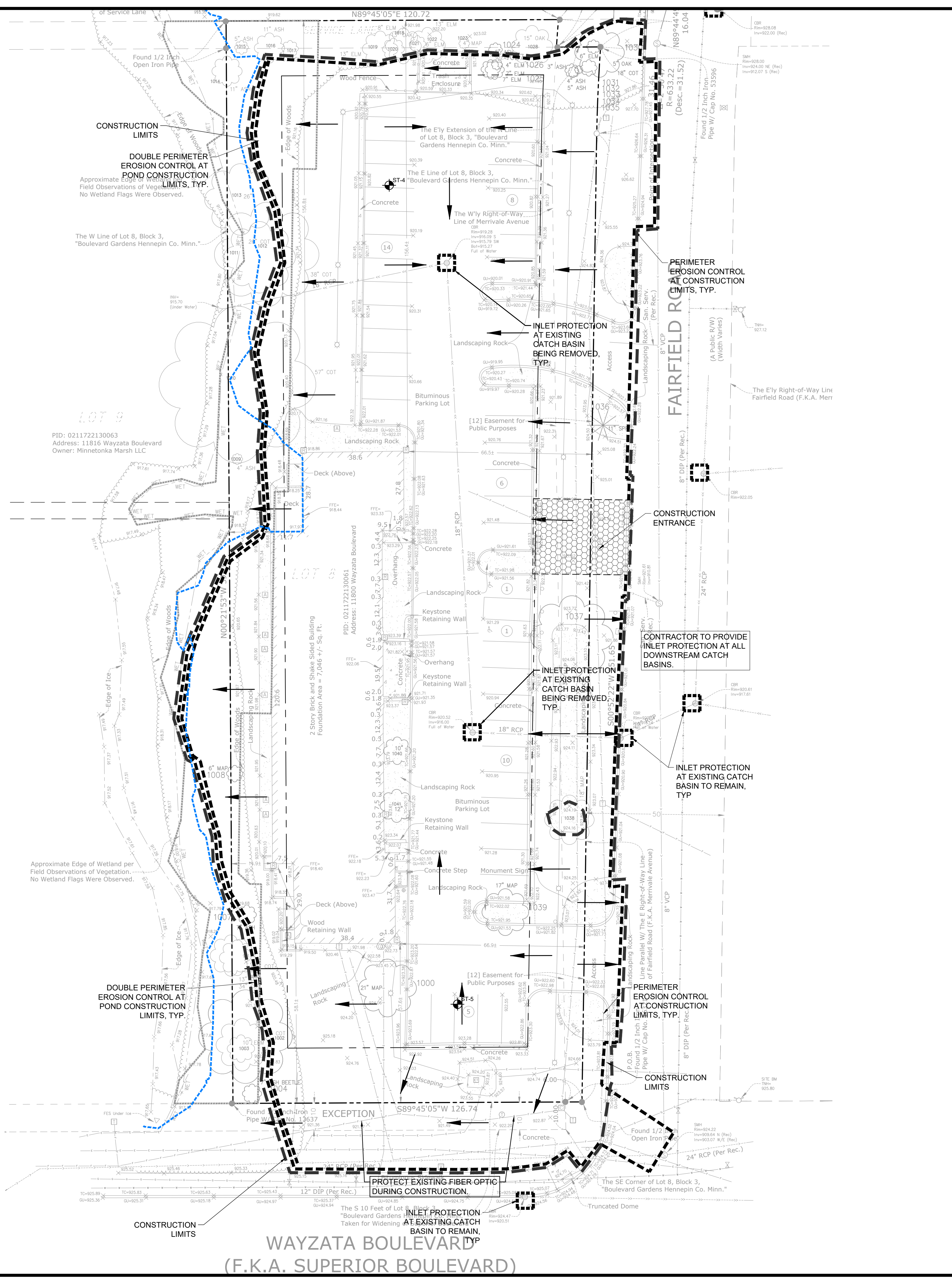
**LANDSCAPE PLAN  
NOTES & DETAILS**

**L1.1**



Know what's below.  
Call before you dig.

SEE SHEET L1.0 FOR GENERAL  
LANDSCAPE NOTES & LEGEND



**SWPPP NOTES:**

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

**CITY OF MINNETONKA EROSION CONTROL NOTES:**

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**MARSH RUN III**  
 11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305  
**INLAND DEVELOPMENT PARTNERS**  
 100 WEST LAKE STREET, #200, WAYZATA, MN 55391

PROJECT  
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*David J. Knaeble*  
 David J. Knaeble  
 DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT MANAGER: DAVID KNAEBLE  
 CONTRACT NUMBER: 17-015-080 X 703  
 DRAWN BY: BN  
 REVIEWED BY: DK  
 PROJECT NUMBER: 18431

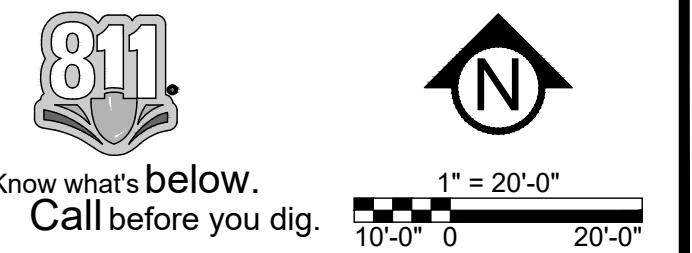
REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

