

CITY OF BAXTER  
COUNTY OF CROW WING  
STATE OF MINNESOTA

**STORMWATER FACILITIES MAINTENANCE AGREEMENT  
WITH ACCESS RIGHTS AND COVENANTS**

**FOUR LEAF HOLDINGS LLC**

This AGREEMENT, made and entered into this 8<sup>th</sup> day of July, 2022, for the maintenance and repair of certain Stormwater Management Facilities is entered into between Four Leaf Holdings, LLC, a Minnesota Limited Liability Company, party of the first part, hereinafter referred to as “OWNER” and the City of Baxter a municipal corporation under the laws of Minnesota, party of the second part hereinafter referred to as “CITY”) for the benefit of the CITY, the OWNER, the successors in interest to the CITY or the OWNER, and the public generally.

WITNESSETH

WHEREAS, the undersigned is the owner of Lot 4, Block 2, College Pines Office Park in the City of Baxter, Crow Wing County, Minnesota according to the plat thereof on file with the Crow Wing County Recorder, a copy of which is attached hereto and made a part hereof as **Attachment A** and hereinafter called the "Property"; and

WHEREAS, the undersigned has built on and developed the Property; and has submitted the Site Plan/Subdivision Plan known as Haglin Professional Park LLC, Baxter, hereinafter called the "Plan", a copy of which is attached hereto as **Attachment B** and which is expressly made a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the Property; and

WHEREAS, the City and the undersigned, its successors and assigns, including any homeowners association, (hereinafter the “Landowner”) agree that the health, safety, and welfare of the residents of the City of Baxter, Minnesota, requires that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan **Attachment B** (the “Facilities”) be constructed and adequately maintained by the Landowner.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions listed below and including **Attachment C**, the parties hereto agree as follows:

- (1) When a new drainage control facility is installed, the party having the facility installed shall obtain a copy of the as-built plans from the City of Baxter Engineering Department. Owner shall make records of the installation and of all maintenance and repairs, and shall retain records for at least ten years. These records shall be submitted to the City of Baxter’s

Engineering Department and shall be made available during inspection of the facility and at other reasonable times upon request by the City Engineer.

- (2) The following operational maintenance activities shall be performed on all permitted systems on a regular basis or as needed:
  - a) Sweeping of sediment from parking lot,
  - b) Removal of trash and debris,
  - c) Inspection of inlets and outlets,
  - d) Removal of sediments when the storage volume or conveyance capacity of the stormwater management system is below design levels
  - e) Ensure systems designed for infiltration are drawing down within 48 hours, and
  - f) Stabilization and restoration of eroded areas.
  
- (3) Specific operational maintenance activities are required, depending on the type of permitted system, in addition to the practices listed in subsection (2), above.
  - a) Retention, swale, and underdrain systems shall include provisions for:
    1. Mowing and removal of grass clippings, and
    2. Aeration, tilling, or replacement of topsoil as needed to restore the percolation capability of the system. If tilling or replacement of the topsoil is utilized, vegetation must be established on the disturbed surfaces.
  - b) Exfiltration systems shall include provisions for removal of sediment and debris from pretreatment or sediment collection systems.
  - c) Wet detention systems shall include provisions for operational maintenance of the littoral zone. Replanting shall be required if the percentage of vegetative cover falls below the permitted level. It is recommended that native vegetation be maintained in the littoral zone as part of the system's operation and maintenance plan. Undesirable species such as cattail and exotic plants should be controlled if they become a nuisance.
  - d) Dry detention systems shall include provisions for mowing and removal of grass clippings.
  
- (4) If the system is not functioning as designed and permitted, operational maintenance must be performed immediately to restore the system. If operational maintenance measures are insufficient to enable the system to meet the design and performance standards, the permittee must either replace the system or construct an alternative design.
  
- (5) In the event the Landowner fails to maintain the Facilities in good working condition acceptable to the City, the City may undertake without a public hearing, to enter upon the Property and take such steps as are necessary to correct deficiencies identified in the inspection report and authorize the City to assess the entire final cost of the corrections against above stated Property. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain, or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The

Landowner grants to the City, its authorized agents and employees, a non-exclusive, perpetual easement over, across, under and through the Property for such purposes.

- (6) This Agreement shall inure to the benefit of and shall be binding upon the Landowner and the City and their respective successors, agents, and assignees, and shall be binding upon all future owners of all or any part of Lot 4, Block 2, College Pines Office Park and shall be deemed covenants running with the land. However, nothing in this Agreement, expressed or implied, shall give to any other person or entity any benefit or legal or equitable right, remedy or claim under this Agreement. This Agreement, at the option of the City, may be placed on record with the County Recorder so as to give notice hereof to subsequent purchases and encumbrances.

IN WITNESS THEREOF, the parties hereto acting through their duly authorized agents have caused this Agreement to be signed, sealed, and delivered:

*[SIGNATURES APPEAR ON PAGES 4 AND 5]*





## ATTACHMENT "A"

1. Plat – Lot 4, Block 2 of COLLEGE PINES OFFICE PARK

# COLLEGE PINES OFFICE PARK

Part of the Northeast Quarter of the Southeast Quarter,  
Section 8, Township 133 North, Range 28 West,  
Crow Wing County, Minnesota

KNOW ALL PERSONS BY THESE PRESENTS: That Haglin Professional Park, LLC, a limited liability company, is the owner of the following described property situated in Crow Wing County, Minnesota, to wit:

Lot 1 through Lot 11, inclusive, Block 1, HAGLIN PROFESSIONAL PARK, Crow Wing County, Minnesota.

AND

Outlot A and Outlot B, HAGLIN PROFESSIONAL PARK, Crow Wing County, Minnesota.

Have caused the same to be surveyed and platted as COLLEGE PINES OFFICE PARK. Brandon Road, Conifer Road, and Carlos Road, the roads indicated on this plat are hereby dedicated to the public, and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Haglin Professional Park, LLC, a limited liability company, has caused these presents to be signed by its proper officer this 6<sup>th</sup> day of Nov, 2012.

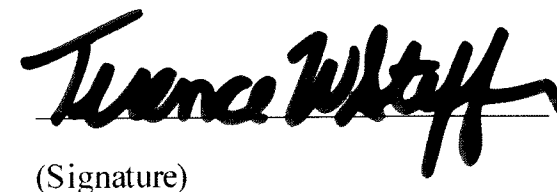
Owner:

Haglin Professional Park, LLC

  
Michael Haglin, Chief Manager

State of Minnesota  
County of Hennepin

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of Nov, 2012, by Michael Haglin, Chief Manager President of Haglin Professional Park, LLC.

  
(Signature)

Terence W Steffen  
(Name Printed)

Notary Public, Hennepin County, Minnesota  
My Commission Expires: 1-31-2015



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

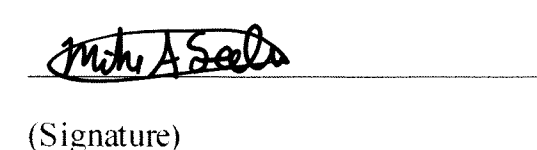
Dated this 7<sup>th</sup> day of November, 2012.



James Kramer, Licensed Land Surveyor  
Minnesota License Number 23668

State of Minnesota  
County of Morrison

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2012, by James Kramer, Minnesota License Number 23668.

  
(Signature)

Mike Seelen  
(Name Printed)

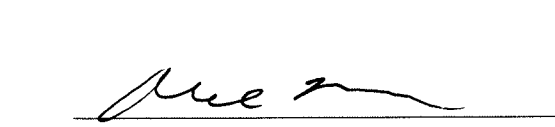
Notary Public, Crow Wing County, Minnesota  
My Commission Expires: January 31, 2016

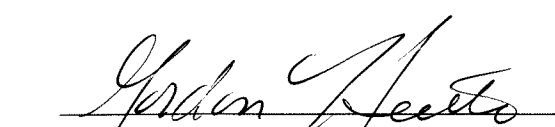
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 12 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 12 day of December, 20 12.

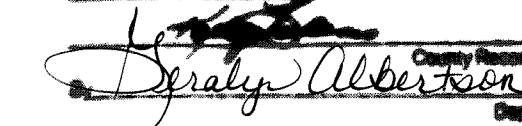


Lauren E. Borden  
Crow Wing County Auditor-Treasurer

This plat of COLLEGE PINES OFFICE PARK was approved by the City Council of Baxter, Minnesota, on this 15 day of May, 20 12.

