

POHL TOWNHOMES LLC

CONSTRUCTION PLANS FOR

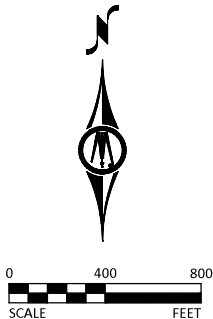
POHL LOFTS

SITE GRADING, UTILITIES, STORMWATER MANAGEMENT, PAVEMENT CONSTRUCTION

MARCH 2026



MAP OF THE
CITY OF MANKATO
BLUE EARTH COUNTY, MN



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01	TITLE SHEET
G0.02	LEGEND
G1.01	PROJECT OVERVIEW
CIVIL	
C0.01	EXISTING CONDITIONS & REMOVAL PLAN
C1.01 - C1.04	CONSTRUCTION DETAILS
C2.01 - C2.06	STORMWATER POLLUTION PREVENTION PLAN
C3.01 - C3.04	GRADING PLAN
C4.01 - C4.03	UTILITY PLAN
C5.01	SITE PLAN
L1.01	PLANTING PLAN

THIS PLAN SET CONTAINS 23 SHEETS.

PROJECT DATUM: BLUE EARTH COUNTY HORIZONTAL: 2011 COUNTY COORDINATES VERTICAL: NAVD 1988	RECORD DRAWING INFORMATION
	OBSERVER:
	CONTRACTOR:
	DATE:

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CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
AWP			
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AWP			
CLIENT PROJ. NO.			
25X.141475			

POHL TOWNHOMES LLC		SHEET G0.01
POHL LOFTS		
TITLE SHEET		

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EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE
	AIR CONDITION UNIT
	ANTENNA
	AUTO SPRINKLER CONNECTION
	BARRICADE PERMANENT
	BASKETBALL POST
	BENCH
	BIRD FEEDER
	BOLLARD
	BUSH
	CATCH BASIN RECTANGULAR CASTING
	CATCH BASIN CIRCULAR CASTING
	CURB STOP
	CLEAN OUT
	CULVERT END
	DRINKING FOUNTAIN
	DOWN SPOUT
	FILL PIPE
	FIRE HYDRANT
	FLAG POLE
	FLARED END / APRON
	FUEL PUMP
	GRILL
	GUY WIRE ANCHOR
	HANDHOLE
	HANDICAP SPACE
	IRRIGATION SPRINKLER HEAD
	IRRIGATION VALVE BOX
	LIFT STATION CONTROL PANEL
	LIFT STATION
	LIGHT ON POLE
	LIGHT-GROUND
	MAILBOX

	MANHOLE-COMMUNICATION
	MANHOLE-ELECTRIC
	MANHOLE-GAS
	MANHOLE-HEAT
	MANHOLE-SANITARY SEWER
	MANHOLE-STORM SEWER
	MANHOLE-UTILITY
	MANHOLE-WATER
	METER
	ORDER MICROPHONE
	PARKING METER
	PAVEMENT MARKING
	PEDESTAL-COMMUNICATION
	PEDESTAL-ELECTRIC
	PEDESTRIAN PUSH BUTTON
	PICNIC TABLE
	POLE-UTILITY
	POLE-BRACE
	POST
	RAILROAD SIGNAL POLE

	REGULATION STATION GAS
	SATELLITE DISH
	SIGN NON TRAFFIC
	SIGN TRAFFIC
	SIGNAL CONTROL CABINET
	SOIL BORING
	SIREN
	TELEPHONE BOOTH
	TILE INLET
	TILE OUTLET
	TILE RISER
	TRANSFORMER-ELECTRIC
	TREE-CONIFEROUS
	TREE-DEAD
	TREE-DECIDUOUS
	TREE STUMP
	TRAFFIC ARM BARRIER
	TRAFFIC SIGNAL
	TRASH CAN
	UTILITY MARKER
	VALVE
	VALVE POST INDICATOR
	VALVE VAULT
	VAULT
	VENT PIPE
	WATER SPIGOT
	WELL
	WETLAND DELINEATED MARKER
	WETLAND
	WET WELL
	YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

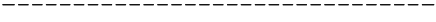
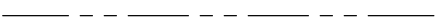
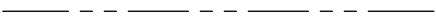
SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

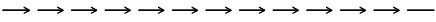
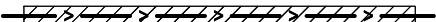
SURVEY LINES

	CONTROLLED ACCESS
	BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

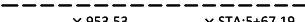
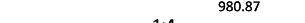
EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

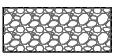
PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROJECT LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

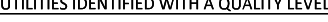
HATCH PATTERNS

	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

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	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE:  G-A  G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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CONSTRUCTION

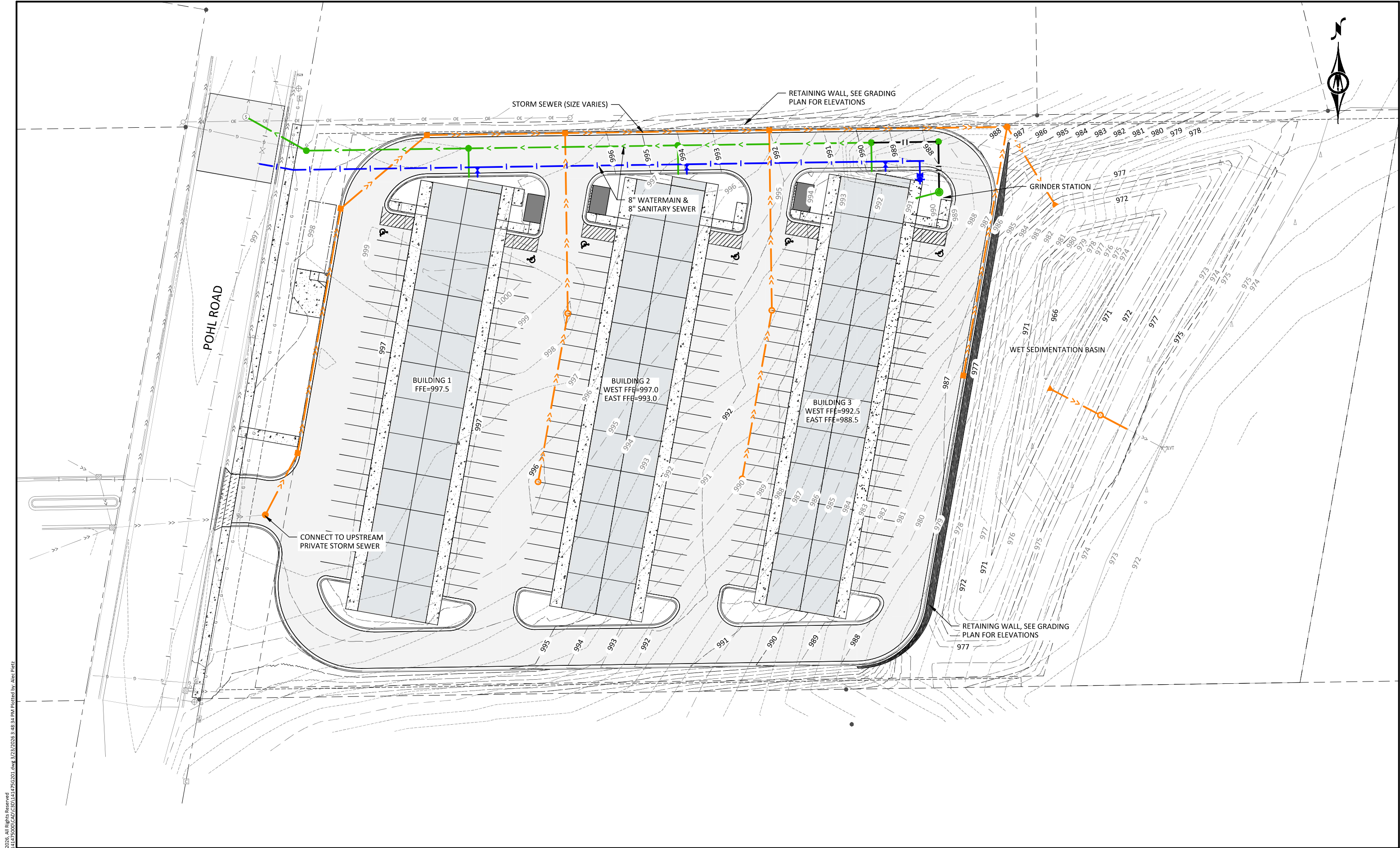
ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



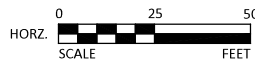
1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED AWP	NO.	ISSUED FOR	DATE	POHL TOWNHOMES LLC	
DRAWN AWP				POHL LOFTS	
CHECKED AWP				LEGEND	
CLIENT PROJ. NO. 25X.141475				SHEET	

G0.02



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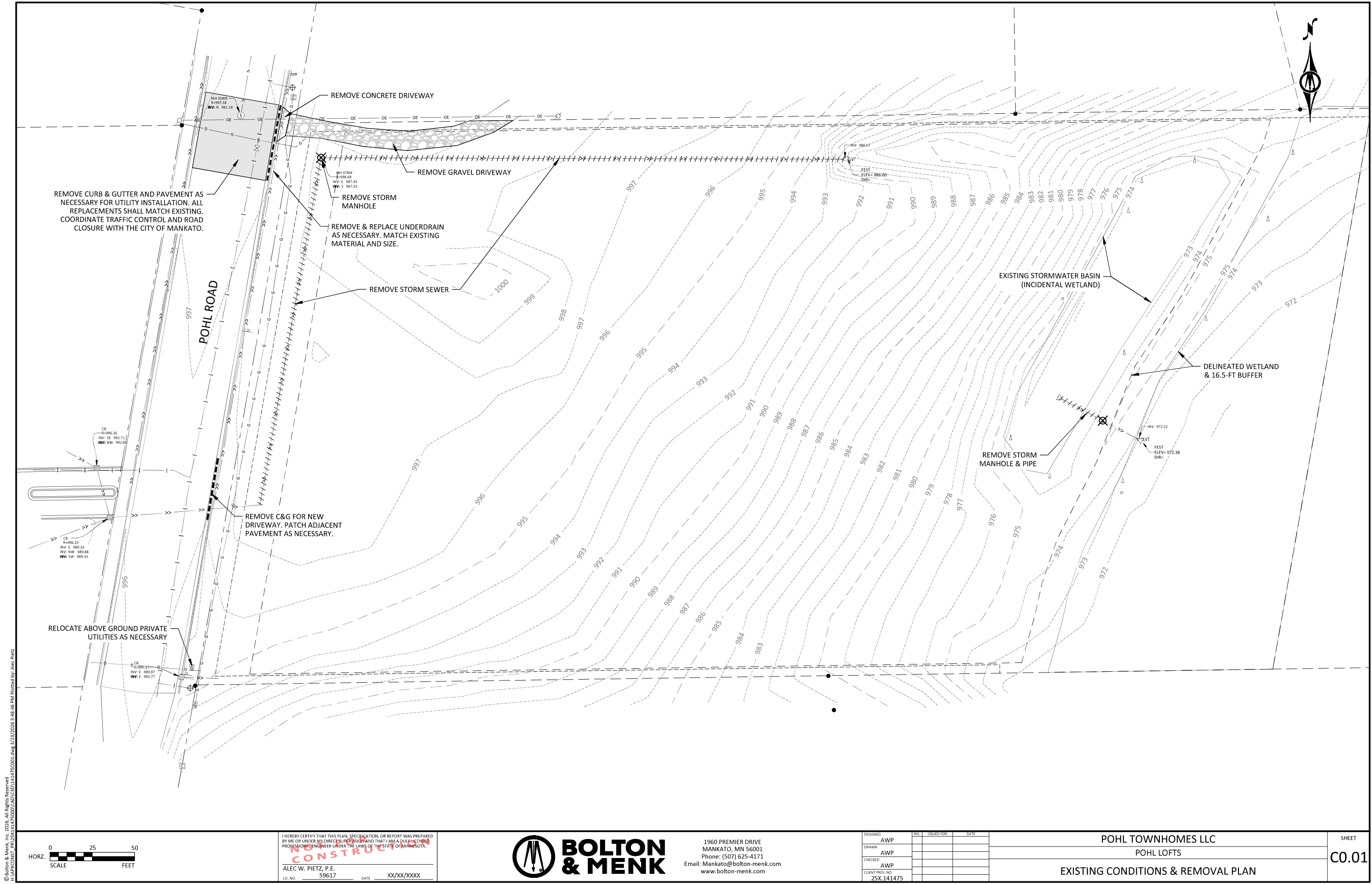
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POHL TOWNHOMES LLC
POHL LOFTS
PROJECT OVERVIEW