**SW1.0**

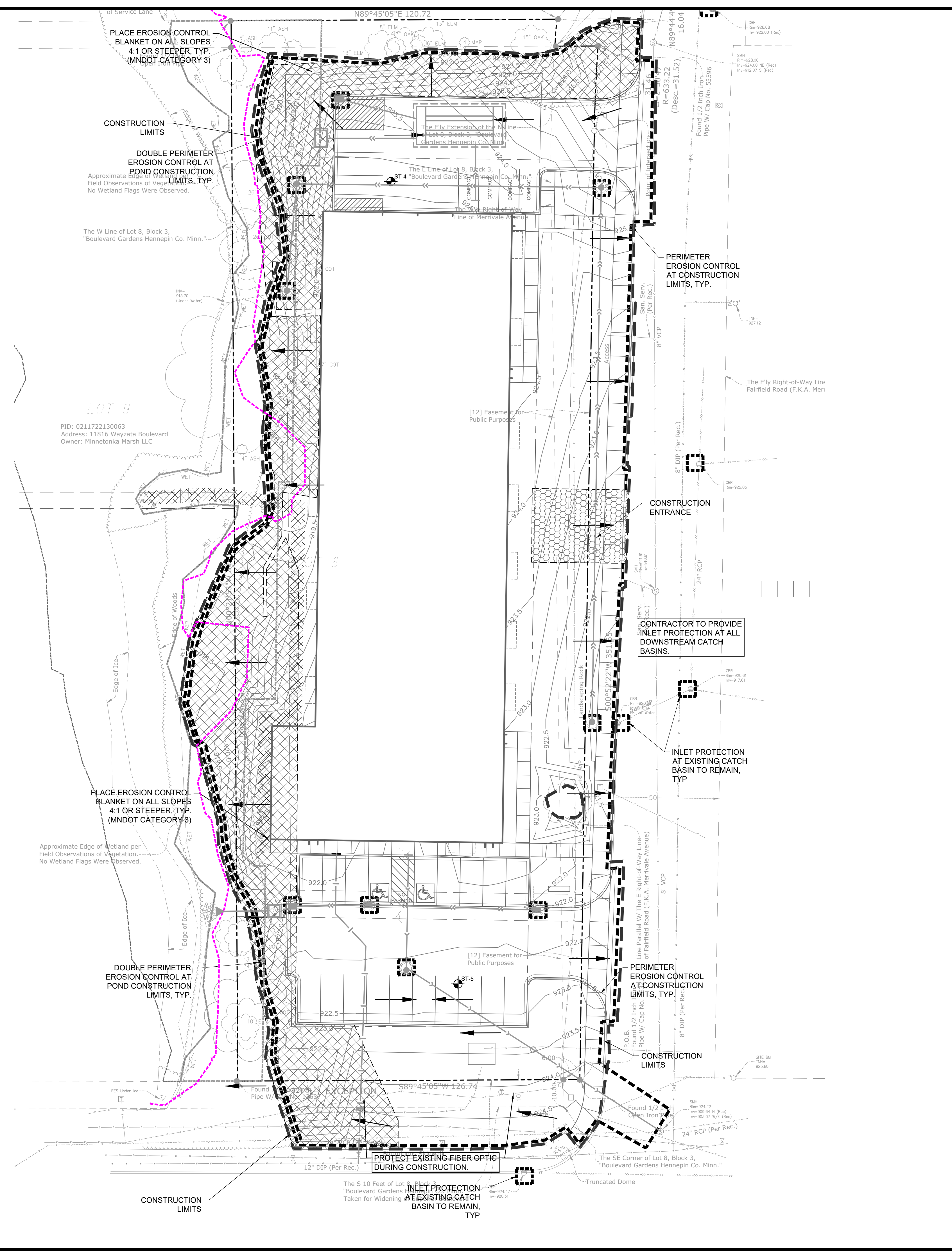
**SWPPP LEGEND:**

--- 1125 ---	EX. 1" CONTOUR ELEVATION INTERVAL
→	DRAINAGE ARROW
-----	SILT FENCE / BIOROLL - GRADING LIMIT
□	INLET PROTECTION
▨	STABILIZED CONSTRUCTION ENTRANCE
---	100-YR FLOODPLAIN LINE = 918.70



**WAYZATA BOULEVARD**  
 (F.K.A. SUPERIOR BOULEVARD)

811  
 Know what's below.  
 Call before you dig.



**SWPPP NOTES:**

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**CITY OF MINNETONKA EROSION CONTROL NOTES:**

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**PRELIMINARY:  
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**PROJECT**  
 MARSH RUN III  
 11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

**OWNER**  
 INLAND DEVELOPMENT PARTNERS  
 100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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*David J. Knaeble*  
 David J. Knaeble  
 DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

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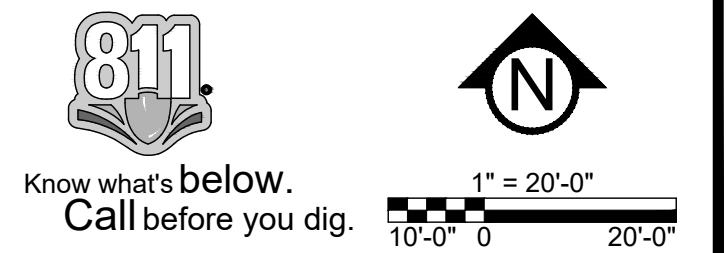
REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