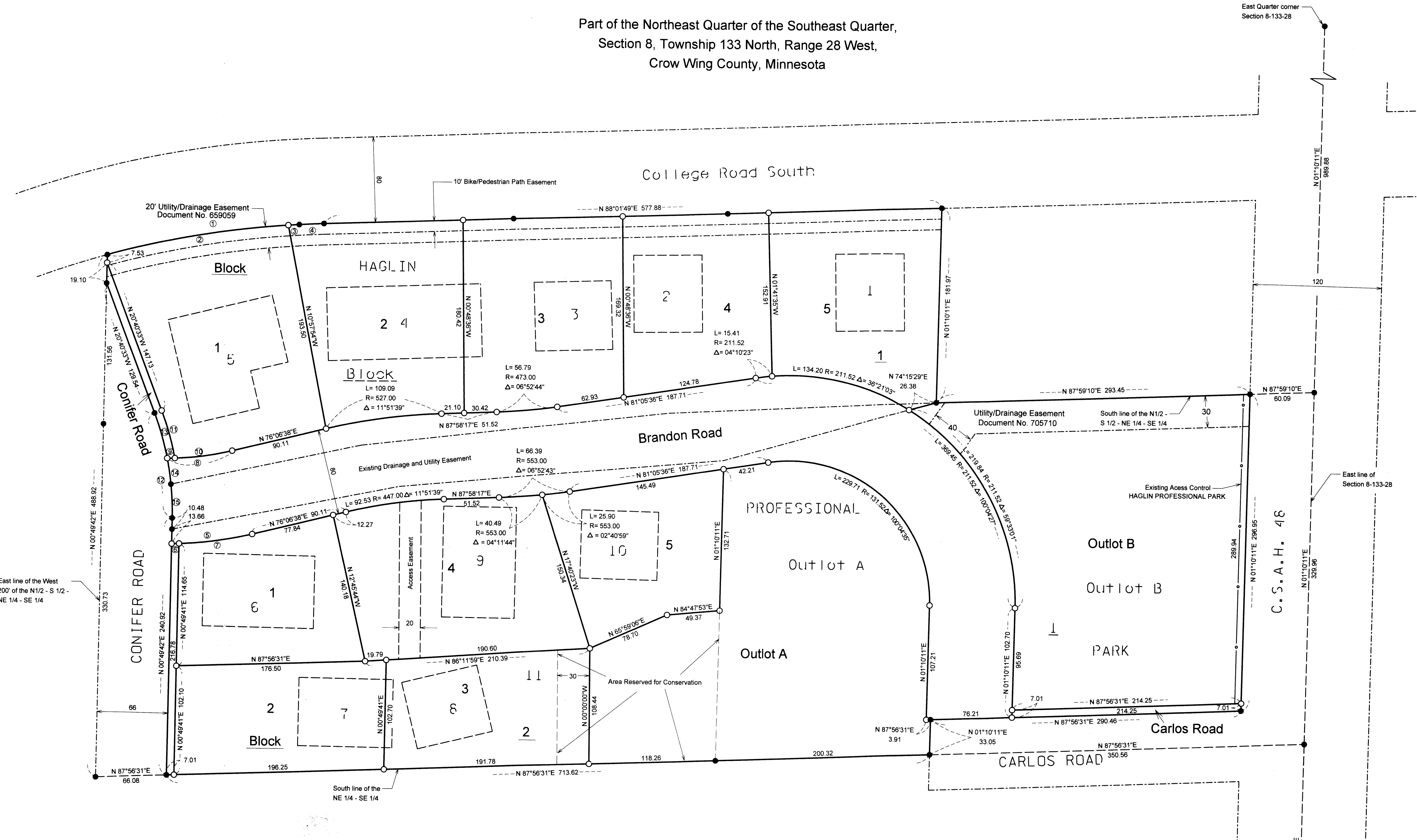
ATTEST:   
Mayor

  
City Clerk

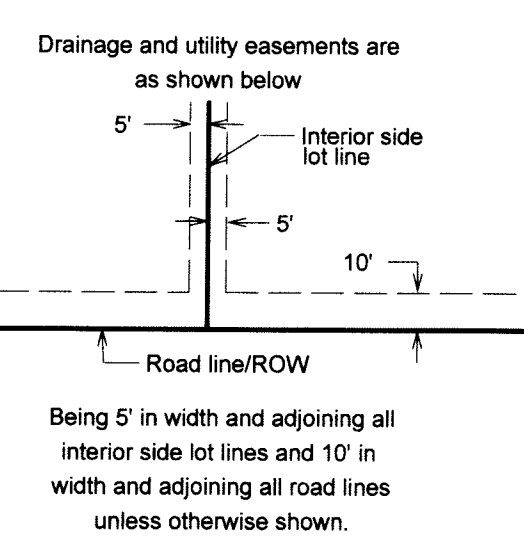
Office of County Recorder  
County of Crow Wing, MN  
I hereby certify that the within instrument was filed  
in this office for record on the 12 day of  
A.D. 2012 at 10:15 o'clock PM  
and was duly recorded as Doc. No. 822513  
  
County Recorder

# COLLEGE PINES OFFICE PARK

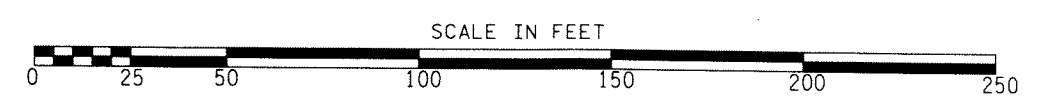
Part of the Northeast Quarter of the Southeast Quarter,  
Section 8, Township 133 North, Range 28 West,  
Crow Wing County, Minnesota



East line of the West  
200' of the N1/2 - S 1/2 -  
NE 1/4 - SE 1/4



● Denotes iron monument found  
○ Denotes 1/2" iron pipe set and marked by License No. 23668  
Orientation of this bearing system is the  
North American Datum of 1983.



Element	Length	Radius	Delta
CURVE 1	204.94	860.00 L	13° 39' 13"
CURVE 2	171.61	860.00 L	11° 25' 58"
CURVE 3	10.29	860.00 L	00° 41' 09"
CURVE 4	23.04	860.00 L	01° 32' 06"
CURVE 5	76.01	343.00 L	12° 41' 48"
CURVE 6	7.01	343.00 L	01° 10' 14"
CURVE 7	69.00	343.00 L	11° 31' 34"
CURVE 8	61.36	263.00 R	13° 22' 02"
CURVE 9	7.11	263.00 L	01° 32' 52"
CURVE 10	54.25	263.00 L	11° 49' 10"
CURVE 11	46.26	273.00 R	09° 42' 35"
CURVE 12	99.84	266.00 R	21° 30' 22"
CURVE 13	43.71	266.00 R	09° 24' 53"
CURVE 14	24.37	266.00 R	05° 14' 58"
CURVE 15	31.76	266.00 R	06° 50' 31"



## ATTACHMENT “B”

### 1. Plans – Haglin Office Park

EXISTING

- COUNTY LINE
- CITY LIMITS
- SECTION LINE
- PRESENT RIGHT OF WAY LINE
- PROPERTY/LOTLINE
- PERPETUAL EASEMENT
- ZONING SETBACK LINE
- ACCESS CONTROL LINE
- RAILROAD RIGHT OF WAY LINE
- +++++ RAILROAD
- WATER EDGE
- WATER CENTERLINE
- HIGHWATER LINE
- SWALE CENTERLINE
- WETLAND BOUNDARY
- \*\*\* WETLAND/MARSH
- ==== CURB & GUTTER
- CONCRETE EDGE
- BITUMINOUS EDGE
- GRAVEL EDGE
- x-x-x- FENCE
- |— CULVERT
- ⊙ DECIDUOUS TREE
- ⊙ CONIFER TREE
- |— HEDGE
- |— TREE LINE
- ▲ TRAFFIC SIGN
- ⊙ MANHOLE
- CATCH BASIN
- 8" SAN INP — SANITARY SEWER
- 4" FM INP — SANITARY FORCEMAIN
- 15" STM INP — STORM SEWER
- |— TILE LINE
- 4" WMN INP — WATERMAIN
- HYDRANT
- VALVE
- CURB STOP
- |— GAS
- POWER POLE
- LIGHT POLE
- ⊠ PAD MOUNTED TRANSFORMER
- |— UE UNDERGROUND ELECTRIC
- |— OE OVERHEAD ELECTRIC
- |— UT UTILITY PEDESTAL/CABINET
- |— UT UNDERGROUND TELEPHONE
- |— TV UNDERGROUND TV CABLE
- ⊕ BENCHMARK
- ⊙ B-3 SOIL BORING

PROPOSED

- 22+00 — ALIGNMENT/CENTERLINE
- RIGHT OF WAY LINE
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- ==== CURB & GUTTER
- BITUMINOUS EDGE
- CONCRETE EDGE
- GRAVEL EDGE
- SILT FENCE—HEAVY DUTY
- ⊙ EROSION PROTECTION AT INLET
- ⊙ MANHOLE
- CATCH BASIN
- 8" SAN — SANITARY SEWER
- 12" STM — STORM SEWER
- PERFORATED PIPE DRAIN
- |— CULVERT W/APRON
- HYDRANT
- VALVE
- |— CURBSTOP
- 6" WMN — WATERMAIN

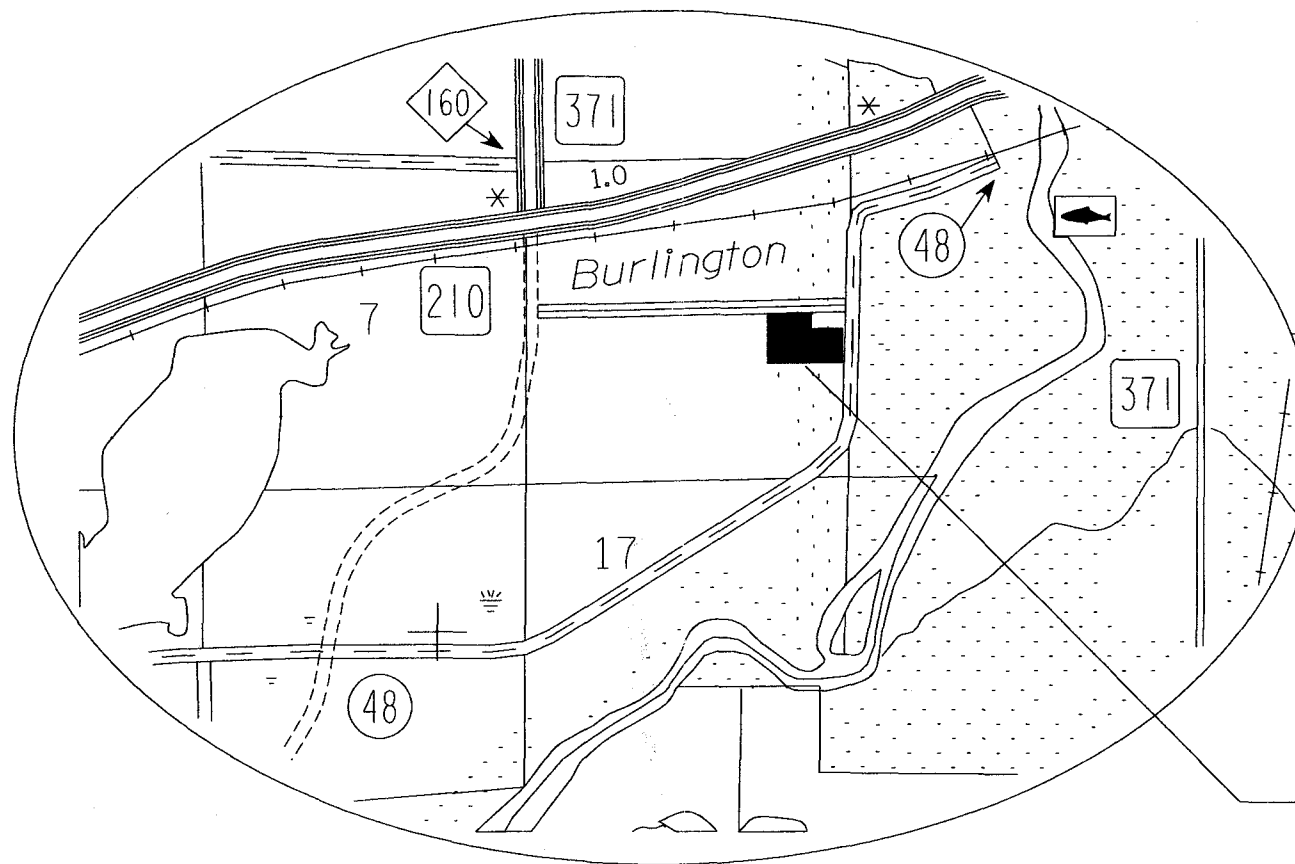
BENCH MARKS:

# HAGLIN OFFICE PARK

GRADING, SANITARY SEWER, WATERMAIN, STORM SEWER,  
DETENTION POND AND STREET CONSTRUCTION

## BAXTER, MINNESOTA

### VICINITY MAP



PARCEL

MAP OF THE  
CITY OF BAXTER  
CROW WING COUNTY

### SHEET INDEX

SHEET	TITLE
STANDARD CONSTRUCTION DETAILS	

1	TITLE SHEET
2-6	DETAILS

### EROSION CONTROL & GRADING PLANS

7	GRADING & TEMPORARY EROSION CONTROL PLAN
8	PERMANENT EROSION CONTROL PLAN

### UTILITY PLAN AND PROFILES

9-10	SANITARY SEWER & WATER MAIN
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### STREET & STORM SEWER PLAN AND PROFILES

11-12	STREET & STORM SEWER
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THIS PLAN SET CONTAINS 12 SHEETS

### RESOURCE LIST

<b>ENGINEER</b> Tim Arvidson, P.E. 305 Stonebrooke Ct. Shakopee, Minnesota 55379 612.328.6382	<b>DEVELOPER</b> Haglin Inc. P.O. Box 2839 Baxter, Minnesota 56425 218.640.0480
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**WATER/WASTEWATER**  
City of Baxter  
Public Works Department

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 AT 1-800-252-1166 OR 612-454-0002.

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.

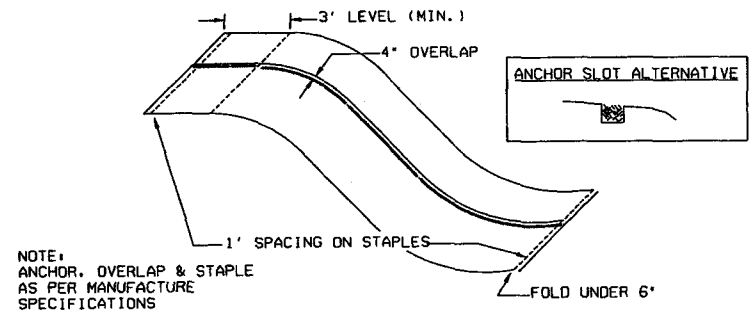
*Tim Arvidson* LIC. NO. 25502 DATE: 7/9/2004  
Tim Arvidson

THE GOVERNING STANDARDS FOR THIS PROJECT SHALL BE: THESE PLANS, THE CITY OF BAXTER STANDARD CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS FOR UTILITY AND STREET CONSTRUCTION, THE 2000 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION" AND ANY AMENDMENTS, THE 1999 EDITION OF THE "STANDARD UTILITIES SPECIFICATION FOR WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, AND ANY SPECIAL PROVISIONS.

RECORD DRAWING INFORMATION
DRAWN BY:
CHECKED BY:
DATE:

**STONEBROOKE ENGINEERING**  
305 Stonebrooke Court Shakopee, MN 55379

SHEET  
1  
OF  
12

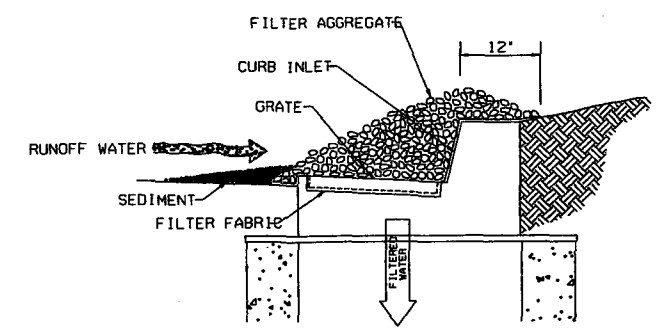


NOTE:  
ANCHOR, OVERLAP & STAPLE  
AS PER MANUFACTURE  
SPECIFICATIONS

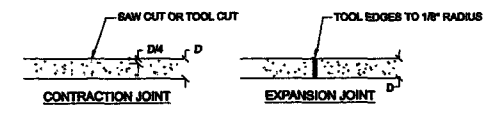
**EROSION CONTROL BLANKET INSTALLATION**

NOTE:  
EROSION CONTROL BLANKET SHALL BE  
APPLIED AT LOCATIONS SHOWN ON THE  
PLAN AND AS DIRECTED BY ENGINEER.

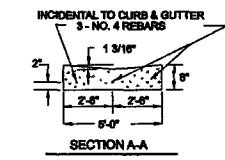
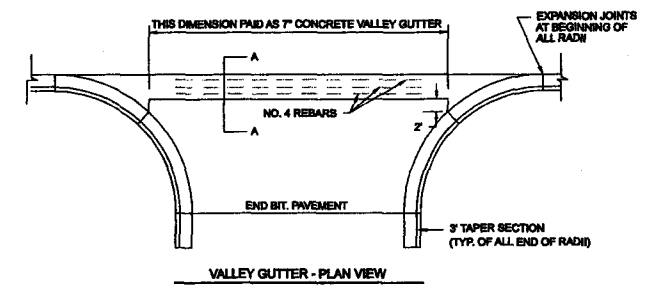
NOTES: 1. FILTER AGGREGATE TO BE 1 TO 2 INCH CLEAN ROCK.  
2. FILTER FABRIC SHALL MEET MN/DOT SPECIFICATION  
3733 GEOTEXTILE FABRIC TYPE II.



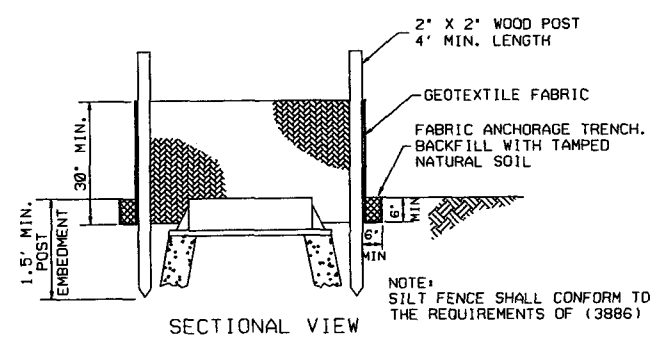
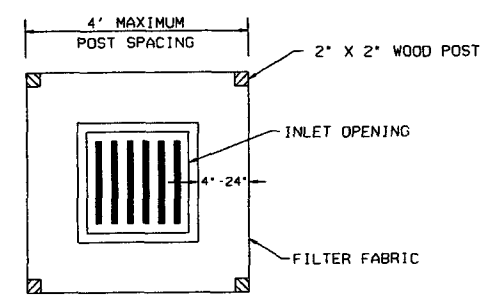
**INLET PROTECTION - FILTER AGGREGATE**



**CURB & GUTTER DETAILS**

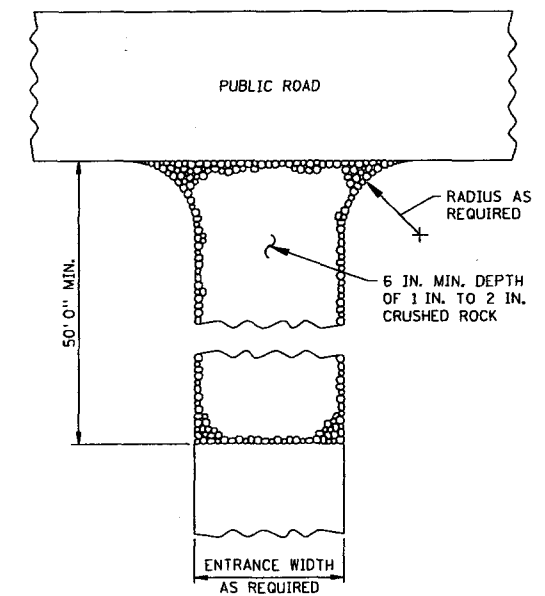


**CONCRETE VALLEY GUTTER DETAIL**



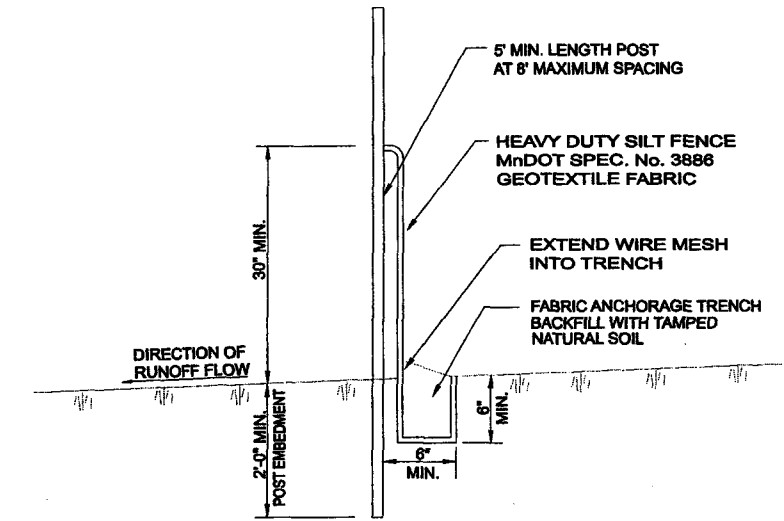
**INLET PROTECTION - PREASSEMBLED**

NOTE: DETAILS ARE NOT TO SCALE



**ROCK CONSTRUCTION ENTRANCE**

ROCKS AT ENTRANCE CLEAN WORKSITE MUD OFF OF TRUCK TIRES BEFORE DRIVING ON MAIN ROAD. THIS WILL PREVENT AUTO DAMAGE. WE NEED TO KEEP CONSTRUCTION SEDIMENT OUT OF DRAINAGE SYSTEMS AND WETLANDS.