SHEET

G1.01



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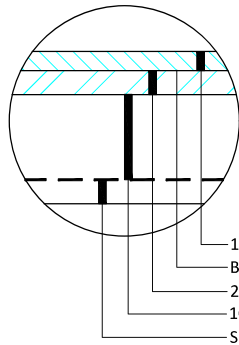


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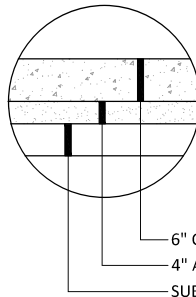
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POHL TOWNHOMES LLC
POHL LOFTS
EXISTING CONDITIONS & REMOVAL PLAN

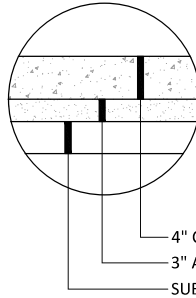
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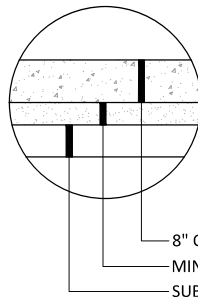
BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



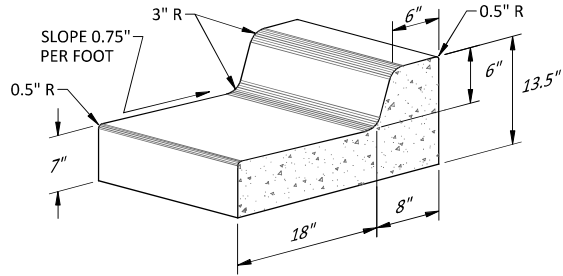
6" CONCRETE WALK
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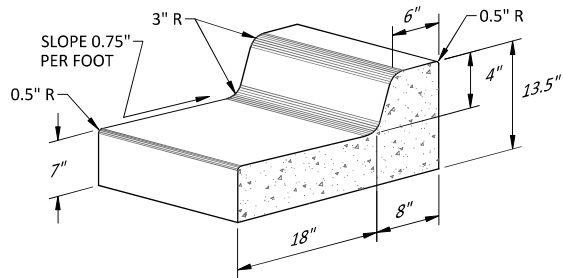
4" CONCRETE WALK
NOT TO SCALE



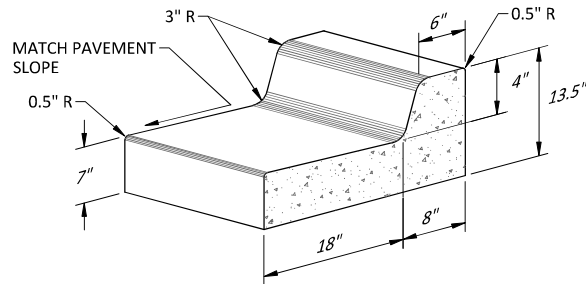
8" CONCRETE DRIVEWAY
NOT TO SCALE



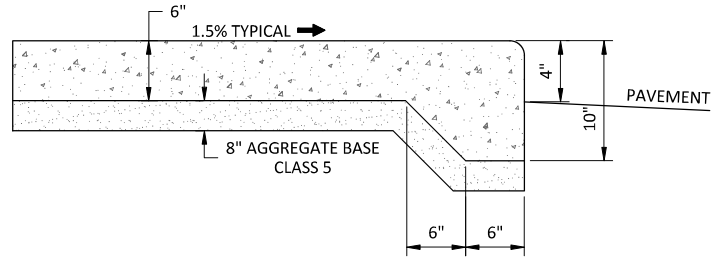
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DESIGN B618**
NOT TO SCALE



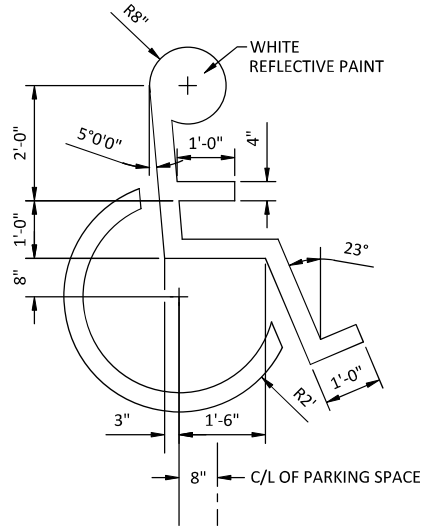
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DESIGN B418**
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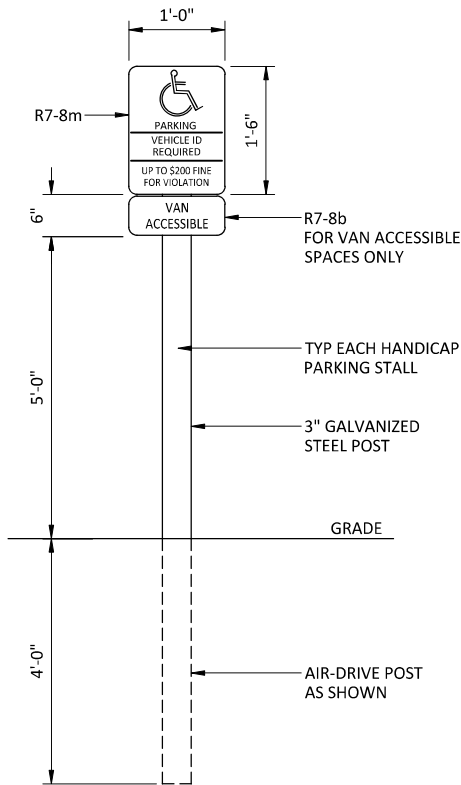
**CONCRETE CURB & GUTTER
DESIGN B418, GUTTER OUT**
NOT TO SCALE



**THICKENED EDGE
CONCRETE SIDEWALK**
NOT TO SCALE



**INTERNATIONAL
ACCESSIBLE SYMBOL**
NOT TO SCALE



ACCESSIBLE PARKING SIGN
NOT TO SCALE

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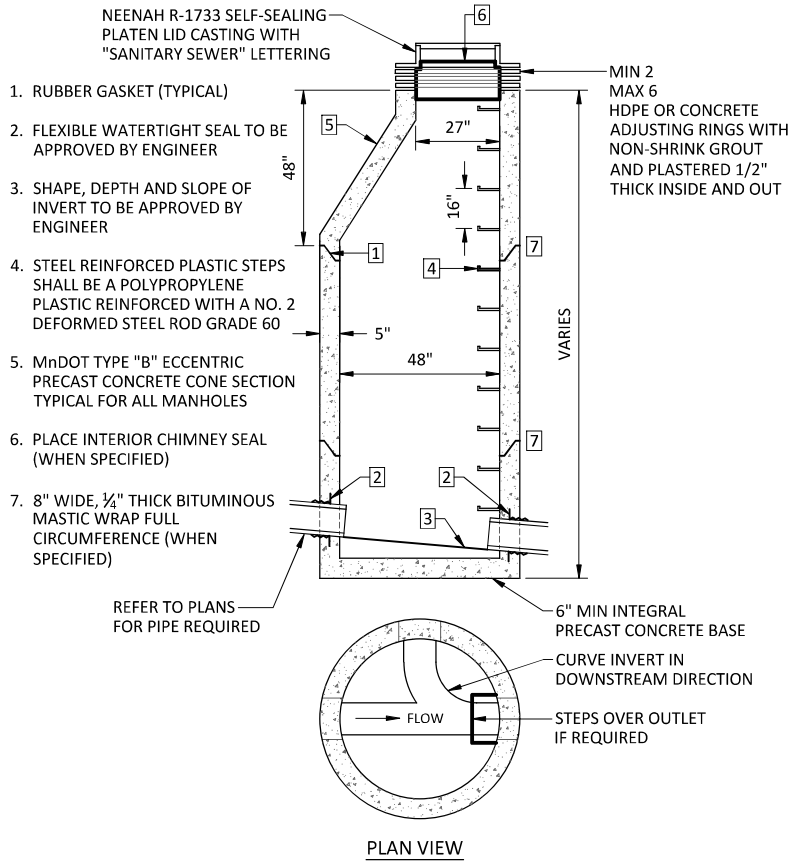
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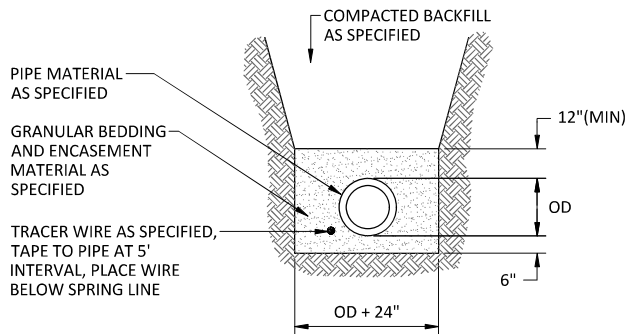
POHL TOWNHOMES LLC
POHL LOFTS
SURFACE CONSTRUCTION DETAILS

SHEET

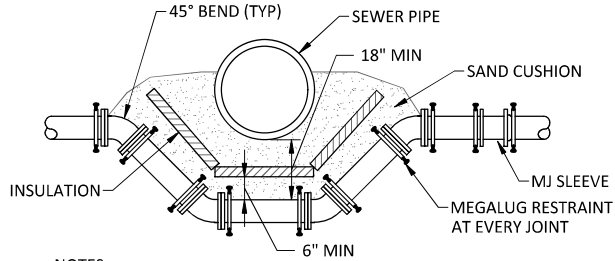
C1.01



SANITARY MANHOLE (MNDOT DESIGN 4007C)
NOT TO SCALE

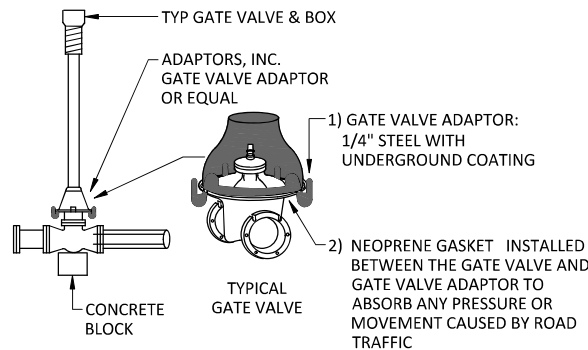


NON-RIGID SANITARY SEWER TRENCH
NOT TO SCALE

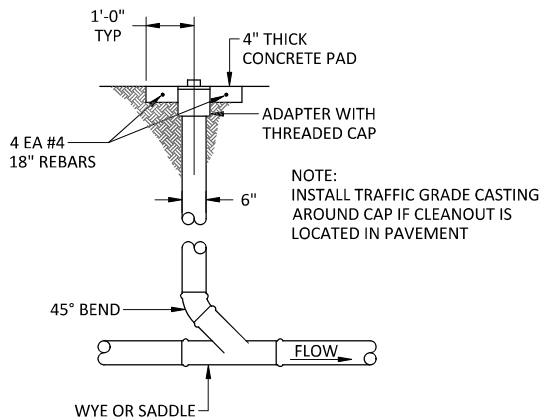


- NOTES:
1. PROVIDE MEGALUG RESTRAINT AT JOINT ON BENDS AND AS SHOWN THIS DETAIL
 2. COAT ALL ANCHORAGE AS PER SPECS
 3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF SEWER PIPE, MIN DIMENSIONS AS SHOWN THIS DETAIL (INCIDENTAL)
 4. INSULATION TO BE 2" THICK POLYSTYRENE (IF NECESSARY, INCIDENTAL)