**SW1.1**

**SWPPP LEGEND:**

	EX. 1" CONTOUR ELEVATION INTERVAL
	1.0' CONTOUR ELEVATION INTERVAL
	DRAINAGE ARROW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	100-YR FLOODPLAIN LINE = 918.70





THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENTS A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR10001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

### STORMWATER DISCHARGE DESIGN REQUIREMENTS

#### SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMOVAL OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CBS
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE SOIL/VAIED, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN/ POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOIL/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

#### RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
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; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

#### SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTORS SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMP'S AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTIONS OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN WRITING WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
  - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
  - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
  - 4.3. CONTENT OF TRAINING COURSE AND WORKSHEETS INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

### CONSTRUCTION ACTIVITY REQUIREMENTS

#### SWPPP AMENDMENTS (SECTION 6):

1. 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.
2. PERMITTEES MUST AEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMP'S 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.
3. PERMITTEES MUST AEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMP'S 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. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

#### BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMP'S 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.

#### EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, 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.
4. FOR PAVEMENT AREAS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH BASKING 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.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. 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 WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. 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.

9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

#### SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMP'S 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 THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMP'S TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. 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 UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. 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.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. 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.
10. 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.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMP'S ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING OUT OF THE STREET.
12. PERMITTEES MUST INSTALL SILT FENCE AND SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SILL WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMP'S TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

#### DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LOADED WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (E.G., MINN. R. 7050.0210, SUBP. 2) 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 BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF CONTAINING OIL, PERMITTEES MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. 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.
4. 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.

#### INSPECTIONS AND MAINTENANCE (SECTION 11):

1. 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.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP'S.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER 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.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, 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. IF PRECLUDED, 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.
5. 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.
6. 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.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. 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.
9. PERMITTEES MUST ENSURE THAT 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 IF CONDITIONS WARRANT, OR
  - 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.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED. THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
  - a. DATE AND TIME OF INSPECTIONS; AND
  - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
  - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
  - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
  - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SOURCES; AND

1. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL, SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
9. 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.

#### POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. 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.
2. 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.
3. 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.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. 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.
7. 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.
8. 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.

#### PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. 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 FINAL 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.
3. 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.
4. 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.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMP'S DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. 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.
8. 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.

#### SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

#### GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

#### TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

- SEED
  - TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

#### MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

#### SLOPES

- 3:1 (HORIZONTAL) OR FLATTER MULCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

### TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P. E.  
TRAINING COURSE: DESIGN OF SWPPP  
TRAINING ENTITY: UNIVERSITY OF MINNESOTA  
INSTRUCTOR: JOHN CHAPMAN  
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012  
TOTAL TRAINING HOURS: 12  
DATE OF RECERTIFICATION: 1/3/2025  
EXPIRATION: 5/31/2028

### OWNER INFORMATION

INLAND DEVELOPMENT PARTNERS  
100 WEST LAKE STREET, #200  
WAYZATA, MN 55391  
THOMAS DILLON  
612-388-9432  
TDILLON@INLANDDP.COM

### AREAS AND QUANTITIES:

SITE AREA CALCULATIONS						
	EXISTING CONDITION		PROPOSED CONDITION			
IMPERVIOUS SURFACES	BUILDING COVERAGE	7,568 SF 14.7%	16,978 SF	33.1%		
	PAVEMENT	19,561 SF 38.1%	11,440 SF	22.3%		
	TOTAL	27,129 SF 52.8%	0.6 AC	28,418 SF	55.4%	0.7 AC
PERVIOUS SURFACES						
	TOTAL	24,211 SF	47.2%	0.6 AC	22,922 SF	44.6% 0.5 AC
	TOTAL SITE AREA	51,340 SF	100.0%	1.2 AC	51,340 SF	100.0% 1.2 AC
DIFFERENCE (EX. VS PROP.)		1,289 SF	2.5%			
DISTURBED AREA		58,839 SF		1.4 AC		

EROSION CONTROL QUANTITIES	
DISTURBED AREA	58,839 SF
SILT FENCE/BIO-ROLL	±2,000 LF
EROSION CONTROL BLANKET	±12,300 SF
INLET PROTECTION DEVICES	±23 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

### SWPPP CONTACT PERSON

#### CONTRACTOR:

SWPPP INSPECTOR TRAINING:  
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

### PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

### SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

- CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
- ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
  - ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
  - ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
  - ATTACHMENT D. STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.
  - ATTACHMENT E. GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.

### SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

### PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING COMMERCIAL BUSINESS INTO A MULTI-FAMILY APARTMENT. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

### NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT PROVIDED IN THESE PLANS DUE TO GRADING REQUIRED ADJACENT TO THE EXISTING WATER BODY. REDUNDANT PERIMETER EROSION CONTROL WILL BE PROVIDED WHEN A SURFACE WATER BODY IS LOCATED WITHIN 50 FEET OF THE PROJECTS DISTURBANCE.