**SILT FENCE DETAIL**

**GENERAL NOTES:**

1. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE N.P.D.E.S. PERMIT.
2. DISTURBED AREAS SHALL BE RESTORED AND SEEDING IN A TIMELY FASHION TO MINIMIZE EROSION POTENTIAL.
3. RESTORATION SHALL BE IN ACCORDANCE WITH MNDOT 2575. SEE SPECIFICATIONS FOR SEED MIX PERCENTAGE DESIGNATIONS.
4. MULCHING SHALL BE TYPE 1 APPLIED AT THE RECOMMENDED RATE AND DISC ANCHORED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION, MAINTENANCE AND REMOVAL OF EROSION CONTROL ITEMS.

7/14/2004 2:10:22 PM SBE.tbl

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.

*Timothy R. Arvidson*

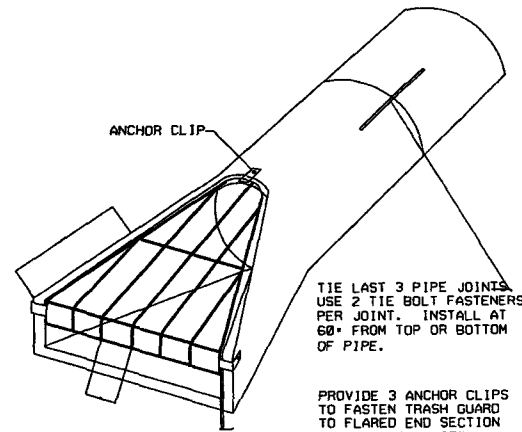
NAME: TIMOTHY R. ARVIDSON LIC. NO.: 25502 DATE: 7/14/2004

DESIGNED: SDB  
DRAWN: SDB  
CHECKED: SDB  
TRA

**STONEBROOKE ENGINEERING**  
305 Stonebrooke Court Shakopee, MN 55379

DETAILS  
BAXTER, MINNESOTA PLAN PAGE 1 of 5  
HAGLIN OFFICE PARK

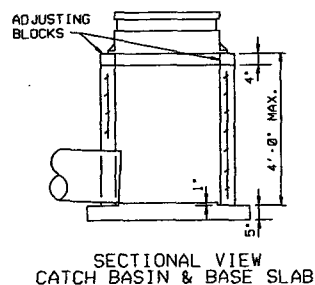
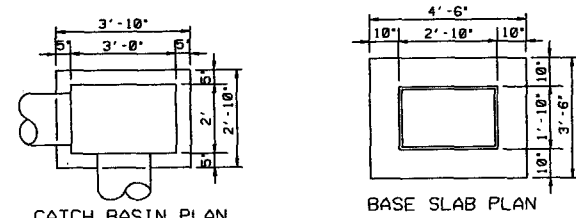
SHEET 2 OF 12



ANCHOR BOTH SIDES

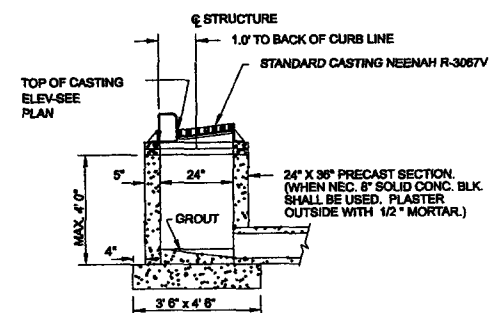
TRASH GUARD SIZES			
PIPE SIZE	BAR#	"H"	BOLTS
12"-18"	3/4"	4"	5/8"
21"-42"	1"	6"	3/4"
42"-72"	1 1/4"	12"	1"

R.C. APRON TRASH RACK



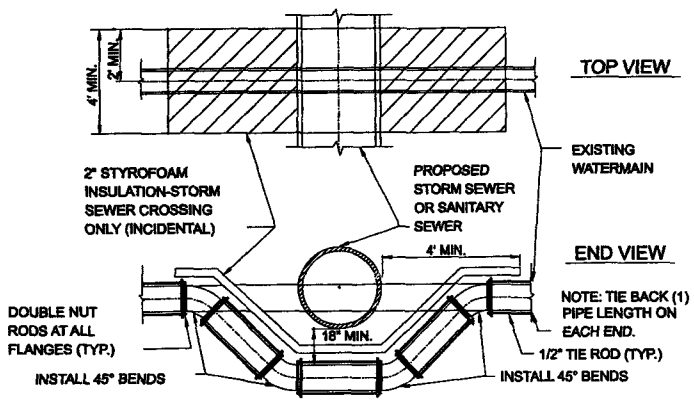
- NOTES:
1. TO BE USED WITH NEENAH R-3067 FRAMED COVER WITH 3" RAD. CURB BOX OR APPROVED EQUAL.
  2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.
  3. ALTERNATE CAST-IN-PLACE BASE CAN BE USED.
  4. MINIMUM REINFORCING SHALL BE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT IN BOTH DIRECTIONS.

CATCH BASIN SD-1



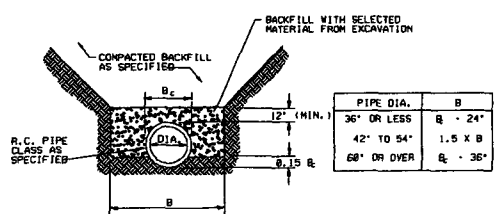
TYPE "A" (RECTANGULAR)  
SHALLOW STORM SEWER  
MANHOLE OR CATCHBASIN

CATCH BASIN LEADS										
STRUCT. NO.	LOCATION		TOP OF CASTING	INVERT ELEV.	DRAINS TO		CATCH BASIN LEADS		STRUCT. SIZE	
	STATION	DIST. FROM C/L			STRUCT. NO.	% GRADE	INLET ELEV.	SIZE		LENGTH
1	5+72.00	13.00	1200.75	1196.75	2	1.58%	1196.35	15'	25.34'	2' X 3'
2	5+72.00	-13.00	1200.75	1196.25	5	0.70%	1195.10	21'	163.17'	48"
5	4+10.00	-13.00	1199.94	1195.00	9	0.28%	1194.50	27'	176.76'	54"
9	2+32.96	-13.00	1199.10	1194.40	10	0.28%	1193.86	30'	191.14'	60"
10	0+39.94	-13.00	1203.86	1193.76	13	0.27%	1193.60	33'	58.20'	54"
13	2+58.06	18.00	1205.30	1193.50	OUTLET	3.89%	1190.00	33'	90.00'	54"
6	2+32.96	13.00	1199.10	1195.10	9	2.37%	1194.50	15'	25.34'	2' X 3'
7	2+32.96	-66.98	1198.20	1195.20	8	0.38%	1194.94	15'	95.00'	2' X 3'
8	2+32.96	-72.72	1197.84	1194.84	9	0.57%	1194.50	18'	60.05'	2' X 3'
11	5+05.00	-18.00	1204.48	1200.48	12	1.13%	1200.00	15'	35.34'	2' X 3'
12	5+05.00	18.00	1204.48	1199.98	13	2.61%	1193.60	15'	244.88'	2' X 3'
14	0+66.00	-18.00	1201.73	1198.73	15	0.96%	1198.39	15'	35.34'	2' X 3'
15	0+66.00	18.00	1201.73	1198.29	OUTLET	2.23%	1198.00	15'	13.00'	2' X 3'
3	3+86.30	47.06	1197.90	1195.90	4	1.02%	1195.46	15'	42.99'	2' X 3'
4	4+10.00	13.00	1199.94	1195.36	5	1.03%	1195.10	15'	25.34'	48"

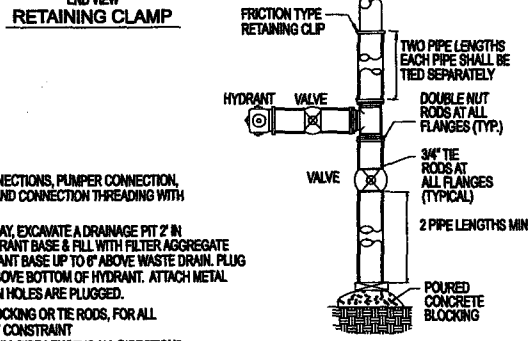
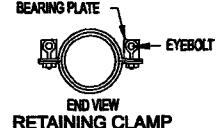
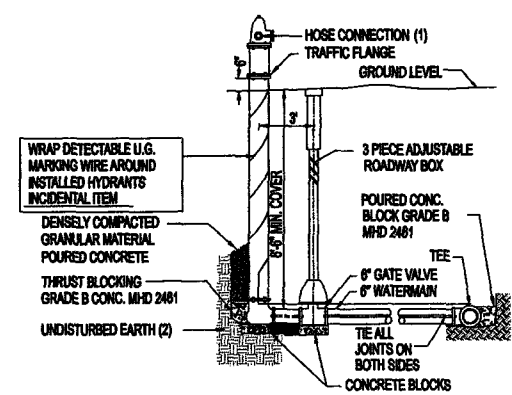