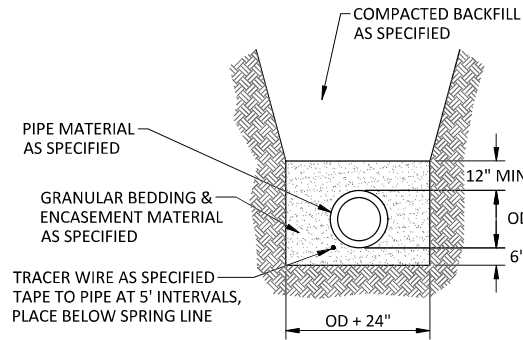
WATERMAIN OFFSET
NOT TO SCALE



GATE VALVE ADAPTOR
NOT TO SCALE

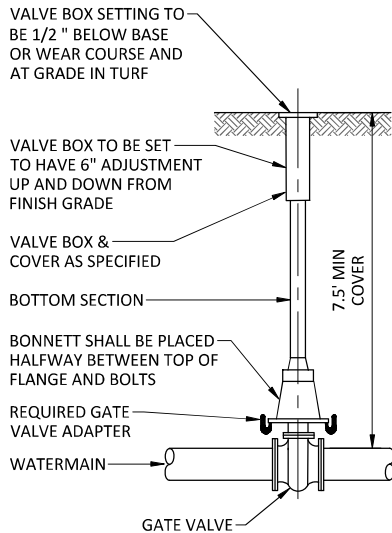


SANITARY SEWER CLEANOUT
NOT TO SCALE

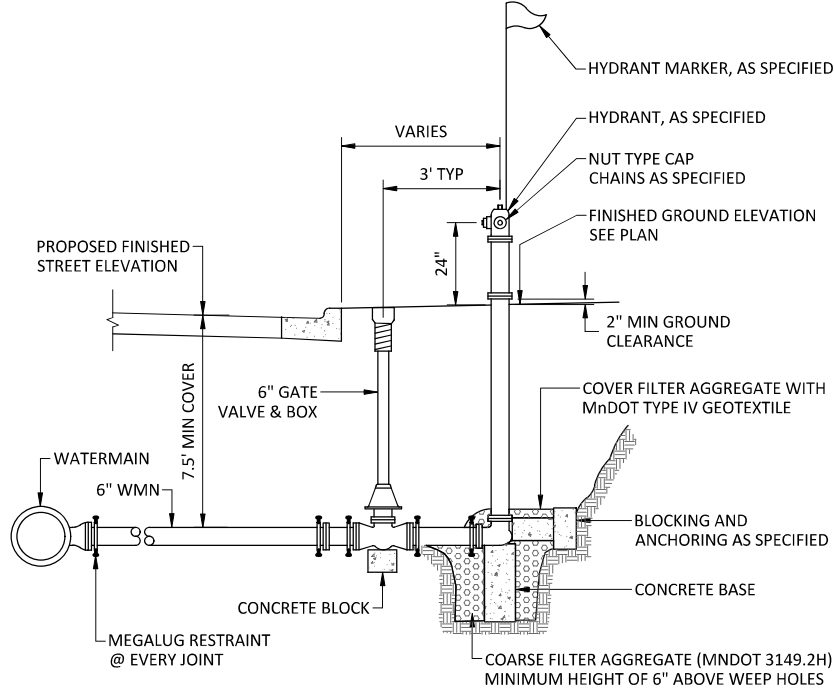


PVC WATERMAIN TRENCH
NOT TO SCALE

- NOTES:
1. VALVE BOX SHALL BE CENTERED ON OPERATING NUTS, STRAIGHT, FREE FROM DEBRIS, AND ALL SECTIONS UNBROKEN
 2. VALVES IN EASEMENTS SHALL HAVE CHANNEL POST WITNESS MARKERS WITH REFLECTIVE "GV" SIGN
 3. DEEP VALVES SHALL HAVE NUT EXTENSIONS INSTALLED TO ELEVATION TO ACCOMMODATE STANDARD 10" KEY; BOTTOM NUT SHALL BE BOLTED TO VALVE NUT AND ONLY ONE SECTION
 4. COMPACTION WITH MECHANICAL TAMPER AROUND VALVE BOX SHALL BE PLACED AND COMPACTED WITH 2' LIFTS TO ACHIEVE 95% COMPACTION
 5. GATE VALVES LOCATED WITHIN THE CONCRETE SIDEWALK SHALL INCLUDE A METAL SEPARATOR BETWEEN THE VALVE BOX AND THE CONCRETE



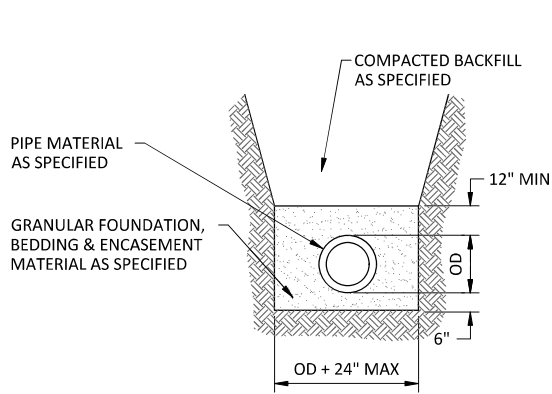
GATE VALVE BOX INSTALLATION
NOT TO SCALE



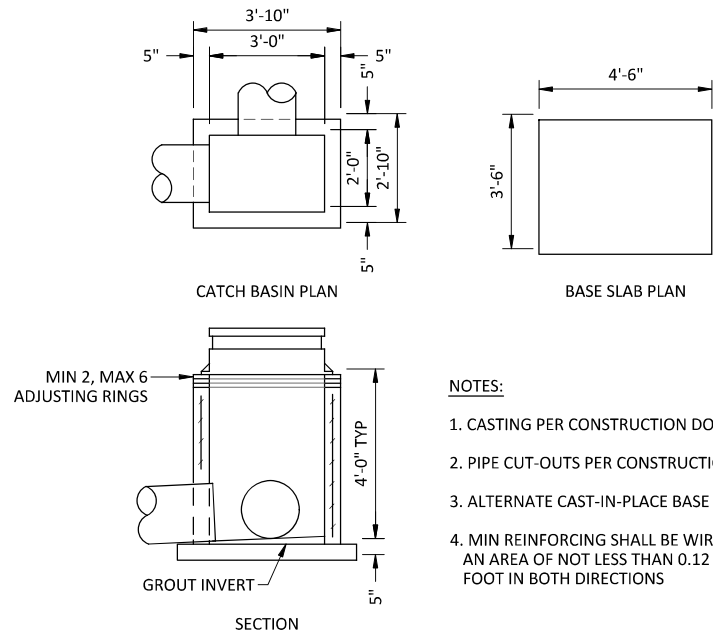
HYDRANT INSTALLATION, MEGALUGS
NOT TO SCALE

HYDRANTS LOCATED WHERE THE GROUNDWATER TABLE IS ABOVE THE DRAIN OUTLET SHALL HAVE THE OUTLET DRAIN PLUGGED AND SHALL BE EQUIPPED WITH A TAG STATING "PUMP AFTER USE"

TRACER WIRE NOTE:
REFER TO THE MINNESOTA RURAL WATER ASSOCIATION (MRWA) TRACER WIRE SPECIFICATION GUIDE & DETAILS TO PROPERLY INSTALL TRACER WIRE WITH WATERMAIN AND SANITARY SEWER. THE GUIDE CAN BE FOUND AT: mrwa.com/tools.html - Tracer Wire Specification Guide & Details

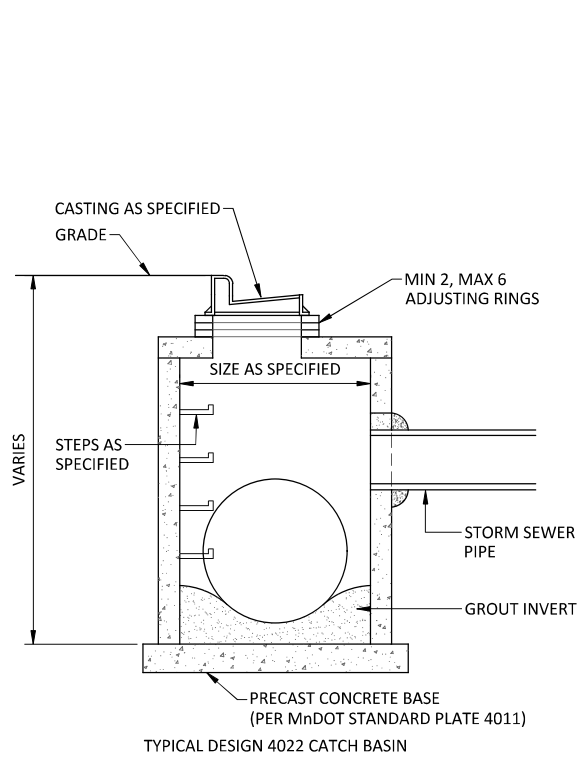


NON-RIGID STORM SEWER TRENCH
NOT TO SCALE



CATCH BASIN STRUCTURE
DESIGN R-1 (2'x3')
NOT TO SCALE

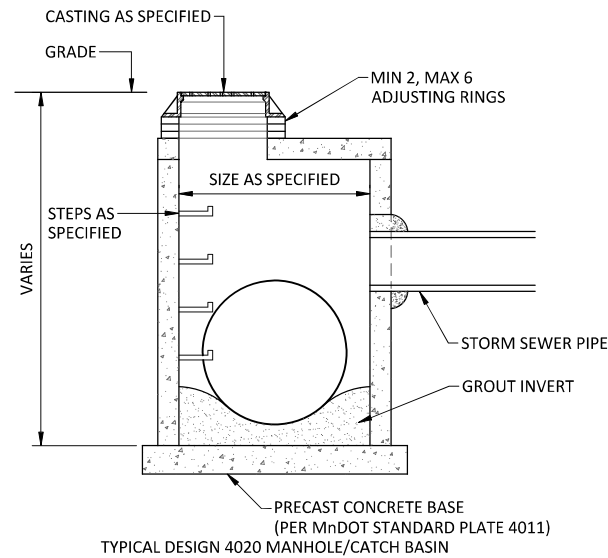
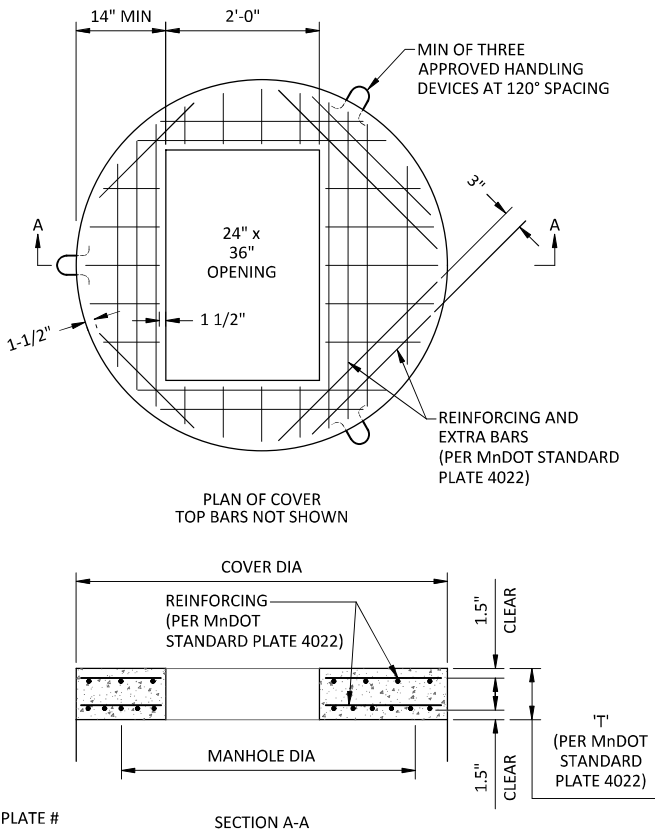
- NOTES:
1. CASTING PER CONSTRUCTION DOCUMENTS
 2. PIPE CUT-OUTS PER CONSTRUCTION DOCUMENTS
 3. ALTERNATE CAST-IN-PLACE BASE CAN BE USED
 4. MIN REINFORCING SHALL BE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ IN PER FOOT IN BOTH DIRECTIONS



- NOTES:
1. AASHTO HS 25 LOADING MAX FILL HEIGHT 15'
 2. THE # 4022 SHALL BE PERMANENTLY MARKED ON THE TOP COVER
 3. EQUIVALENT STEEL AREAS IN WIRE MESH MAY BE USED
 4. REINFORCEMENT PER SPEC 3301, GRADE 60 A SINGLE HOOP OF 8ga STEEL WIRE