### INFILTRATION NARRATIVE:

INFILTRATION IS NOT PROVIDED AS PART OF THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DUE TO THE TYPES OF SOILS PRESENT. THE SOILS PRESENT ARE CONSIDERED HYDROLOGIC SOIL GROUP "D" AND ARE NOT CONDUIVE TO INFILTRATION. FILTRATION WILL BE PROVIDED IN LIEU OF INFILTRATION.

### SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

### SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS NOT LOCATED WITHIN ONE MILE OR DISCHARGING TO AN IDENTIFIED IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST.

### PERMANENT STABILIZATION NOTES SITE SPECIFIC:

- PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
  - MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

&lt;



**ATTACHMENT B: SWPPP INSPECTION FORM**

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

**FACILITY INFORMATION**

SITE NAME: \_\_\_\_\_  
 SITE ADDRESS: \_\_\_\_\_ PERMIT NUMBER: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**INSPECTION INFORMATION**

INSPECTOR NAME: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_  
 ORGANIZATION/COMPANY MAN: \_\_\_\_\_  
 DATE (MM/DD/YYYY): \_\_\_\_\_ TIME: \_\_\_\_\_ AM / PM  
 IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?  Y  N  
 IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:  
 7 DAY  RAIN

RAINFALL AMOUNT (IF APPLICABLE): \_\_\_\_\_ Y N  
 IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE?  Y  N  
 IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS

**NOTE:** IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

**EROSION CONTROL REQUIREMENT (SECTION 8.1)**

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDRONULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPs] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%) ARE APPROPRIATE BMPs INSTALLED PROTECTING INLETS/OUTLETS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMMENTS:**

**SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)**

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. ARE APPROPRIATE BMPs INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMMENTS:**

**MAINTENANCE AND INSPECTIONS (SECTION 11)**

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. ARE VEHICLE TRACKING BMPs AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

**COMMENTS:**

**POLLUTION PREVENTION (SECTION 12)**

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. ARE APPROPRIATE BMPs BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMMENTS:**

**OTHER**

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. IS ANY DEWATERING OCCURRING ON SITE? IF YES, WHAT BMPs ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

**DISCLOSURES:**

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPs UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

**ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM**

**ATTACHMENT C - CHAMBER  
 FACILITY MANAGEMENT SCHEDULE**

- ALL GRIT CHAMBERS, SUMP CATCH BASINS, SUMP MANHOLES, OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORM WATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR, WITHIN 30 DAYS OF THE INSPECTION DATE. ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORM WATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
- VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS. INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).
- UNDERGROUND STORAGE CHAMBERS MUST BE INSPECTED AT LEAST ONCE A YEAR TO ENSURE THAT ADEQUATE STORAGE CAPACITY REMAINS. CAPACITY WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE STORAGE VOLUME BY 50 PERCENT OF ITS ORIGINAL DESIGN VOLUME. ACCUMULATED DEBRIS AND SEDIMENT WILL BE REMOVED, AND INLET AND OUTLET STRUCTURES WILL BE CLEARED OF ANY FLOW IMPEDIMENTS.

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**MARSH RUN III**  
 11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305  
**INLAND DEVELOPMENT PARTNERS**  
 100 WEST LAKE STREET, #200, WAYZATA, MN 55391

PROJECT

OWNER

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

*David J. Knaeble*  
 David J. Knaeble  
 DATE 6/18/25 LICENSE NO. 48776

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTRACT NUMBER	1618-0000 X 703
DRAWN BY	DN
REVIEWED BY	DK
PROJECT NUMBER	16431