NOTE: FOR WATER-SEWER CROSSING DETAIL  
SEE SANITARY SEWER DETAILS SHEET

WATERMAIN ADJUSTMENT DETAIL  
NO SCALE

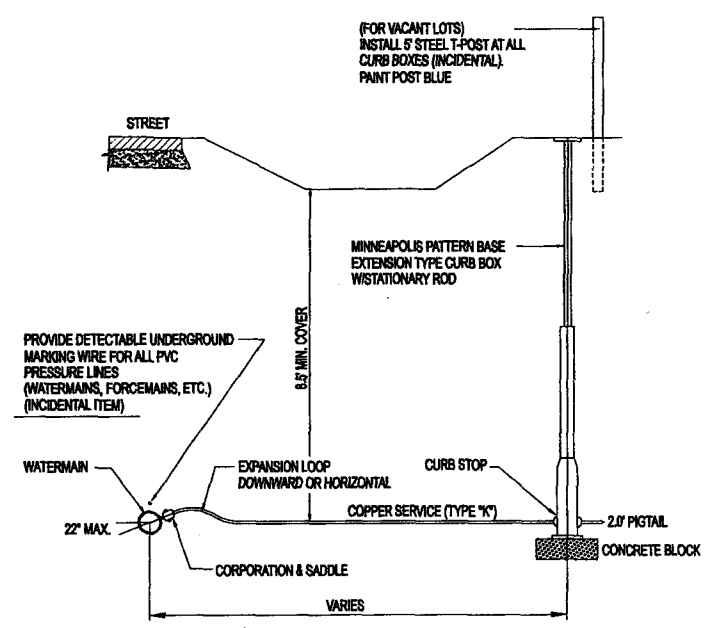


TRENCH DETAIL  
R.C. STORM SEWER  
CLASS "C" BEDDING CONDITION



- NOTES:
1. VERIFY DIAMETER OF HOSE CONNECTIONS, PUMPER CONNECTION, OPERATING NUT SIZE AND SHAPE, AND CONNECTION THREADING WITH OWNER. FURNISH KEEPER CHAINS.
  2. IN IMPERVIOUS SOIL, SUCH AS CLAY, EXCAVATE A DRAINAGE PIT 2" IN DIAMETER, 3" IN DEPTH BELOW HYDRANT BASE & FILL WITH FILTER AGGREGATE COMPACT, UNDER & AROUND HYDRANT BASE UP TO 6" ABOVE WASTE DRAIN. PLUG DRAIN HOLES IF WATER TABLE IS ABOVE BOTTOM OF HYDRANT. ATTACH METAL TAG TO HYDRANT INDICATING DRAIN HOLES ARE PLUGGED.
  3. PROVIDE EITHER CONCRETE BLOCKING OR TIE RODS, FOR ALL WATERMAIN FITTINGS, FOR THRUST CONSTRAINT
  4. TIE RODS SHALL EXTEND TWO FULL PIPE LENGTHS ALL DIRECTIONS, FROM ALL TIED FITTINGS. LOCATE RODS ON OPPOSING SIDES OF THE PIPE.
  5. TIE RODS SHALL BE USED ONLY ON HYDRANTS, DEAD ENDS, 90° BENDS, AND 45° BENDS.

TYPICAL HYDRANT & DEAD END HYDRANT DETAILS  
NO SCALE



TYPICAL WATER SERVICE DETAIL  
NO SCALE

NOTE: DETAILS ARE NOT TO SCALE

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.

*Timothy R. Arvidson*

NAME: TIMOTHY R. ARVIDSON LIC. NO.: 25502 DATE: 7/14/2004

DESIGNED: SDB  
DRAWN: SDB  
CHECKED: SDB  
TRA

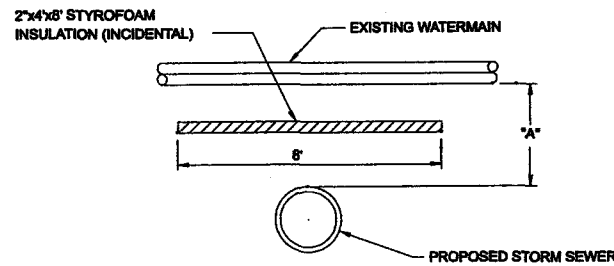
**STONEBROOKE ENGINEERING**  
305 Stonebrooke Court Shakopee, MN 55379

DETAILS  
BAXTER, MINNESOTA  
HAGLIN OFFICE PARK

PLAN PAGE 2 of 5

SHEET 3 OF 12

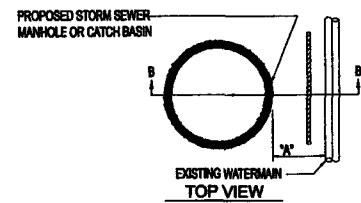
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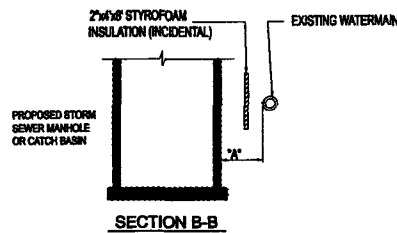
NOTE: THIS DETAIL REQUIRED WHEN DIMENSION "A" IS 2" OR LESS

WATERMAIN/STORM SEWER CROSSING  
TYPICAL INSULATION DETAIL

NO SCALE

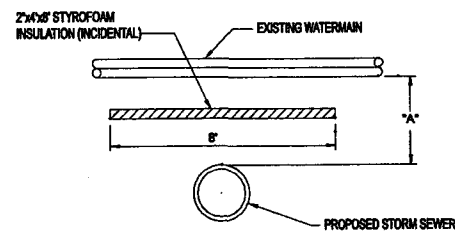


NOTE: THIS DETAIL REQUIRED WHEN DIMENSION "A" IS 2" OR LESS



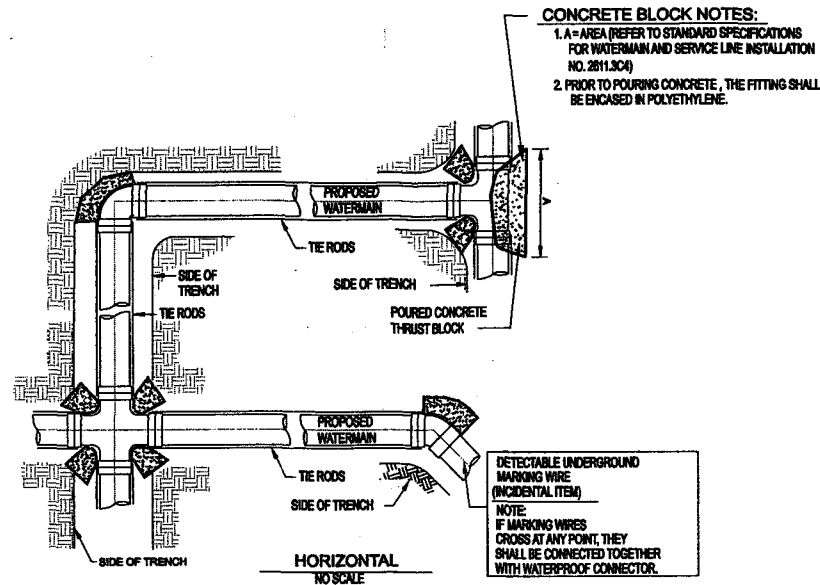
TYPICAL WATERMAIN INSULATION AROUND  
STORM SEWER MANHOLE OR CATCH BASIN

NO SCALE



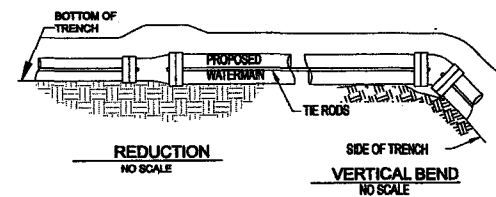
WATERMAIN/STORM SEWER CROSSING  
TYPICAL INSULATION DETAIL

NO SCALE



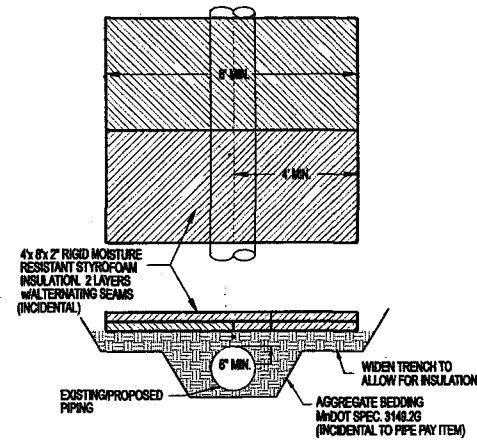
CONCRETE BLOCK NOTES:  
1. A=AREA (REFER TO STANDARD SPECIFICATIONS FOR WATERMAIN AND SERVICE LINE INSTALLATION NO. 2811.304)  
2. PRIOR TO POURING CONCRETE, THE FITTING SHALL BE ENCASED IN POLYETHYLENE.

DETECTABLE UNDERGROUND MARKING WIRE (INCIDENTAL ITEM)  
NOTE: IF MARKING WIRES CROSS AT ANY POINT, THEY SHALL BE CONNECTED TOGETHER WITH WATERPROOF CONNECTOR.