DESIGNATION:
DESIGN DIAMETER - STANDARD PLATE #
DESIGN 48-4020

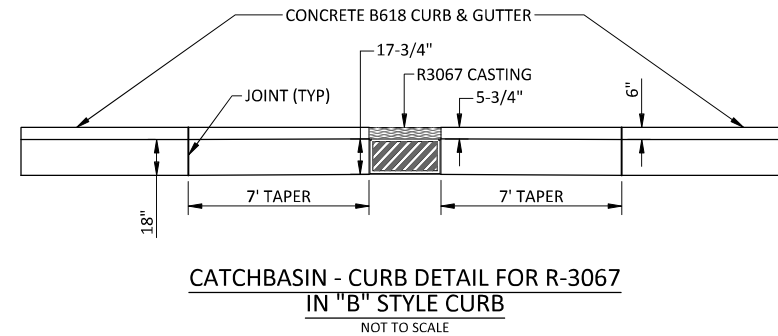
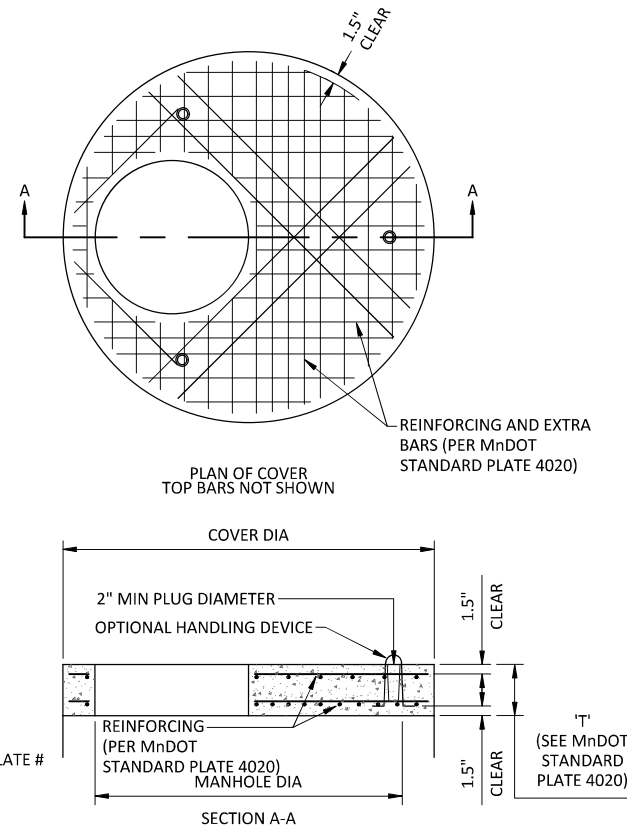
STORM SEWER STRUCTURE DESIGN 4022
NOT TO SCALE



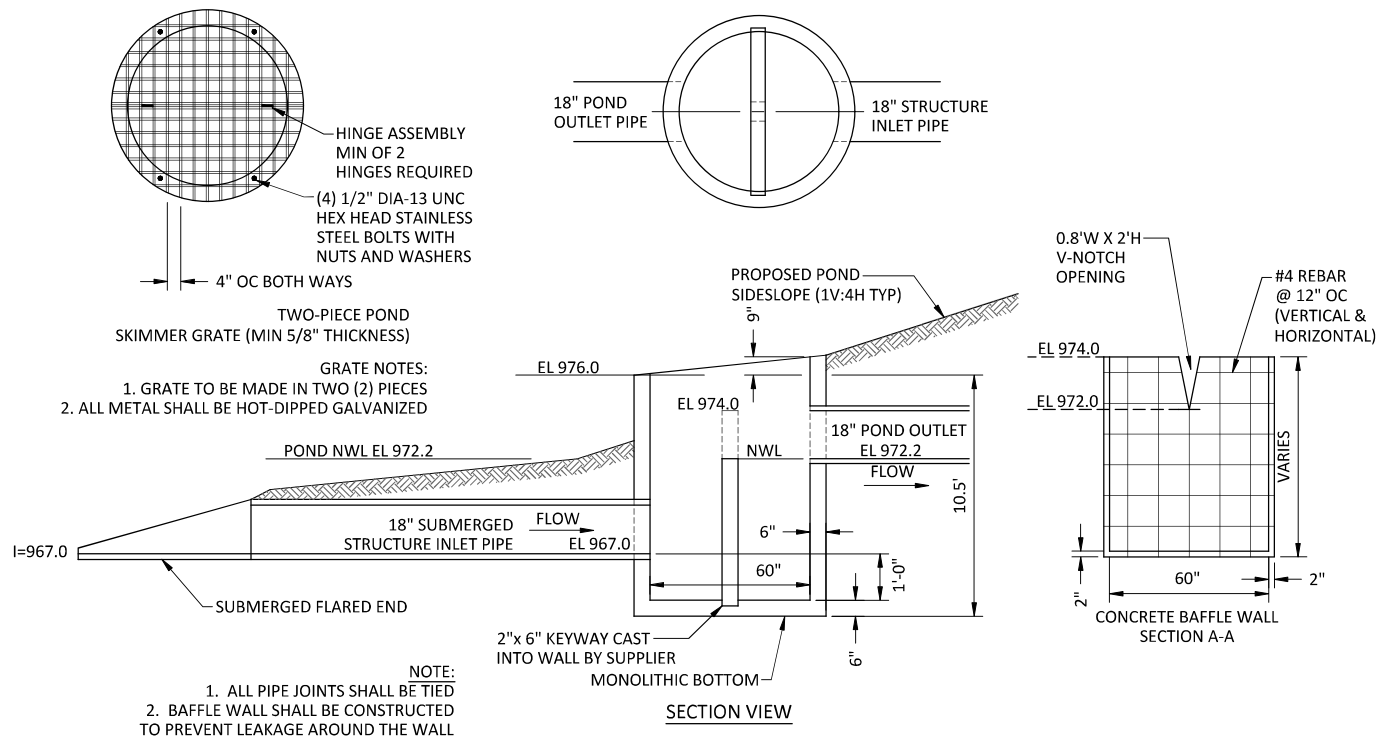
- NOTES:
1. AASHTO HS 25 LOADING MAX FILL HEIGHT 15'
 2. THE # 4020 SHALL BE PERMANENTLY MARKED ON THE TOP COVER
 3. EQUIVALENT STEEL AREAS IN WIRE MESH MAY BE USED
 4. REINFORCEMENT PER SPEC 3301, GRADE 60 A SINGLE HOOP OF 8ga STEEL WIRE

DESIGNATION:
DESIGN DIAMETER - STANDARD PLATE #
DESIGN 48-4020

STORM SEWER STRUCTURE DESIGN 4020
NOT TO SCALE



CATCHBASIN - CURB DETAIL FOR R-3067
IN "B" STYLE CURB
NOT TO SCALE



OUTFALL CONTROL STRUCTRE
NOT TO SCALE

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BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

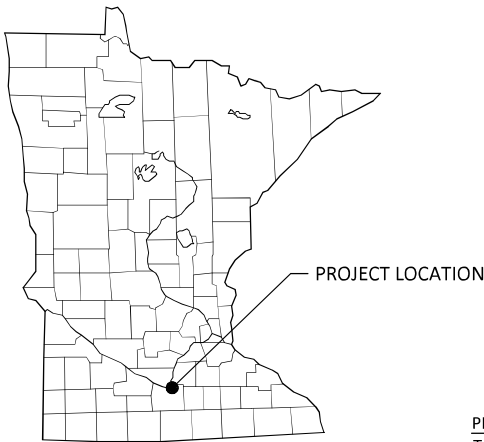
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CLIENT PROJ. NO.	25X.141475		

POHL TOWNHOMES LLC
POHL LOFTS
STORM SEWER DETAILS

SHEET
C1.04

STORMWATER
POLLUTION PREVENTION
PLAN (SWPPP)

POHL TOWNHOMES LLC
POHL LOFTS
BLUE EARTH COUNTY, MINNESOTA



LEGEND

1-MILE BOUNDARY

PROJECT BOUNDARY

PROJECT AREAS:

Total Project Size (disturbed area) =	3.7	ACRES
Existing area of impervious surface =	0.0	ACRES
Post construction area of impervious surface =	2.7	ACRES
Total new impervious surface area created =	2.7	ACRES

Planned Construction Start Date:	Spring 2026
Estimated Construction Completion Date:	Summer 2027

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

X	Wet Sedimentation Basin
	Infiltration/Filtration
	Regional Pond
	Permanent Stormwater Management Not Required

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
BLUE EARTH	T108N	R26W	20	44.1383° N	93.9741° W

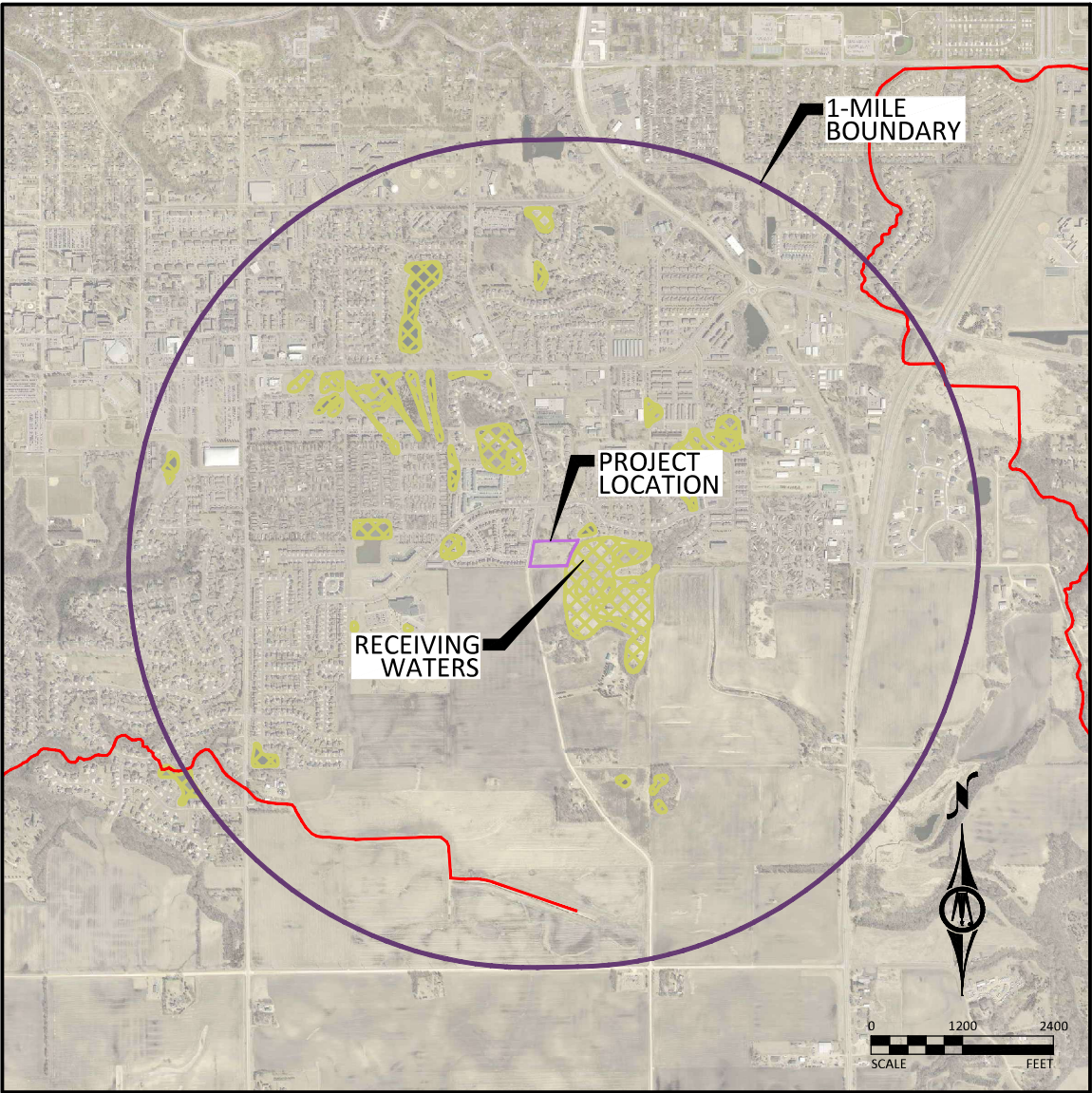
BMP SUMMARY	QUANTITY	UNIT
STORM DRAIN INLET PROTECTION	12	EACH
STABILIZED CONSTRUCTION EXIT	1	EACH
PERIMETER CONTROL	2150	LIN FT
SEED MIX 25-151, FERTILIZER, & ROLLED EROS. PREV. CAT. 20	0.75	ACRE
SEED MIX 33-261, FERTILIZER, & ROLLED EROS. PREV. CAT. 20	0.25	ACRE
NOTE: QUANTITIES LISTED ACCOUNT FOR ONE INSTALLATION. ADDITIONAL INSTALLATIONS REQUIRED BY MAINTENANCE AND/OR PHASING SHALL BE CONSIDERED INCIDENTAL.		