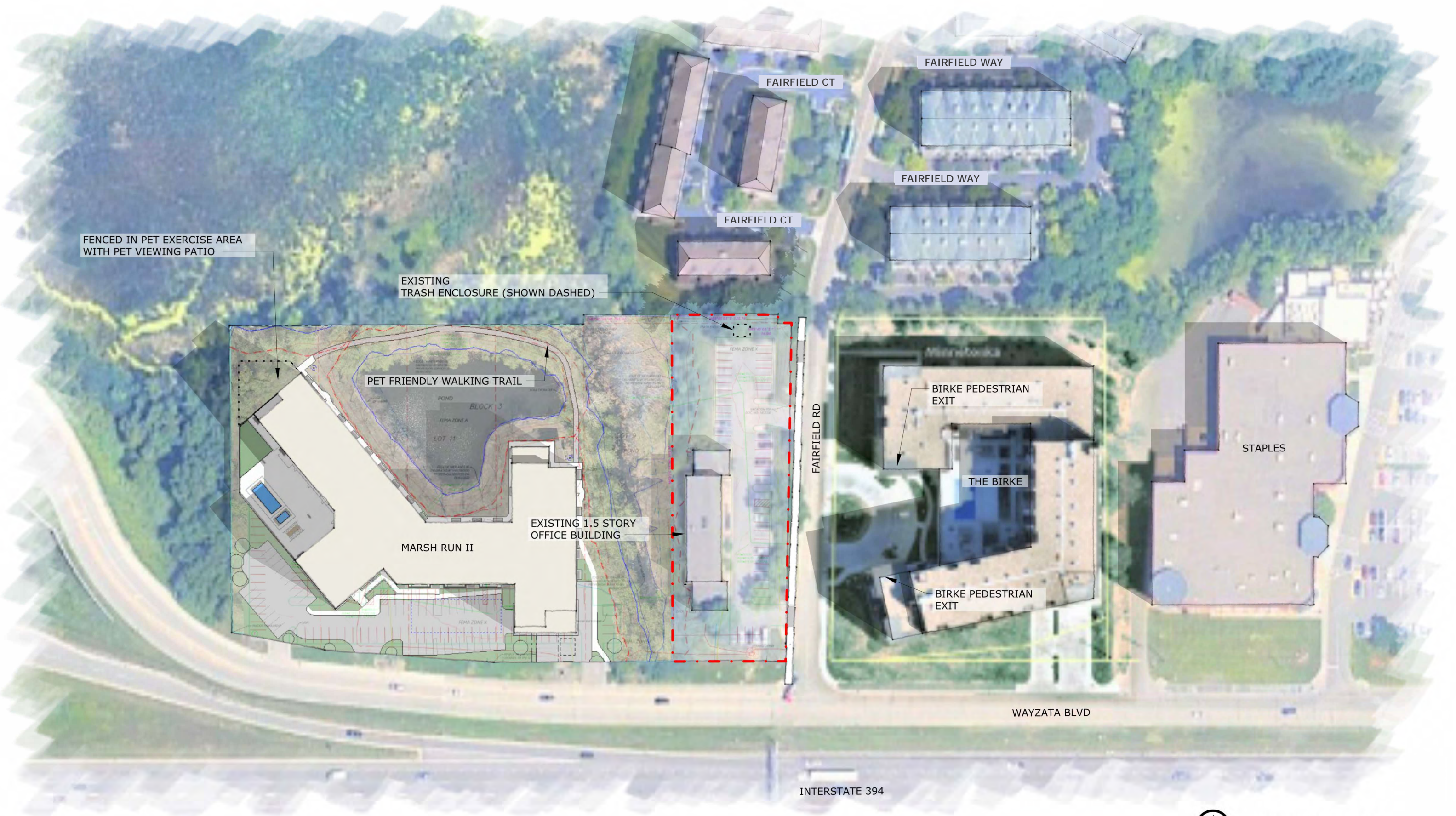
**REVISION SUMMARY**

DATE	DESCRIPTION
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SWPPP - ATTACHMENTS

**SW1.5**





FENCED IN PET EXERCISE AREA WITH PET VIEWING PATIO

EXISTING TRASH ENCLOSURE (SHOWN DASHED)