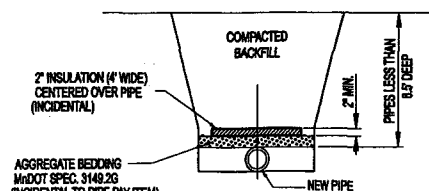
THRUST BLOCKING & RODDING DETAILS

NO SCALE



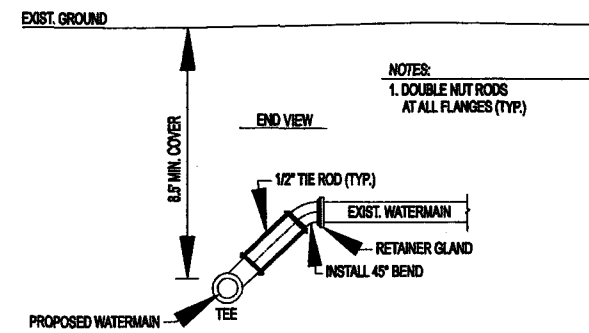
PIPE INSULATION DETAIL  
PIPE WITH LESS THAN 6" COVER

NOTE: INSULATE ANY PIPING WITH LESS THAN 6" COVER



PIPE INSULATION DETAIL  
PIPE WITH MORE THAN 6" COVER AND LESS THAN 8.5" COVER

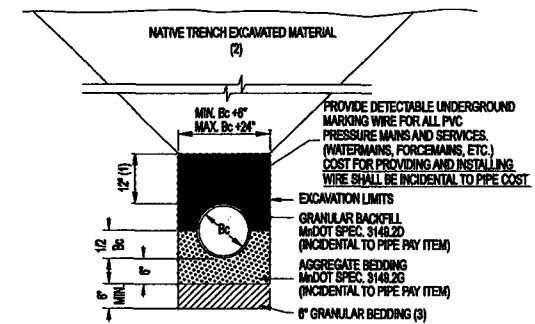
NOTE: INSULATE ANY PIPING WITH LESS THAN 8.5" COVER



EXISTING WATERMAIN CONNECTION ADJUSTMENT DETAIL

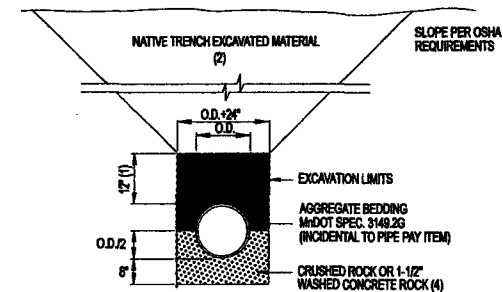
NO SCALE

NOTES:  
(1) IF THIS DIMENSION DECREASES THE BEDDING CONDITIONS WILL CHANGE. A HIGHER LEVEL BEDDING CONDITION SHALL BE SOLELY AT THE CONTRACTOR'S EXPENSE.  
(2) GRANULAR MATERIAL WILL BE CONSIDERED AS AN INCIDENTAL ITEM.  
(3) FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHOULD BE OVER EXCAVATED A MINIMUM OF 6" & REFILLED WITH GRANULAR MATERIAL. THIS ITEM WILL BE BILLABLE FOR EXTRA PAYMENT, IF REQUIRED.  
(4) THIS PROCEDURE IS NOT INTENDED TO REPLACE DEWATERING SYSTEMS IN WET CONDITIONS.



TYPICAL PIPE BEDDING DETAIL

NO SCALE



SPECIAL PIPE BEDDING DETAIL FOR  
TRENCH STABILIZATION WHERE REQUIRED

NO SCALE

DETAIL - 003

7/14/2004 2:11:02 PM

NOTE: DETAILS ARE NOT TO SCALE

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*Timothy R. Arvidson*  
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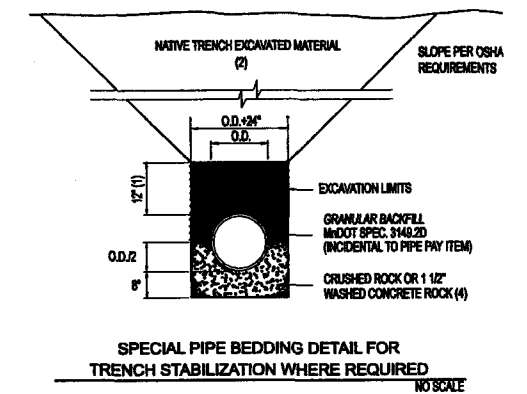
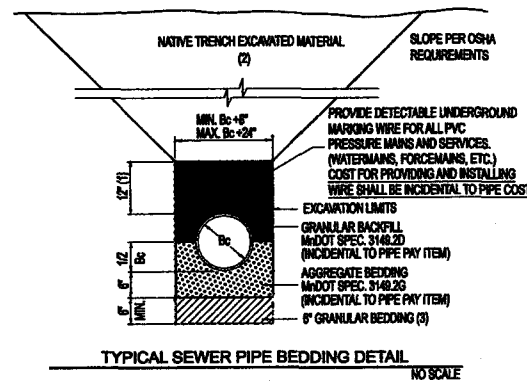
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DRAWN: SDB  
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DETAILS  
BAXTER, MINNESOTA  
HAGLIN OFFICE PARK

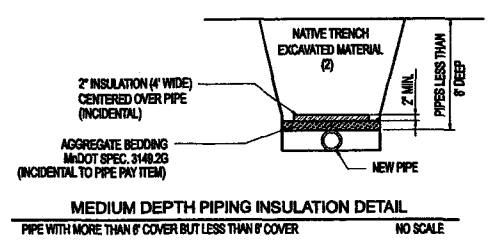
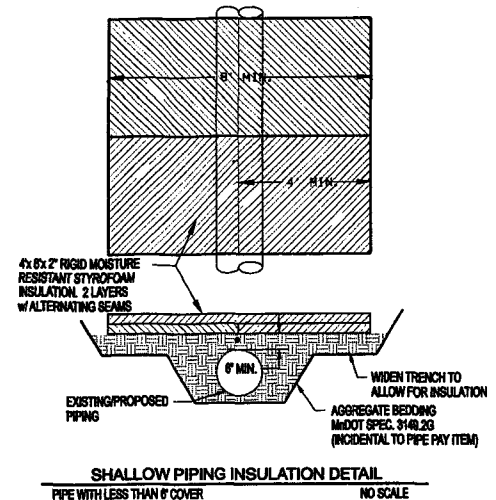
PLAN PAGE 3 of 5

SHEET 4 OF 12

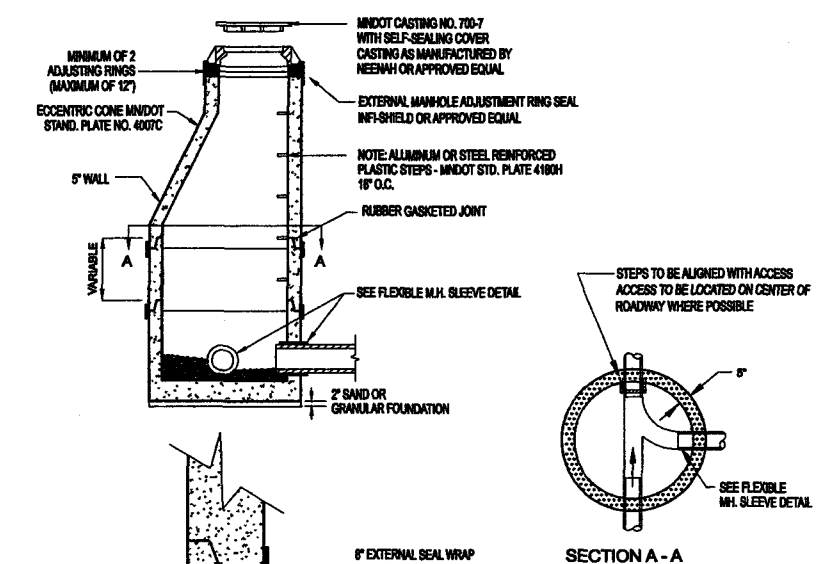


**NOTES:**

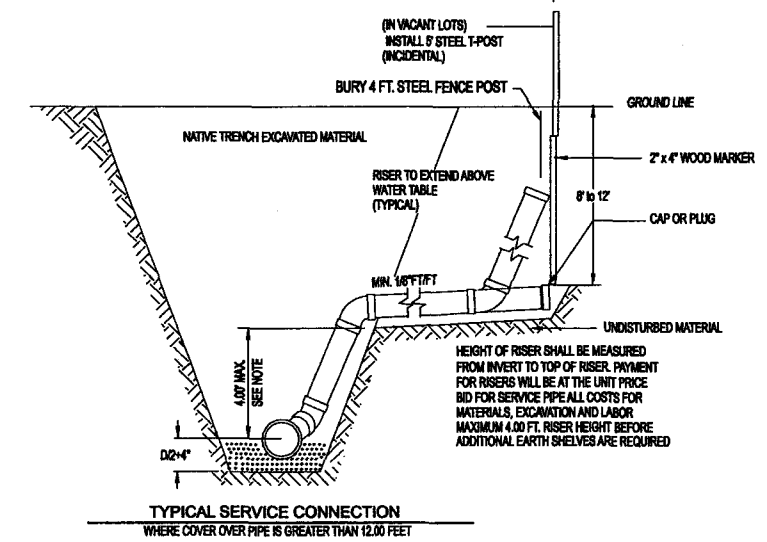
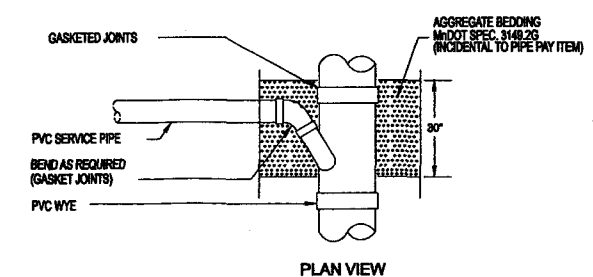
- (1) IF THIS DIMENSION DECREASES THE BEDDING CONDITIONS WILL CHANGE. A HIGHER LEVEL BEDDING CONDITION SHALL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
- (2) IN AREAS WHERE EXISTING MATERIAL IS NOT SUITABLE AS BACKFILL, THE ENGINEER MAY DIRECT THE PLACEMENT OF GRANULAR BACKFILL. GRANULAR BACKFILL WILL BE PAID AND MEASURED AS GRANULAR BACKFILL (LV). DISPOSAL OF EXCESS EXCAVATED MATERIAL SHALL BE CONSIDERED INCIDENTAL TO GRANULAR BACKFILL (LV).
- (3) FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHOULD BE OVER EXCAVATED A MINIMUM OF 6" & FILLED WITH GRANULAR MATERIAL. THIS ITEM WILL BE ELIGIBLE FOR EXTRA PAYMENT, IF REQUIRED.
- (4) THIS PROCEDURE IS NOT INTENDED TO REPLACE DEWATERING SYSTEMS IN WET CONDITIONS.