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Site grading, building construction, pavements, utility installation, stormwater management, and temporary and permanent stabilization. Three residential buildings with a total of 84 units is proposed with this project.

A portion of stormwater is routed via private storm sewer from a parcel west of Pohl Road and to an existing onsite stormwater basin. The stormwater basin then discharges to the adjacent wetland. The development property generally drains south and east to adjacent property and the wetland.

After development, the existing drainage west of Pohl Road will continue to be routed through the site with new storm sewer that accommodates the existing and proposed development. The storm sewer will discharge to a newly constructed stormwater basin that replaces the existing one, bringing the existing development into current compliance and satisfying the requirements of the new development. The existing outfall pipe to the wetland will be connected to, and no disturbance to the wetland is proposed.

A copy of the SWPPP must remain on site at all times.



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water ¹	Flows to Impaired Water Within 1-Mile ²	USEPA Approved Construction Related TMDL ³
Unnamed Wetland	Wetland	No	No	N/A

¹ Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).
² Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
³ Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

- Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
- Install perimeter sediment control, inlet protection, and construction exit.
- Remove existing surfaces as required.
- Complete site and utility improvements.
- Install additional inlet protection as needed.
- Reestablish turf.
- Repeat steps 2-6 as necessary throughout the project.
- Add additional temporary BMPs as necessary during construction based on inspection reports.
- Ensure final stabilization measures are complete.
- Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
- Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

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CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



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Phone: (507) 625-4171
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CLIENT PROJ. NO.	25X.141475		

POHL TOWNHOMES LLC
POHL LOFTS
STORMWATER POLLUTION PREVENTION PLAN
PROJECT INFORMATION & LOCATION MAP

SHEET
C2.01

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Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN R100001 (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: <https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf>

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,

2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:

a. Types and/or Locations of BMPs

b. Material Storage and Spill Response

c. Fueling Plans

d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and

e. Project Phasing

3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or

4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

- a. Inspections of areas with permanent cover to be reduced to once per month,
- b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
- c. Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. 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.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.

3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	14 calendar days
--	------------------

SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no more than:	7 calendar days
--	-----------------

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site discharges to during fish spawning?	NO

SWPPP DESIGNER TRAINING DOCUMENTATION:

UNIVERSITY OF MINNESOTA

Alec W. Pietz

Design of Construction SWPPP (May 31 2027)

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BOLTON & MENK

CONSTRUCTION

ALEC W. PIETZ, P.E.

LIC. NO. 59617DATE XX/XX/XXXX

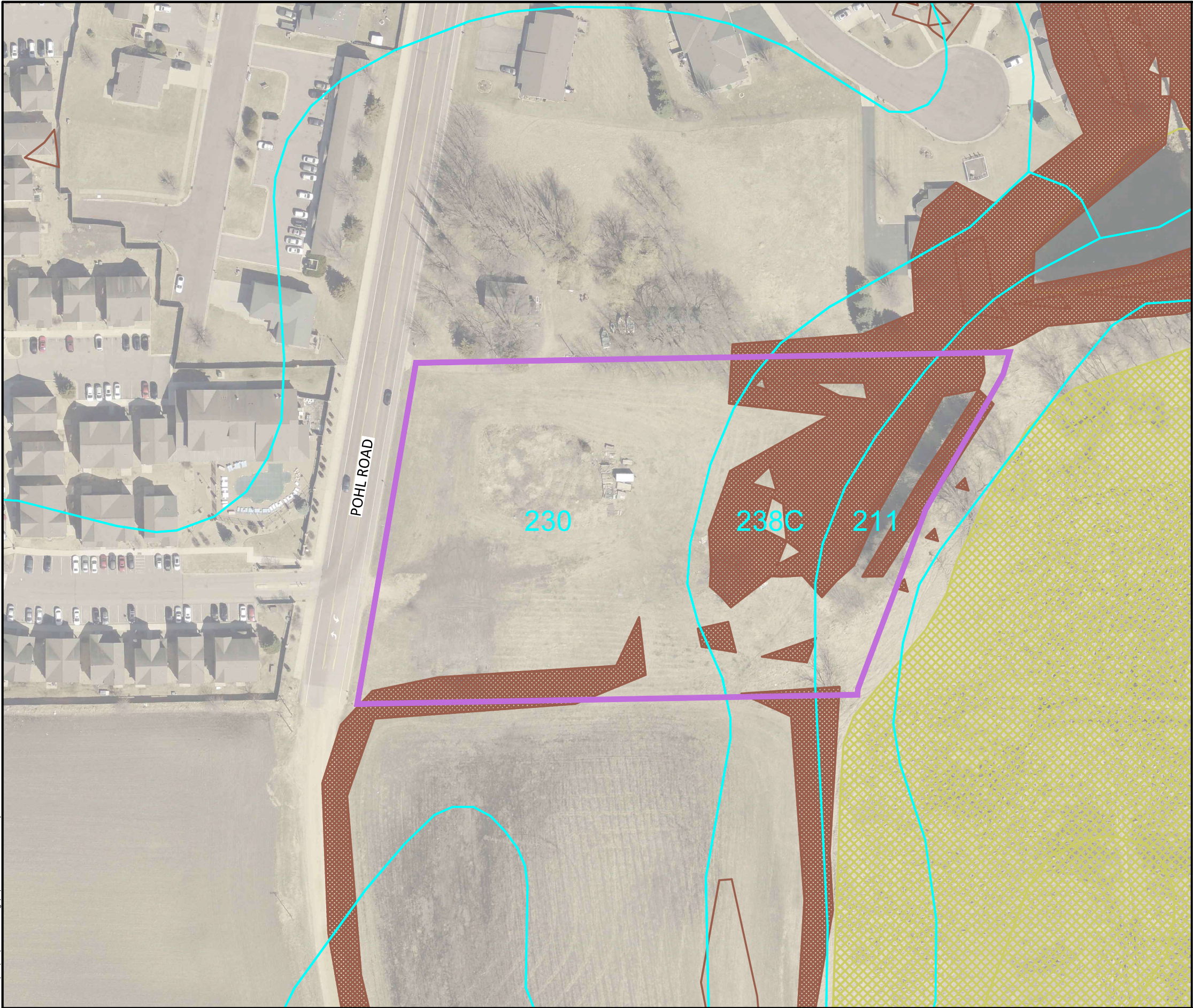


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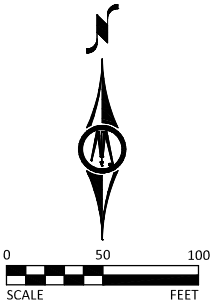
POHL TOWNHOMES LLC	C2.02
POHL LOFTS	
STORMWATER POLLUTION PREVENTION PLAN NARRATIVE	

SHEET



LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- STEEP SLOPES (>33.3%)
- NATIONAL WETLANDS INVENTORY



SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
MUSYM	MUNAME	HYDGRP	MUHELCL
211	Lura Silty Clay	C/D	NHEL
230	Guckeen silty clay loam, 1 to 3 percent slopes	C/D	NHEL
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	D	NHEL

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	C2.01
NARRATIVE & NOTES	C2.01 - C2.02
SOILS	C2.03
EROSION & SEDIMENT CONTROL DETAILS	C2.04 - C2.05
DIRECTION OF FLOW	C2.06
FINAL STABILIZATION	C2.06