PET FRIENDLY WALKING TRAIL

POND  
BLOCK 13  
ALPHA ZONE A  
LOT 11

MARSH RUN II

EXISTING 1.5 STORY OFFICE BUILDING

FAIRFIELD RD

FAIRFIELD WAY

FAIRFIELD CT

FAIRFIELD CT

FAIRFIELD WAY

BIRKE PEDESTRIAN EXIT

THE BIRKE

STAPLES

BIRKE PEDESTRIAN EXIT

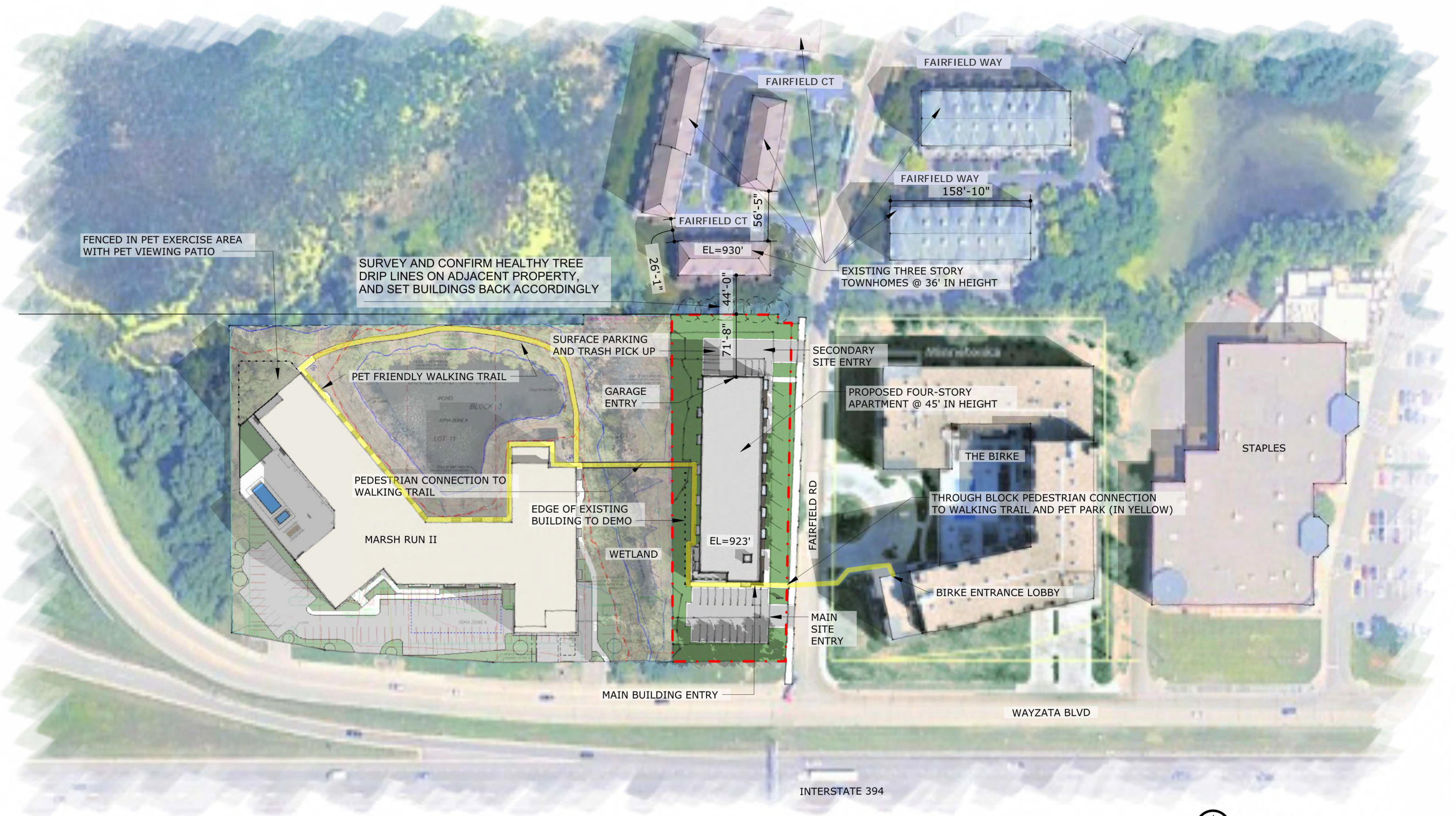
WAYZATA BLVD

INTERSTATE 394



SCALE: 1" = 100'





FENCED IN PET EXERCISE AREA WITH PET VIEWING PATIO

SURVEY AND CONFIRM HEALTHY TREE DRIP LINES ON ADJACENT PROPERTY, AND SET BUILDINGS BACK ACCORDINGLY

EXISTING THREE STORY TOWNHOMES @ 36' IN HEIGHT

PROPOSED FOUR-STORY APARTMENT @ 45' IN HEIGHT

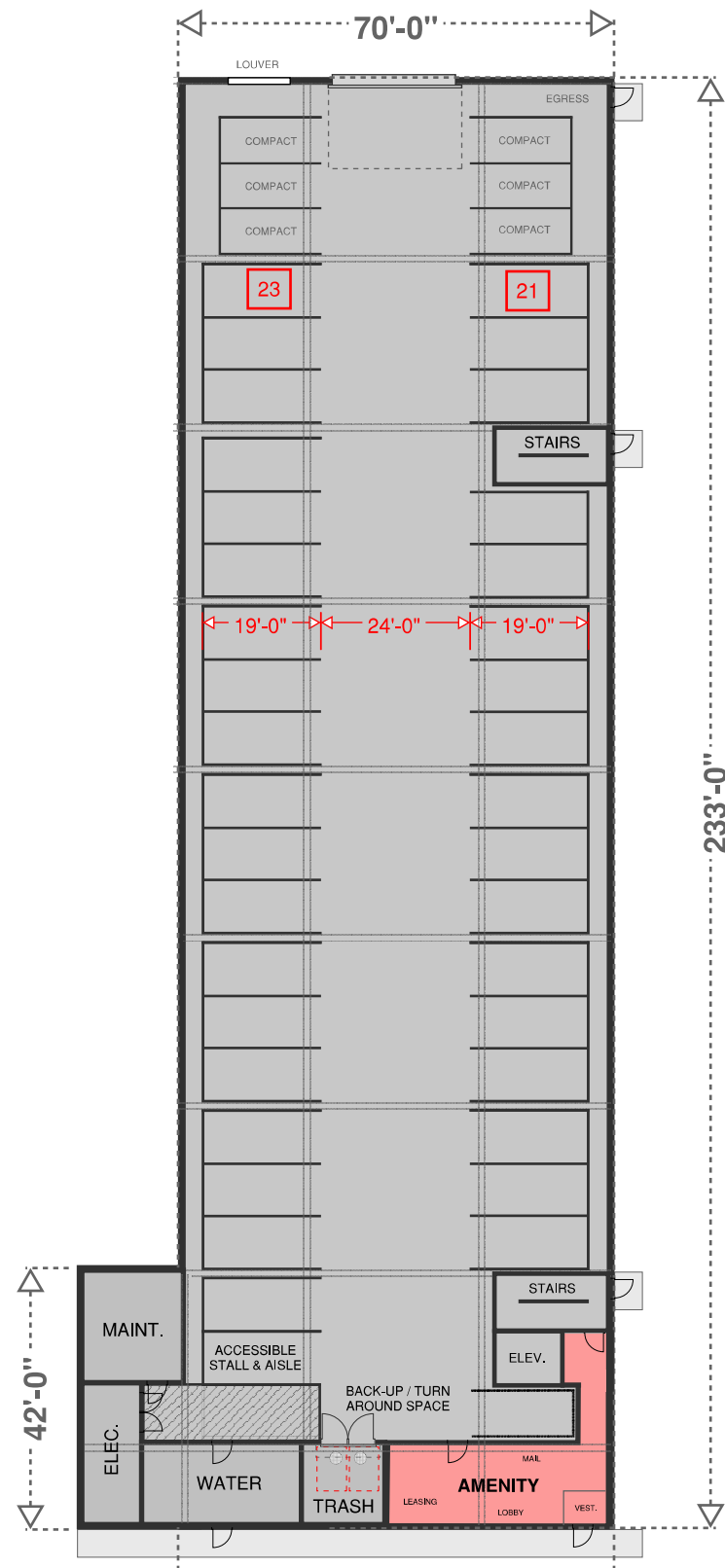
THROUGH BLOCK PEDESTRIAN CONNECTION TO WALKING TRAIL AND PET PARK (IN YELLOW)