**PIPE INSULATION DETAILS**  
NOTE: INSULATE ALL PIPING WITH LESS THAN 6" COVER



**STANDARD PRECAST MANHOLE DETAIL**  
NO SCALE



**TYPICAL SERVICE CONNECTION**  
WHERE COVER OVER PIPE IS 12.00 FEET OR LESS.

NOTE: DETAILS ARE NOT TO SCALE

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*Timothy R. Arvidson*

NAME: TIMOTHY R. ARVIDSON L.C. NO. 25502 DATE: 7/14/2004

DESIGNED: SDB  
DRAWN: SDB  
CHECKED: TRA

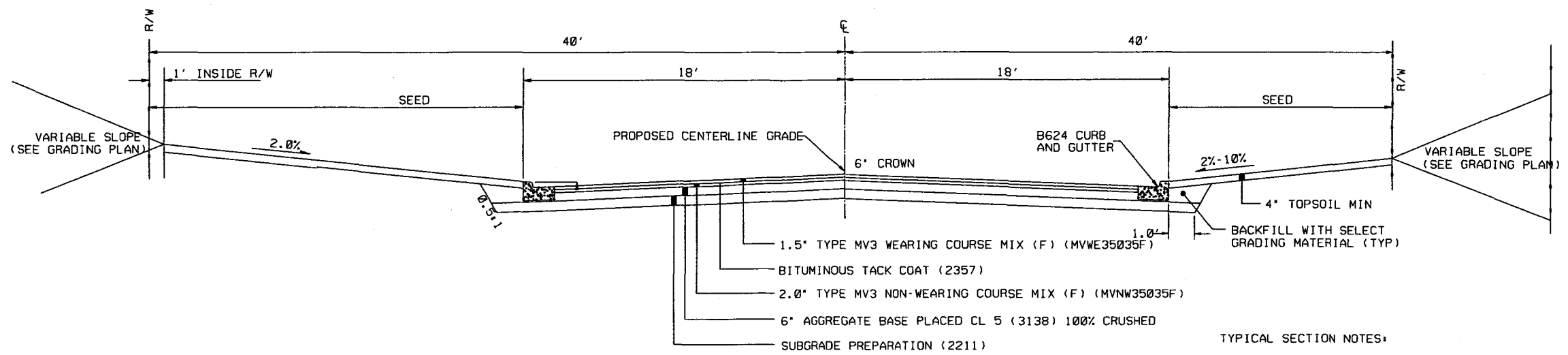
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DETAILS  
BAXTER, MINNESOTA  
HAGL IN OFFICE PARK

PLAN PAGE 4 OF 5

SHEET 5 OF 12

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TYPICAL SECTION

TYPICAL SECTION NOTES:

- 1.) ANY VARIATIONS FROM THE TYPICAL SECTION DIMENSIONS ARE SHOWN ON THE PLAN DRAWINGS
- 2.) PAVEMENT SLOPES AT INTERSECTION LOCATIONS MAY VARY FROM THOSE SHOWN ON THE TYPICAL SECTION
- 3.) PLACE TYPE V GEOTEXTILE FABRIC AS DIRECTED BY ENGINEER
- 4.) SEE SPECIAL PROVISIONS FOR GRADATION REQUIREMENTS FOR AGGREGATE BASE CLASS SPECIAL
- 5.) ABOVE SECTION ASSUMES SUITABLE SUB GRADE SOILS. CONTRACTOR SHALL DETERMINE SUITABILITY OF SUB GRADE PRIOR TO CONSTRUCTION. IF SUB GRADE SOILS ARE NOT APPROPRIATE FOR CONSTRUCTION CONTRACTOR SHALL EXCAVATE AND REPLACE WITH GRANULAR MATERIALS. STREET SHALL ALSO BE TILED AS DERICTED BY THE ENGINEER.

NOTE: DETAILS ARE NOT TO SCALE

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*Timothy R. Arvidson*  
 NAME TIMOTHY R. ARVIDSON LIC. NO. 25502 DATE 7/14/2004

DESIGNED  
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 305 Stonebrooke Court Shakopee, MN 55379

TYPICALS  
 BAXTER, MINNESOTA PLAN PAGE 5 of 5  
 HAGLIN OFFICE PARK

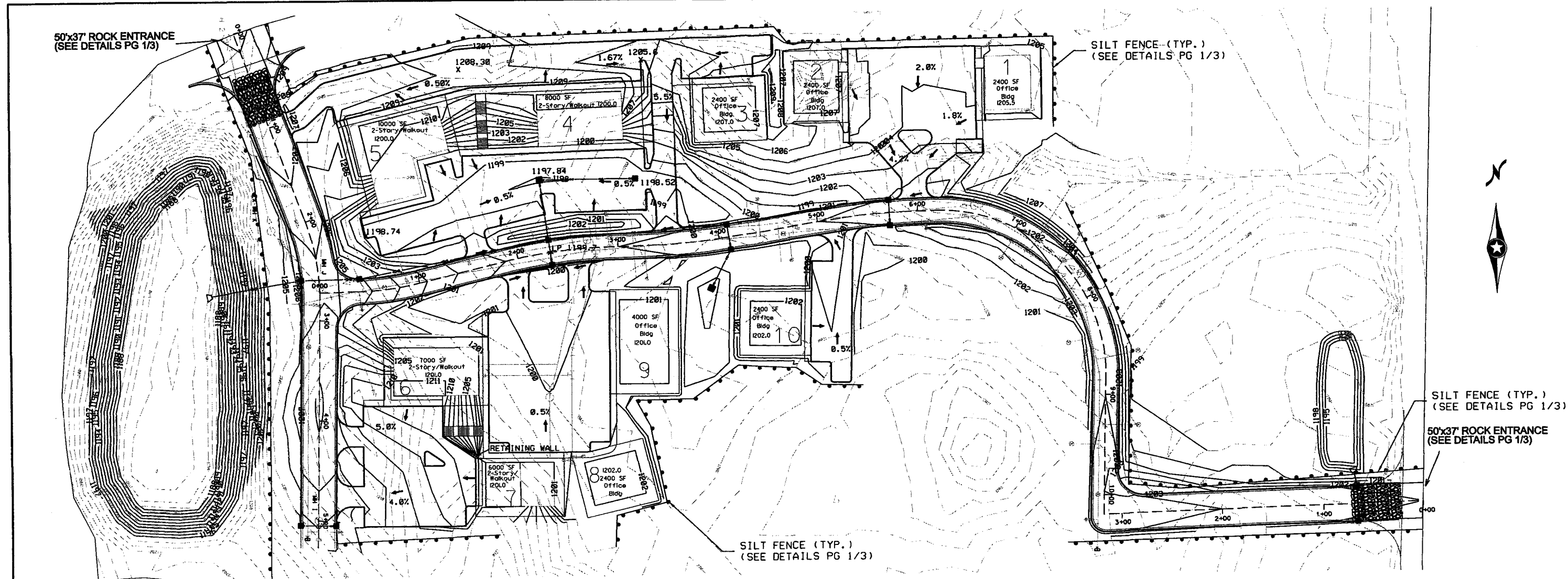
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DETAIL-005

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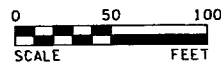
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**GENERAL NOTES:**

- 1) ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE GRADES UNLESS OTHERWISE NOTED.
- 2) THE CONTRACTOR SHALL SALVAGE AND RESPREAD TOPSOIL (MIN. 1' THICKNESS). ALL COSTS SHALL BE INCIDENTAL TO GRADING. EXCESS MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFFSITE.
- 3) REFER TO THE FINAL PLAT OR SITE PLAN FOR CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- 4) THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY APPARENT DISCREPANCIES.
- 5) THE CONTRACTOR IS TO CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS.
- 6) ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. SILT FENCE SHALL BE MAINTAINED AND REMOVED BY THE GRADING CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL.
- 7) THE GRADING CONTRACTOR MUST BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES.
- 8) ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS AND WETLAND PERMITS.
- 9) ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- 10) POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- 11) ALL EXPOSED SOILS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS OF ROUGH GRADE COMPLETION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ALL STOCKPILES MUST HAVE ADEQUATE SEDIMENT TRAPPING SYSTEMS INSTALLED AROUND THEM.
- 12) SEE EROSION CONTROL AND TURF ESTABLISHMENT PLAN FOR SITE SPECIFIC SEEDING REQUIREMENTS. PLACE EROSION CONTROL FIBER BLANKET AS SHOWN ON THE PLAN OR AS DIRECTED BY ENGINEER.
- 13) TEMPORARY SEEDING, FERTILIZING, AND MULCHING MUST BE APPLIED IF GRADING OPERATIONS HAVE BEEN SUSPENDED MORE THAN 7 DAYS ON SLOPES STEEPER THAN 3:1, 14 DAYS ON SLOPES GREATER THAN 10:1, AND 21 DAYS ON SLOPES LESS THAN 10:1. TEMPORARY SEED MIXTURE SHALL BE MNDOT 130B. COST TO BE INCIDENTAL TO GRADING. SEE MNDOT 3876 FOR REQUIRED SEED, FERTILIZER AND MULCH APPLICATION RATES.
- 14) THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. COSTS SHALL BE INCIDENTAL TO GRADING.
- 15) PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH EARTHWORK ON SITE.
- 16) HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- 17) ALL NECESSARY CLEARING & GRUBBING SHALL BE INCIDENTAL TO GRADING OPERATIONS.
- 18) EROSION CONTROL INSTALLATION SHALL BE MAINTAINED AT ALL TIMES. CLEANING SEDIMENT REMOVAL AND MAINTENANCE SHALL BE COMPLETED IN ACCORDANCE WITH MNDOT SECTION 2573.
- 19) THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE 0.1' FOR STREETS AND 0.2' FOR LANDSCAPED AREAS.
- 20) CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF INPLACE SANITARY, STORM AND PRIVATE UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- 21) CONTRACTOR SHALL PROVIDE WEEKLY EROSION CONTROL INSPECTION REPORTS AND WITHIN 24 HRS OF ANY 0.5" OR GREATER RAINFALL AND PROVIDE THE NAME & TELEPHONE NUMBER OF A 24 HR CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL.