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CONSTRUCTION
ALEC W. PIETZ, P.E.
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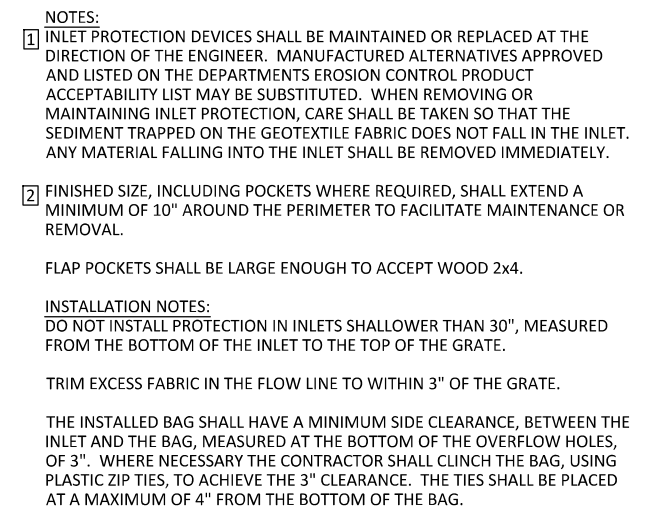
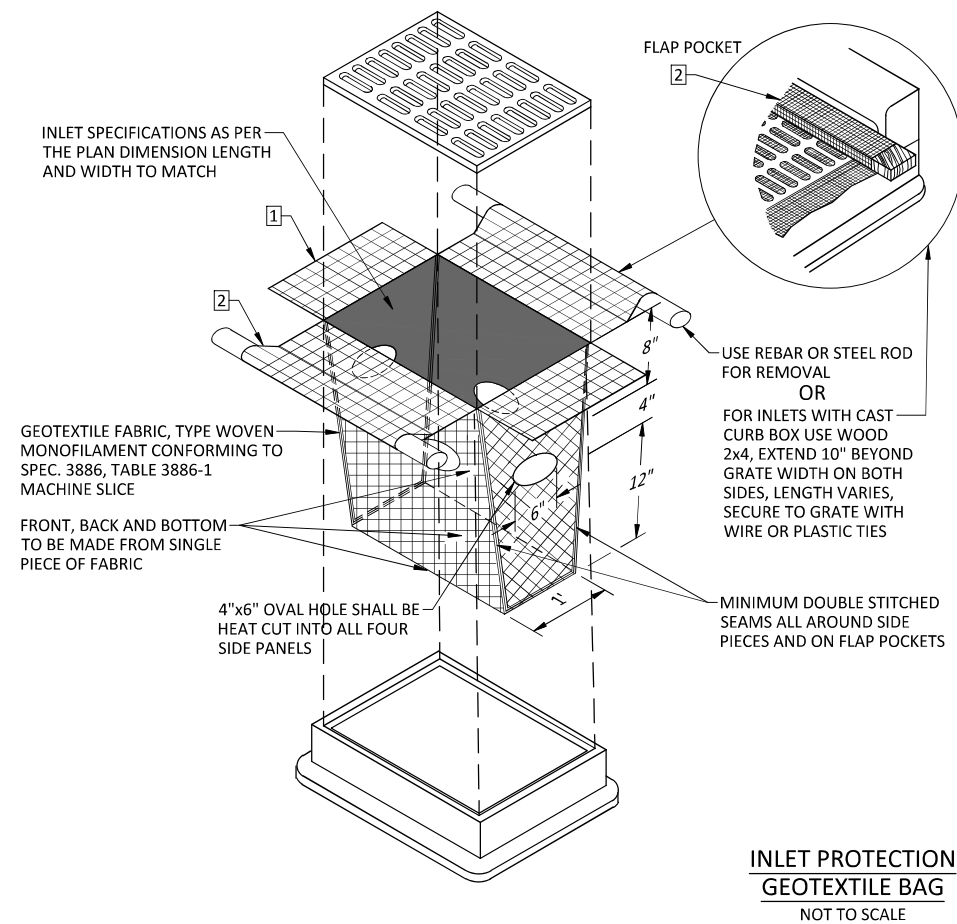
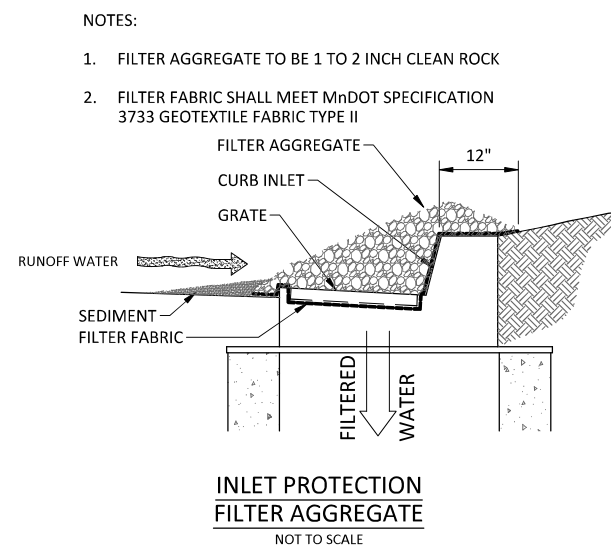
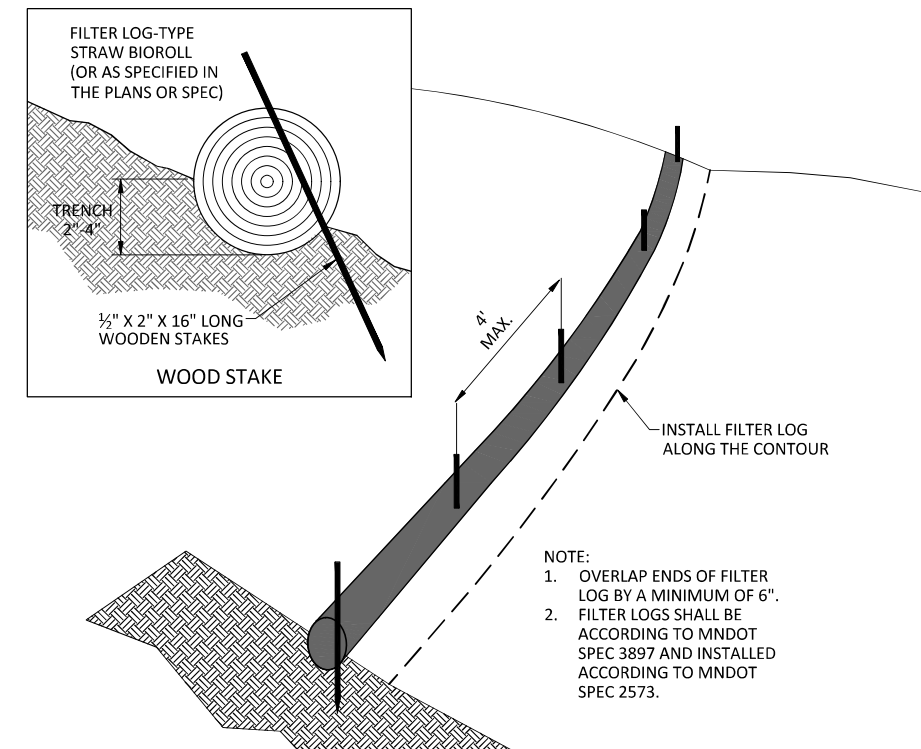
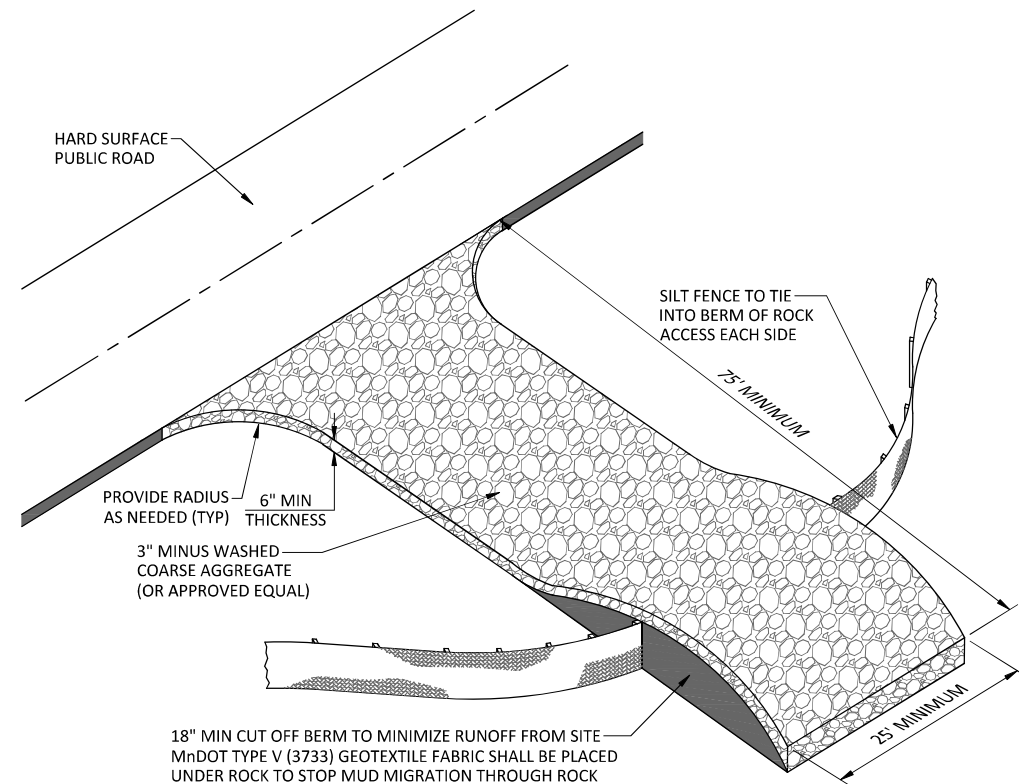
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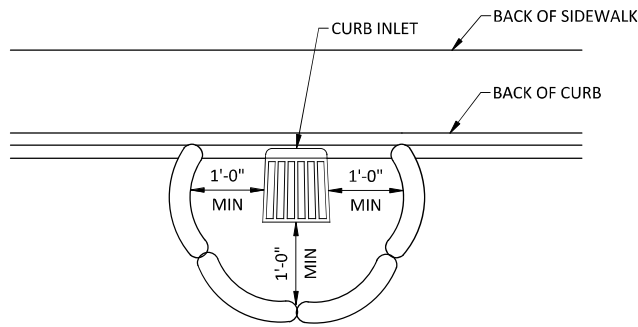
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CLIENT PROJ. NO.	25X.141475		

POHL TOWNHOMES LLC
POHL LOFTS
STORMWATER POLLUTION PREVENTION PLAN
SITE & SOILS MAP

SHEET

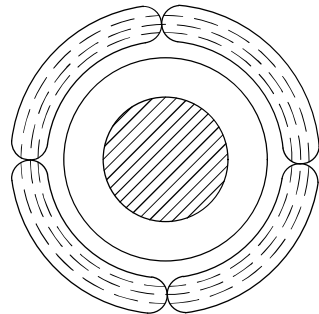
C2.03





NOTE:
THIS INLET PROTECTION IS USED DURING
ROUGH GRADING ONLY, USE BEFORE ROAD
IS OPEN TO TRAFFIC OR IS PAVED

PAYMENT SHALL INCLUDE ALL MATERIALS,
FILLING OF LOG, PLACEMENT,
MAINTENANCE & REMOVAL;
80% OF BID PRICE SHALL BE PAID UPON
PROPER PLACEMENT WITH THE FINAL 20%
PAID UPON REMOVAL



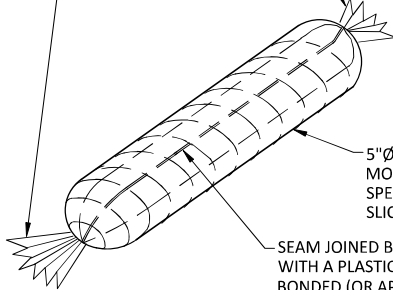
INLET PROTECTION
WITH ROCK LOG

FILL ROCK LOG WITH 45 LBS. OF OPEN
GRADED AGGREGATE CONSISTING OF
SOUND, DURABLE PARTICLES OF CRUSHED
QUARRY ROCK OR GRAVEL CONFORMING
TO THE FOLLOWING GRADATION.

GRADATION	
SIEVE SIZE	PERCENT PASSING
1 1/2"	100
1"	95-100
3/4"	65-95
3/8"	30-65
NO 4	10-35
NO 10	3-20
NO 40	0-8
NO 200	0-3

NOTE:
CRUSHED CONCRETE OR BITUMINOUS
SHALL NOT BE USED FOR OPEN
GRADED AGGREGATE.

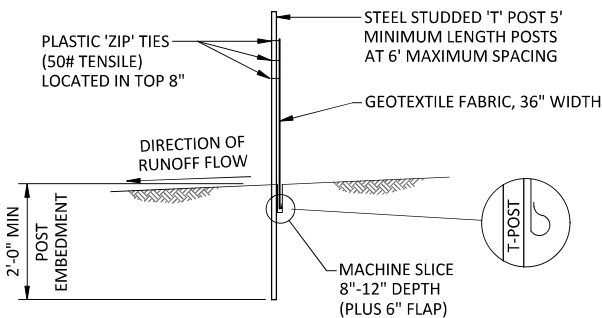
ENDS SECURELY CLOSED TO
PREVENT LOSS OF OPEN
GRADED AGGREGATE FILL,
SECURED WITH 50 PSI ZIP TIE



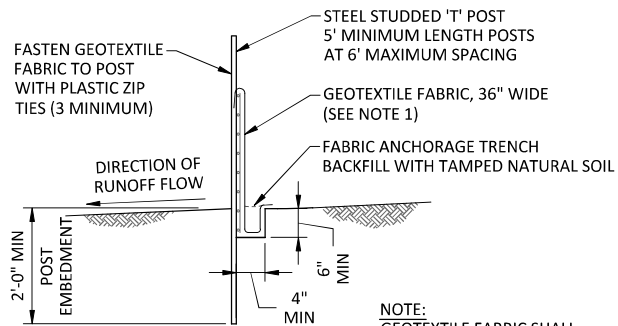
5"Ø GEOTEXTILE SOCK, TYPE WOVEN
MONOFILAMENT CONFORMING TO
SPEC. 3886 TABLE 3886-1. MACHINE
SLICE

SEAM JOINED BY TWO ROWS OF STITCHING
WITH A PLASTIC MESH BACKING OR HEAT
BONDED (OR APPROVED EQUAL)

INLET PROTECTION
ROCK BAG
NOT TO SCALE

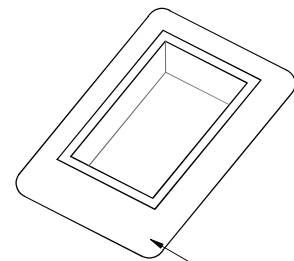


SILT FENCE - MACHINE SLICED
NOT TO SCALE

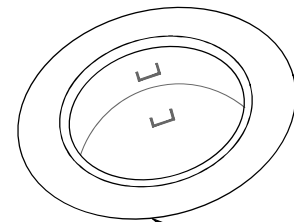


NOTE:
GEOTEXTILE FABRIC SHALL
BE PER MnDOT SPEC 3886

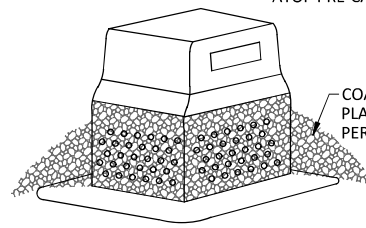
SILT FENCE - HEAVY DUTY
NOT TO SCALE



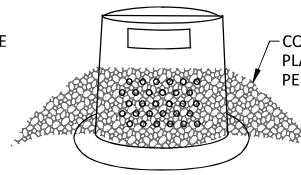
PLACE BARRIER FRAME
ATOP PRE-CAST TOP SLAB



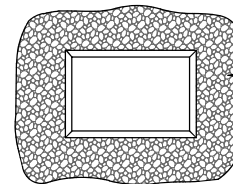
PLACE BARRIER FRAME
ATOP PRE-CAST TOP SLAB



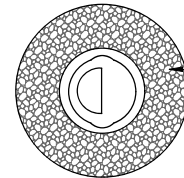
COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS



COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS



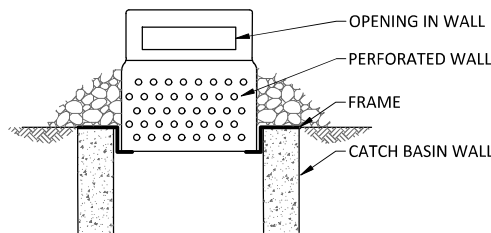
COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS



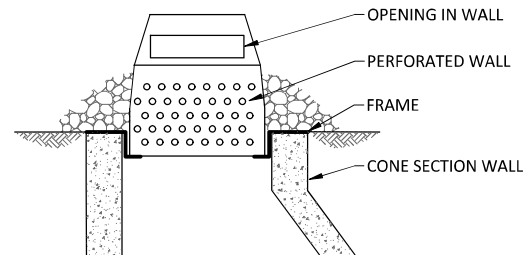
COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS

TOP VIEW

TOP VIEW



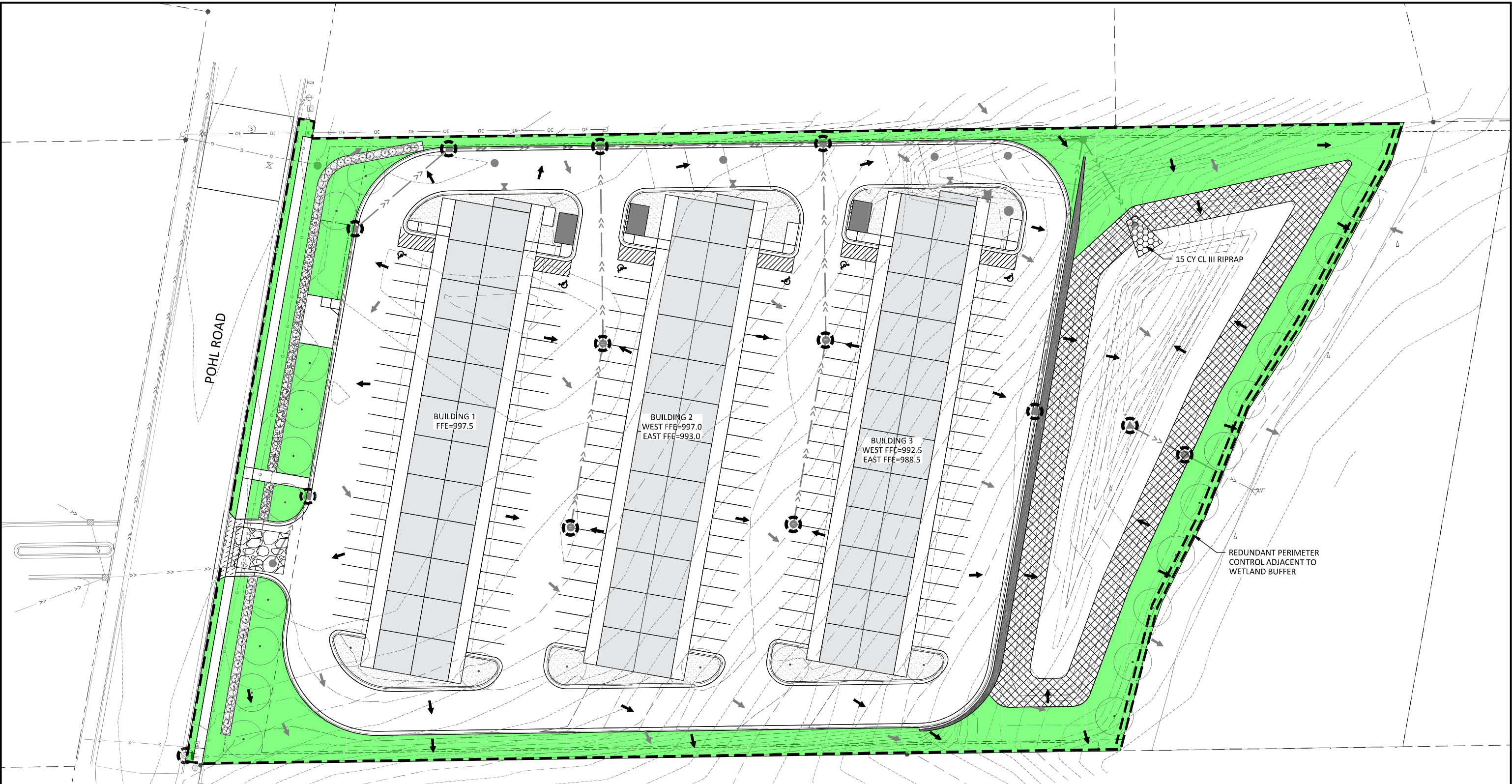
OPENING IN WALL
PERFORATED WALL
FRAME
CATCH BASIN WALL



OPENING IN WALL
PERFORATED WALL
FRAME
CONE SECTION WALL

INLET PROTECTION
PERFORATED WALL
NOT TO SCALE

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NOTES:

1. ALL NECESSARY BMP'S SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION. ALL BMP'S SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 72 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD. ALL NON FUNCTIONING BMP'S SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF DISCOVERY.
2. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION IN PLACE AS NEEDED UNTIL DISTURBED TURF IS STABILIZED.
3. ALL PERIMETER CONTROL IS TO BE REMOVED UPON ESTABLISHED TURF RESTORATION.
4. CONTRACTOR TO COORDINATE THE REMOVAL AND REPLACEMENT OF TEMPORARY ROCK CONSTRUCTION EXITS DURING CONSTRUCTION.

EROSION CONTROL LEGEND			
	EXISTING/PROPOSED DRAINAGE FLOW		SEED MIX 25-151, FERTILIZER, & ROLLED EROS. PREV. CAT. 20
	PERIMETER CONTROL		SEED MIX 33-261, FERTILIZER, & ROLLED EROS. PREV. CAT. 20
	STABILIZED CONSTRUCTION EXIT		STORM DRAIN INLET PROTECTION



0 25 50
HORIZ. SCALE FEET

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CONSTRUCTION
ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



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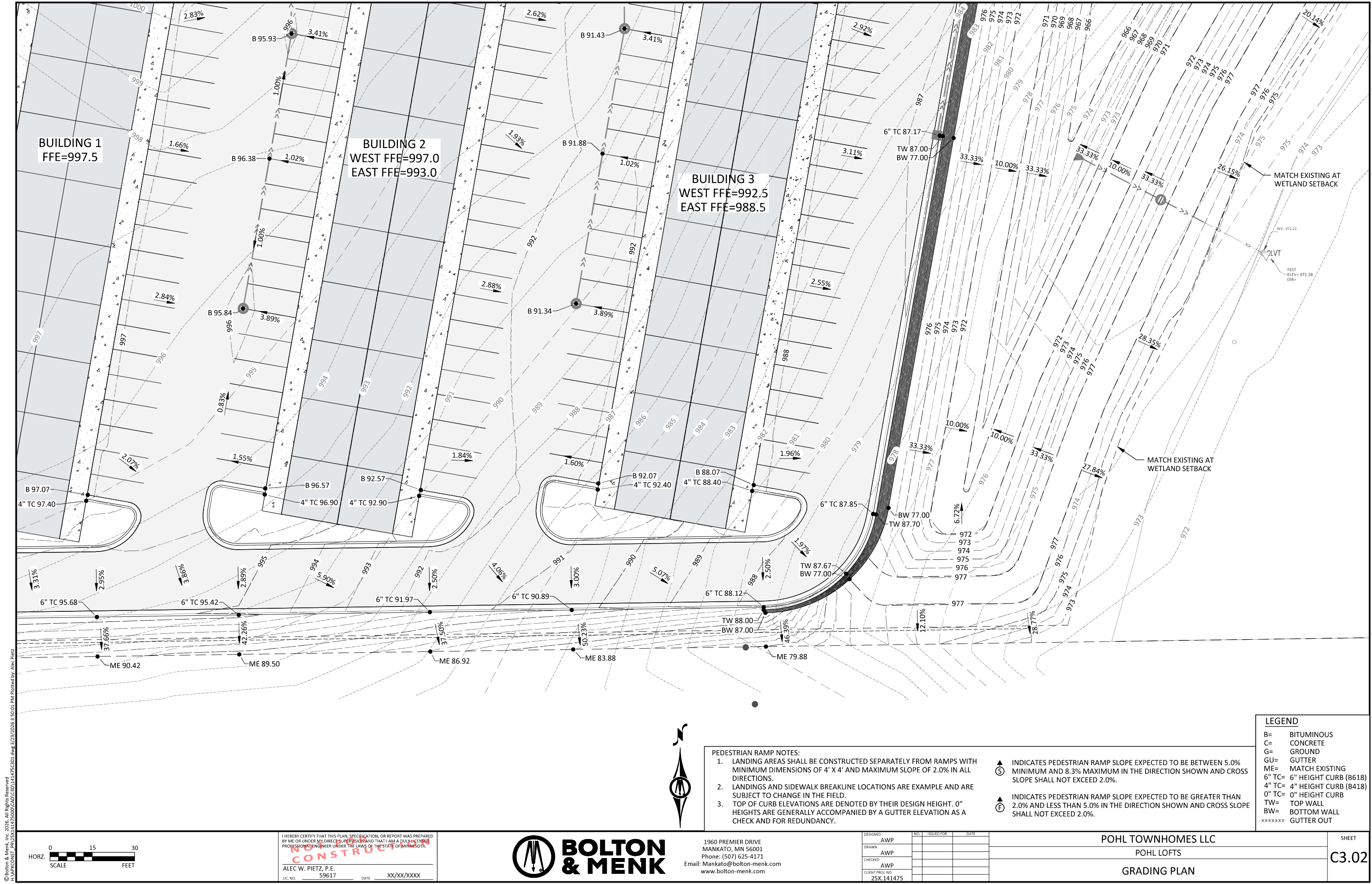
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POHL LOFTS
STORMWATER POLLUTION PREVENTION PLAN
EROSION & SEDIMENT CONTROL PLAN