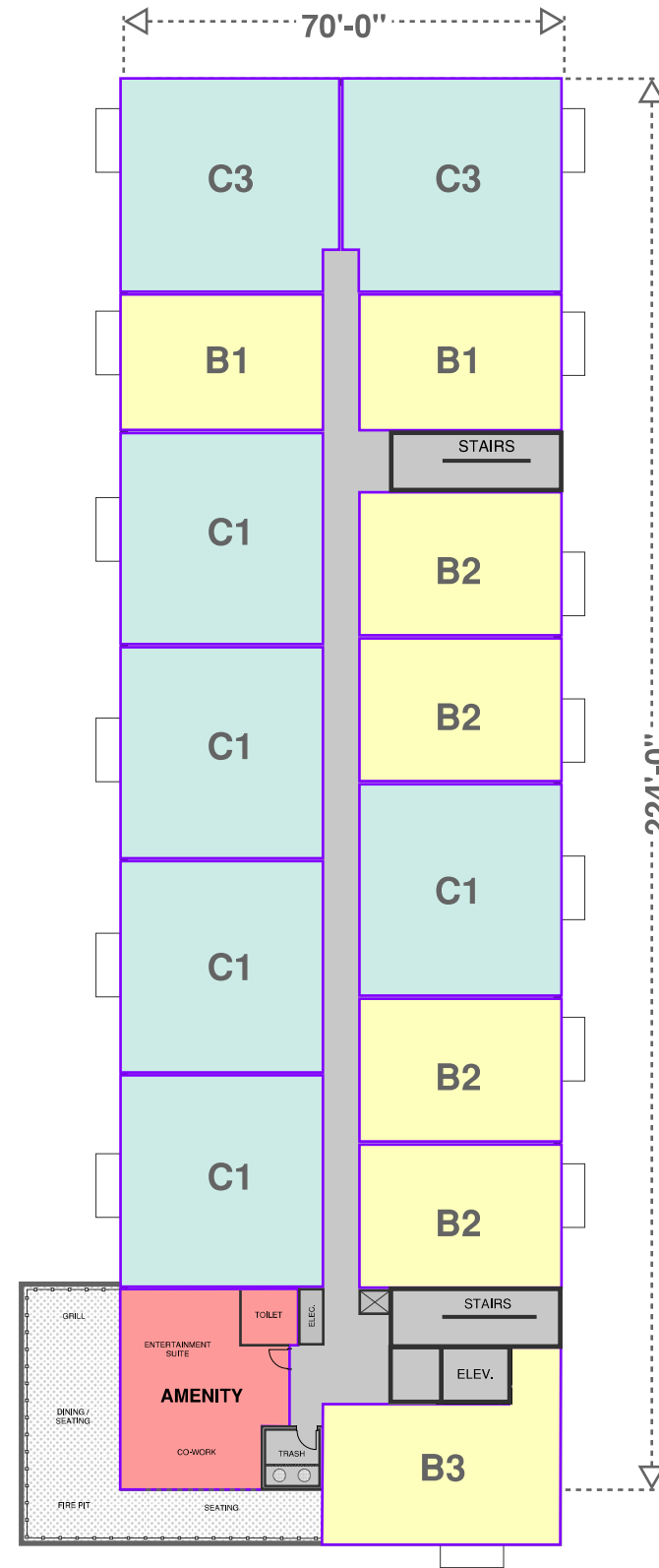
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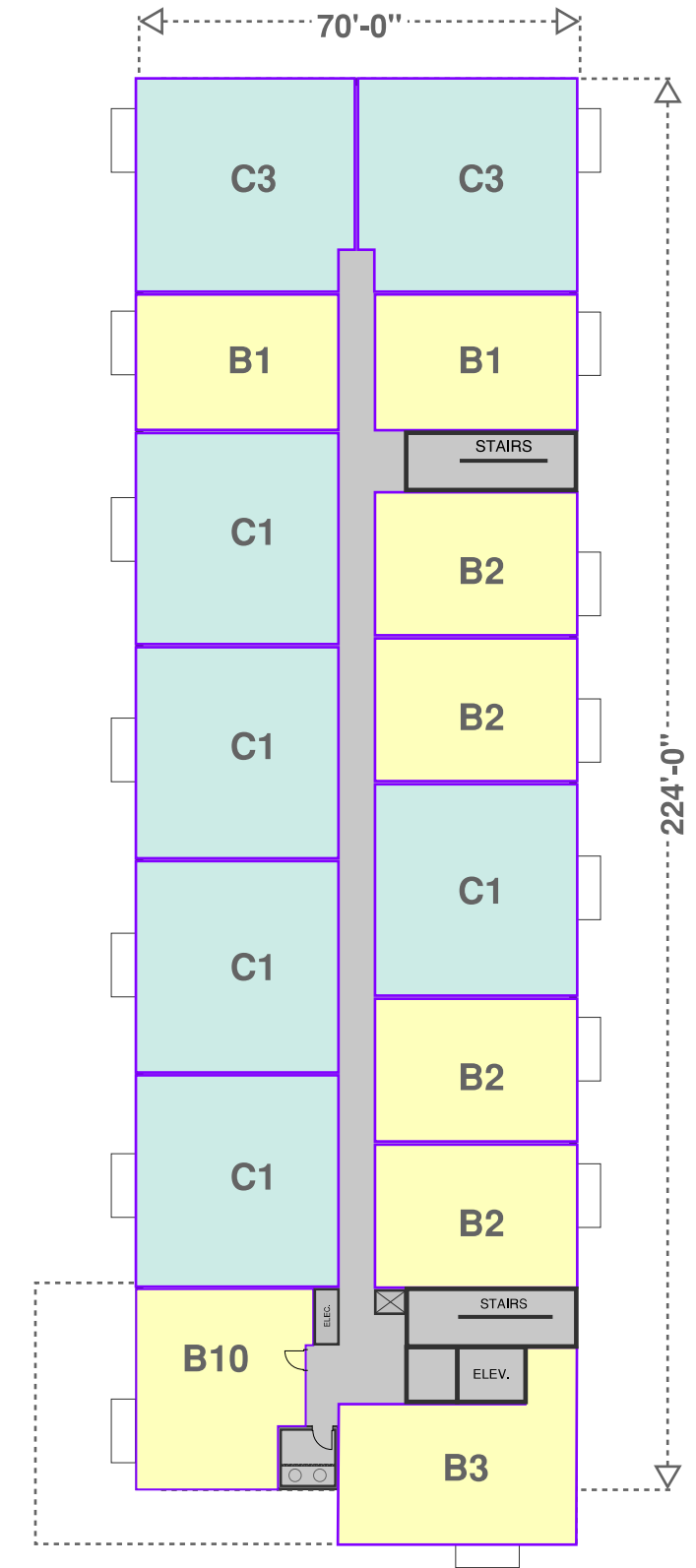