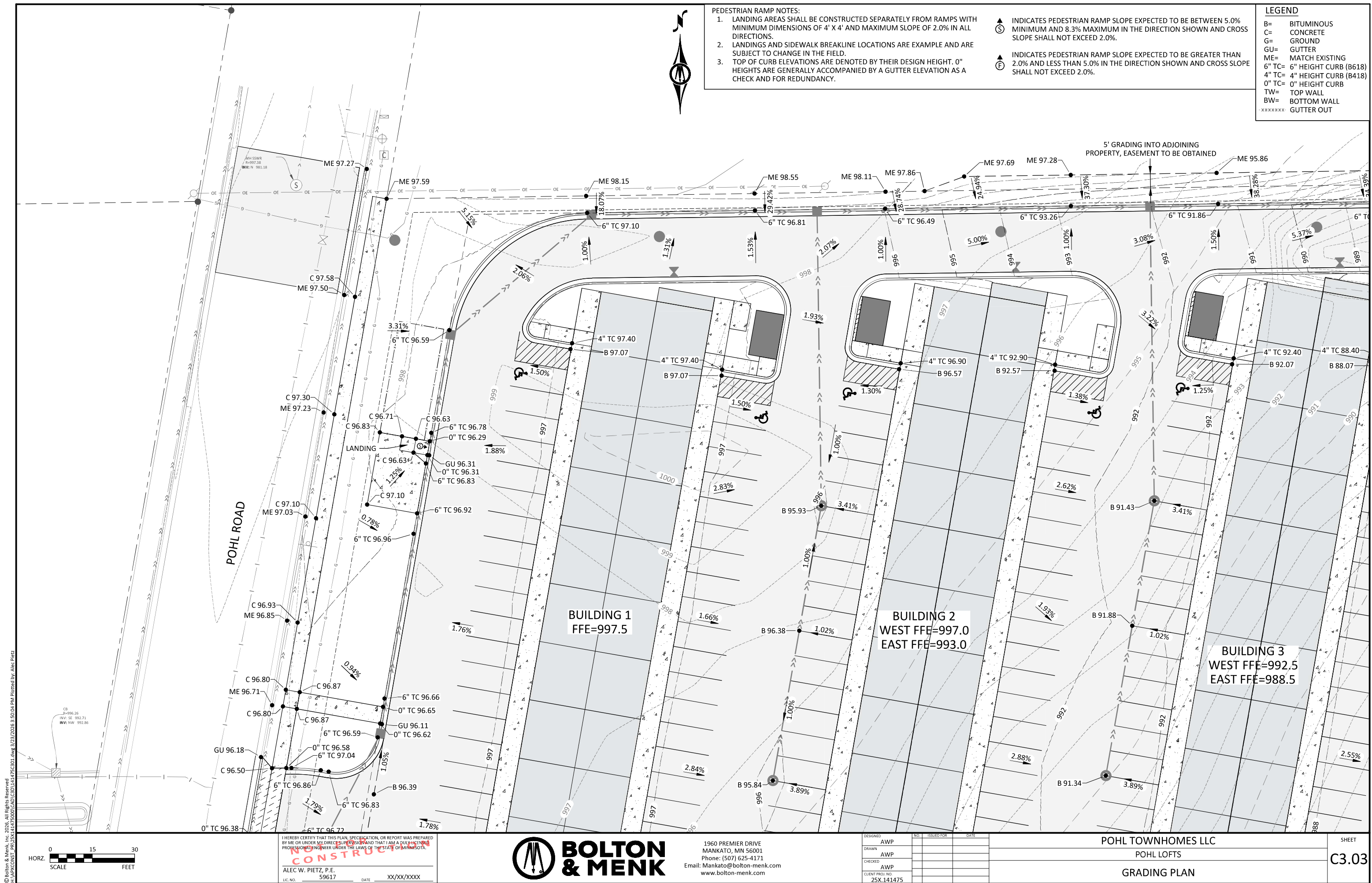
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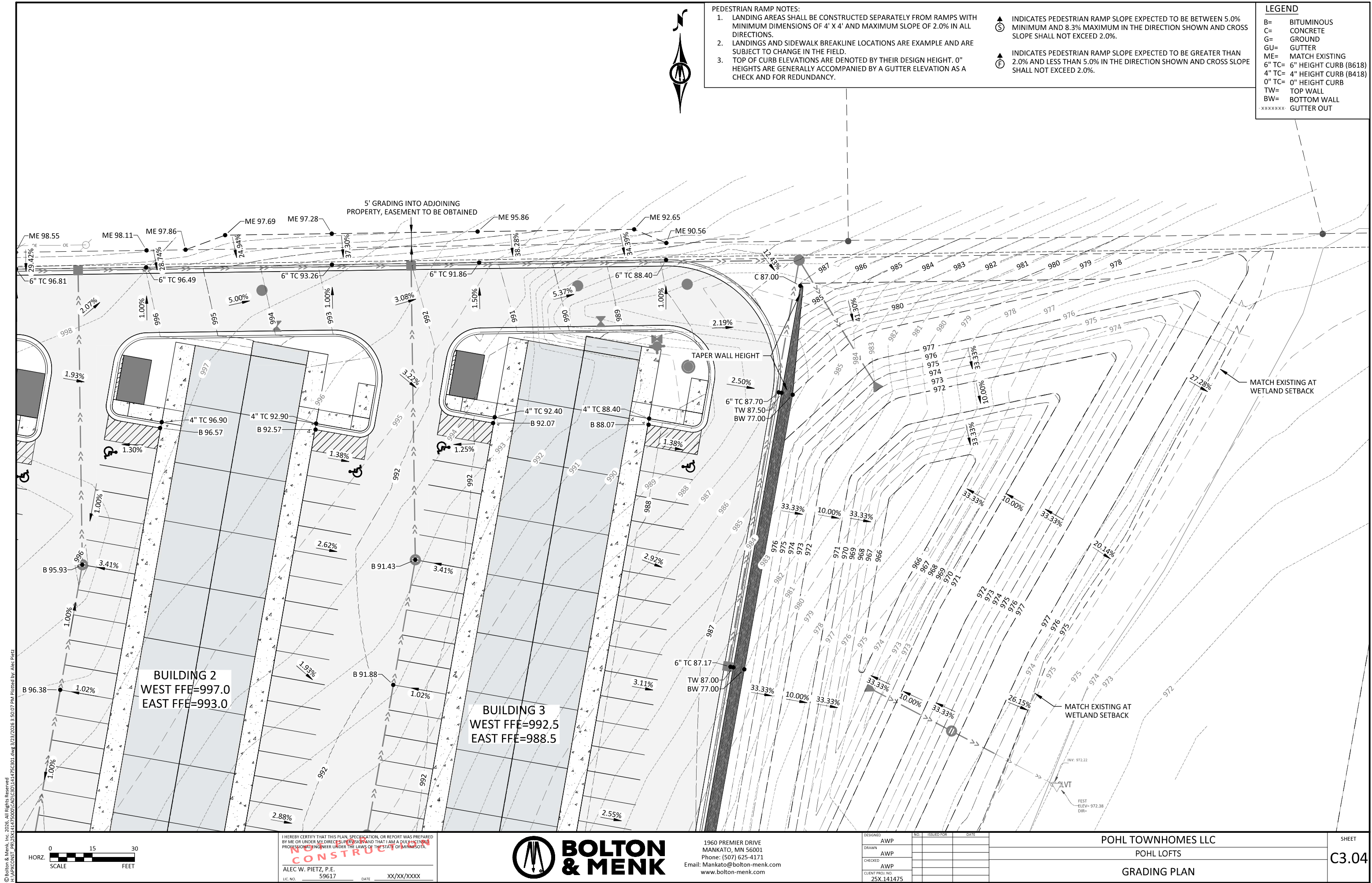


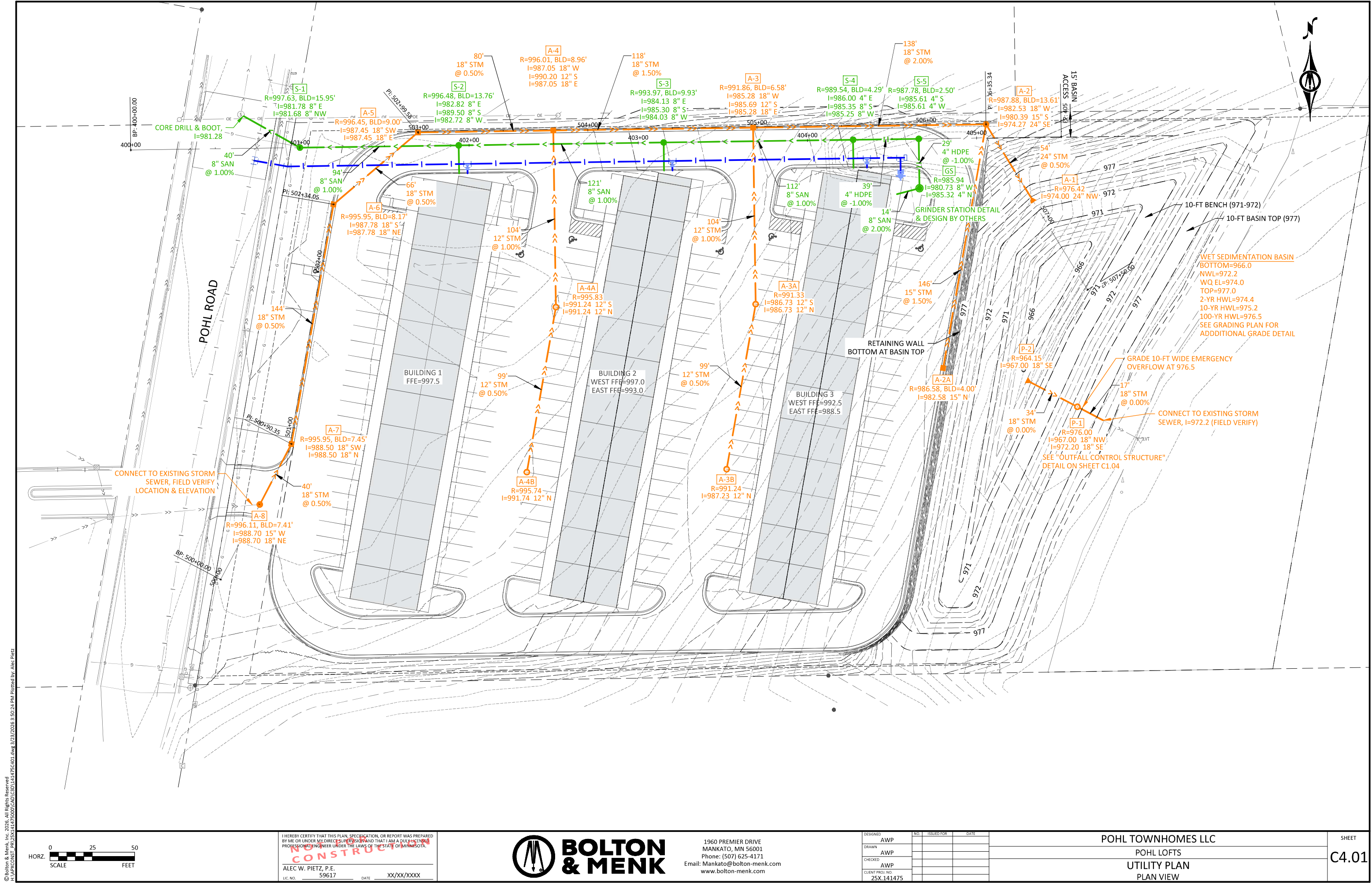
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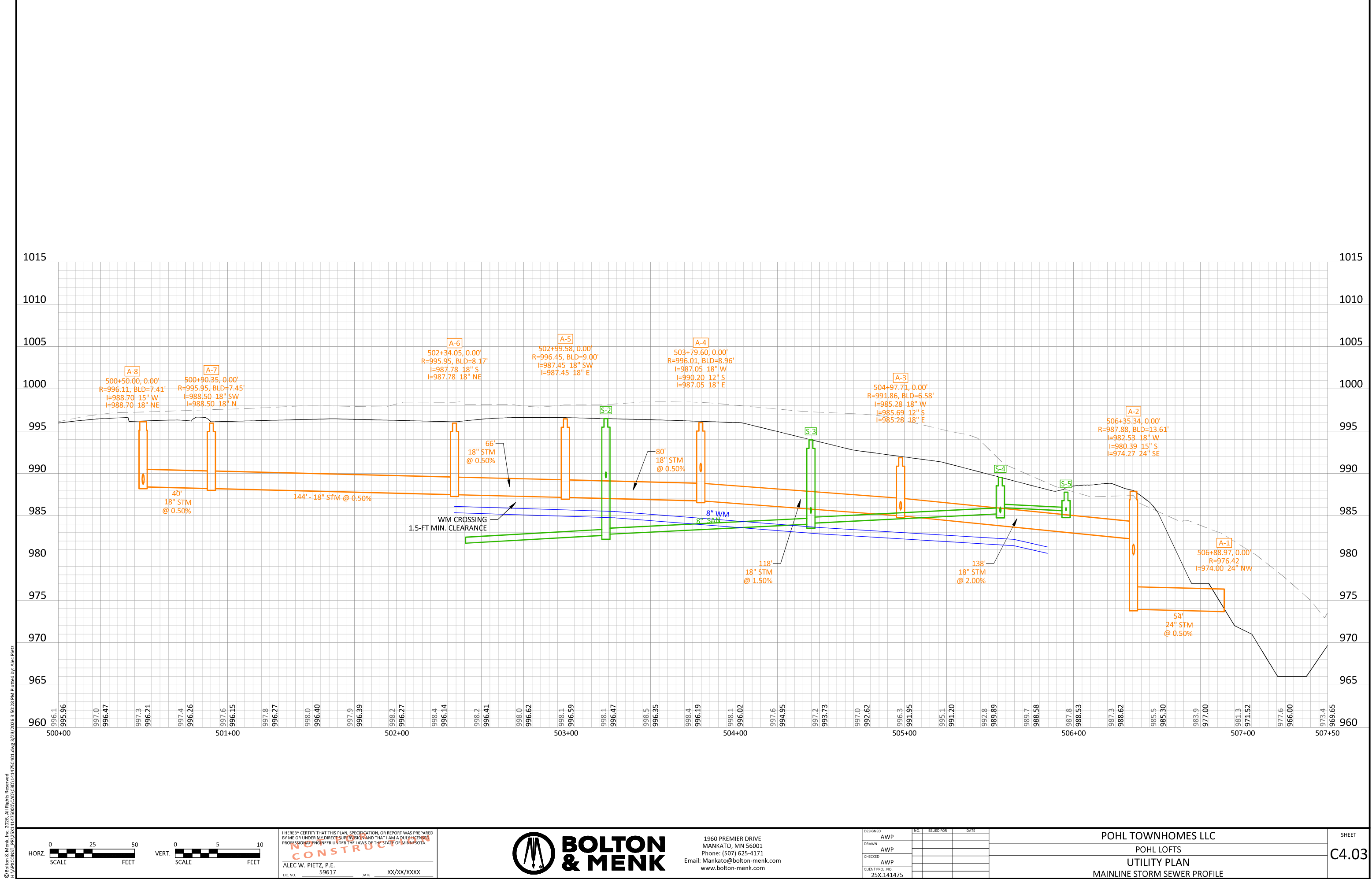




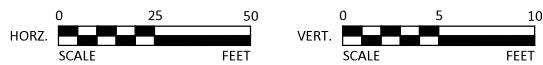




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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



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POHL TOWNHOMES LLC
POHL LOFTS
UTILITY PLAN
MAINLINE STORM SEWER PROFILE

SHEET
C4.03