**MAIN LEVEL FLOOR PLAN**  
 44 INDOOR STALLS  
 +26 SURFACE STALLS - 5 GUEST STALLS



**L2 FLOOR PLAN**  
 14 UNITS PER FLOOR  
 21 BEDROOMS PER FLOOR



**L3 & L4 FLOOR PLANS**  
 15 UNITS PER FLOOR  
 22 BEDROOMS PER FLOOR







MARSH RUN II

EXISTING WOODLAND  
BUFFER TO REMAIN

PROPOSED FOUR-STORY  
APARTMENT @ 45' IN HEIGHT

EXISTING THREE STORY  
TOWNHOMES @ 36' IN HEIGHT

FAIRFIELD RD

WAYZATA BLVD

THE  
BIRKE





MARSH RUN II

PROPOSED FOUR-STORY APARTMENT @ 45' IN HEIGHT

EXISTING WOODLAND BUFFER TO REMAIN

EXISTING THREE STORY TOWNHOMES @ 36' IN HEIGHT

SURVEY AND CONFIRM HEALTHY TREE DRIP LINES ON ADJACENT PROPERTY, AND SET BUILDINGS BACK ACCORDINGLY

WAYZATA

THE BIRKE

FAIRFIELD RD





WAYZATA BLVD

FAIRFIELD RD

THE  
BIRKE



Marsh Run III Minnetonka, MN

VIEW FROM INTERSECTION

June 18, 2025



PROPOSED FOUR-STORY APARTMENT @ 45' IN HEIGHT

SURVEY AND CONFIRM HEALTHY TREE DRIP LINES ON ADJACENT PROPERTY, AND SET BUILDINGS BACK ACCORDINGLY

EXISTING THREE STORY TOWNHOMES @ 36' IN HEIGHT

FAIRFIELD RD

THE BIRKE







9 AM

12 PM

3 PM

6 PM

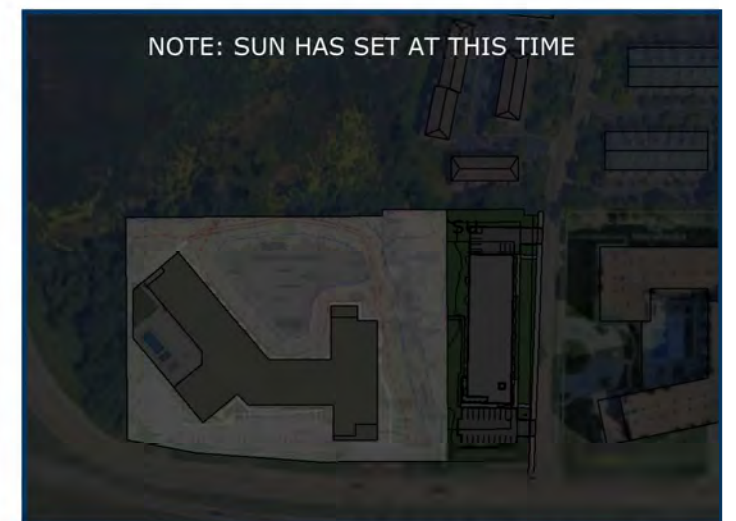
MAR / SEPT 21ST



JUNE 21ST



DEC 21ST



SCALE: 1" = 300'