GRADING.001  
6:25:56 PM  
7/9/2004



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*Timothy R. Arvidson*  
NAME: TIMOTHY R. ARVIDSON LIC. NO.: 25502 DATE: 7/9/2004

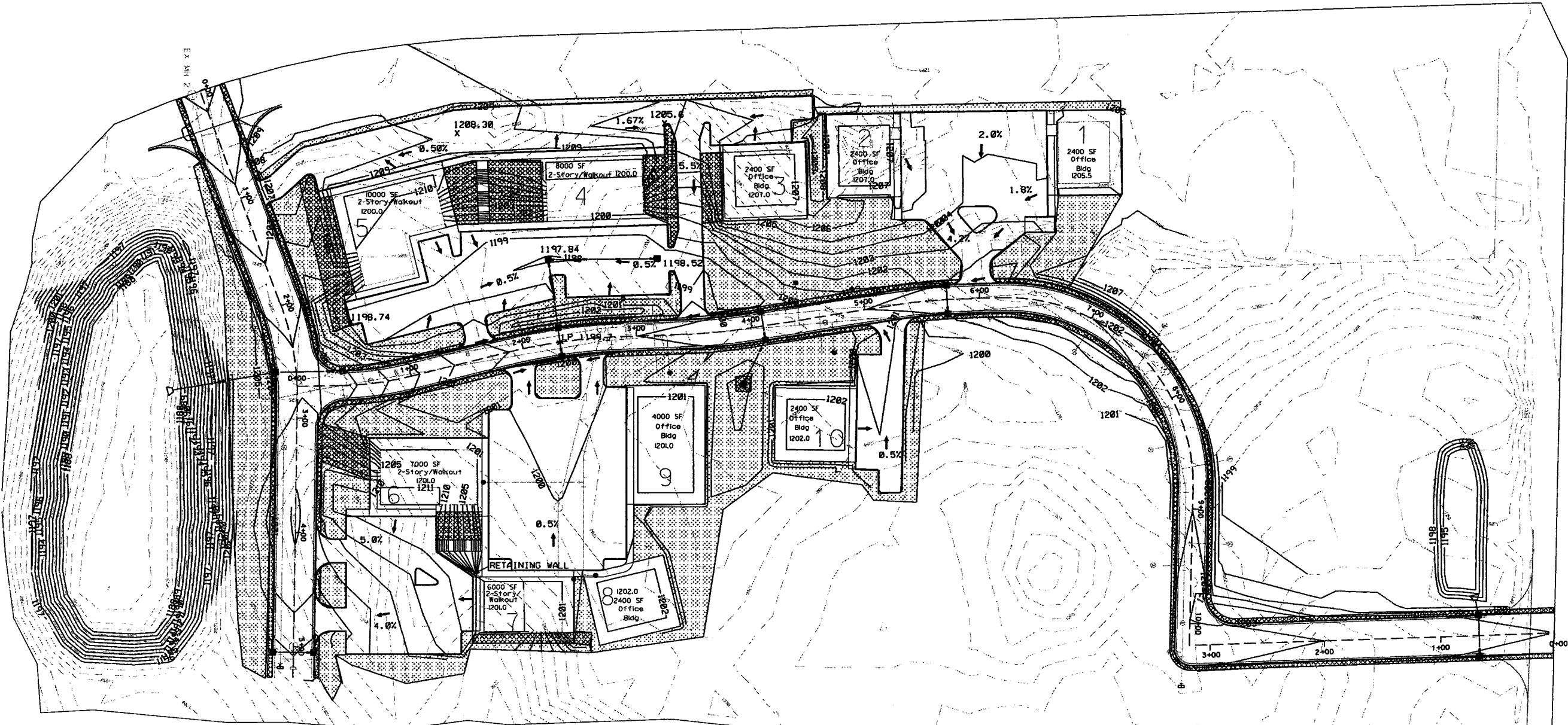
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GRADING & TEMPORARY EROSION CONTROL PLAN  
BAXTER, MINNESOTA PLAN PAGE 1 OF 1  
HAGLIN OFFICE PARK

SHEET  
7  
OF  
12





**SEED LEGEND & NOTES**

- CATEGORY 2 FIBER BLANKET (3885)
- SEED, FERTILIZE, AND MULCH DISK ANCHOR (SEED MIX 50B) (TYPE 1 MULCH)

**EROSION CONTROL INSTALLATION**

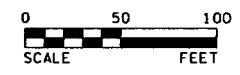
Rate: As specified in the seed mix tabulation. All species shall be provided in equal weights. Description: Native forbs to be added to native grass mixtures in SE Minnesota.

MCIA Yellow Tag Certified Seed Requirements. All native seeds used on this project shall be certified to be of Minnesota (or as specified) origin by the Minnesota Crop Improvement Association (MCIA). This level of certification is at the MCIA "Yellow Tag" level. Seed certified to be Zone 3 (northern Iowa ecotype) shall be acceptable for use in southern Minnesota as well. Documentation verifying the origin of this seed shall be provided to the Engineer at least 30 days prior to the installation date. In the event that certain species may not be available as certified, those species may be supplied by a MCIA Certified Approved Collector/Producer along with documentation demonstrating the origin of these materials. All substitutions are subject to the approval of the Engineer and the Mn/DDT Turf Establishment Erosion Control Unit.

MCIA Certified Weed Free Mulch - This mulch shall be certified by the Minnesota Crop Improvement Association (MCIA) to be free of noxious weed seeds, seed bearing stalks, and/or other reproducing propagules as defined by rules and regulations of the Minnesota Department of Agriculture. Documentation verifying that the mulch has passed MCIA field inspection shall accompany the material upon delivery to the job site. At the time of delivery, the mulch shall be in an air dried condition.

Fertilizer (Type Slow Release) - the fertilizer used for this project shall be a commercial grade of slow release complete fertilizer applied at a rate of 200 lbs/acre at the time of preparing the seed bed for seeding. The fertilizer shall contain 22-5-10 (NPK) analysis, and should include sulfur and iron as well (not less than 1% and not more than 8% added sulfur and iron).

EROSION.001  
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7/9/2004



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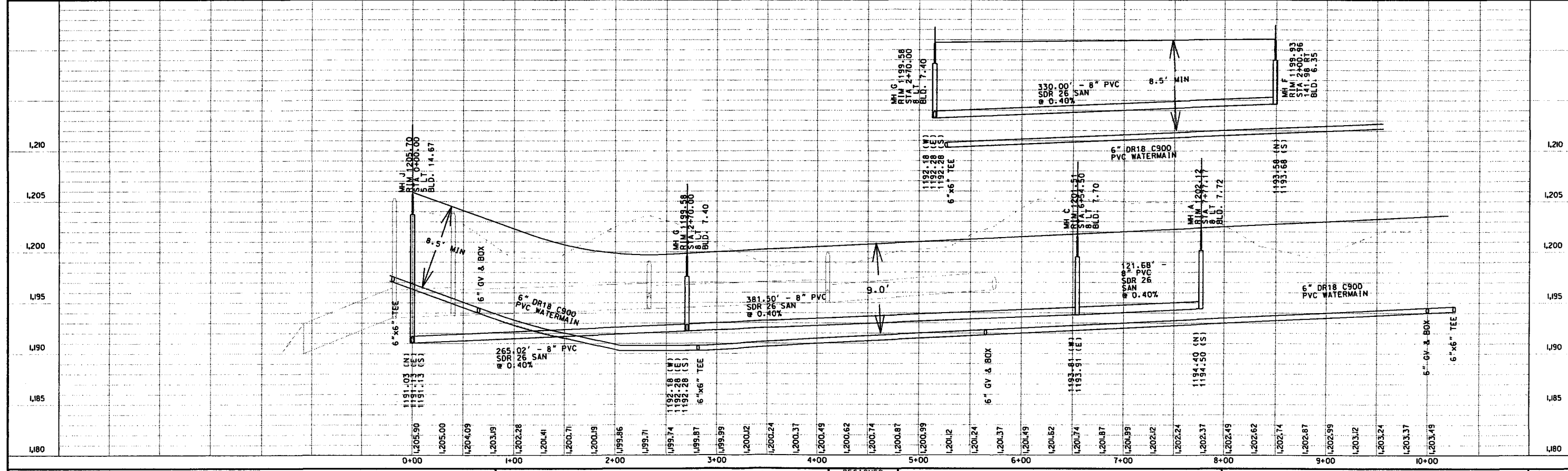
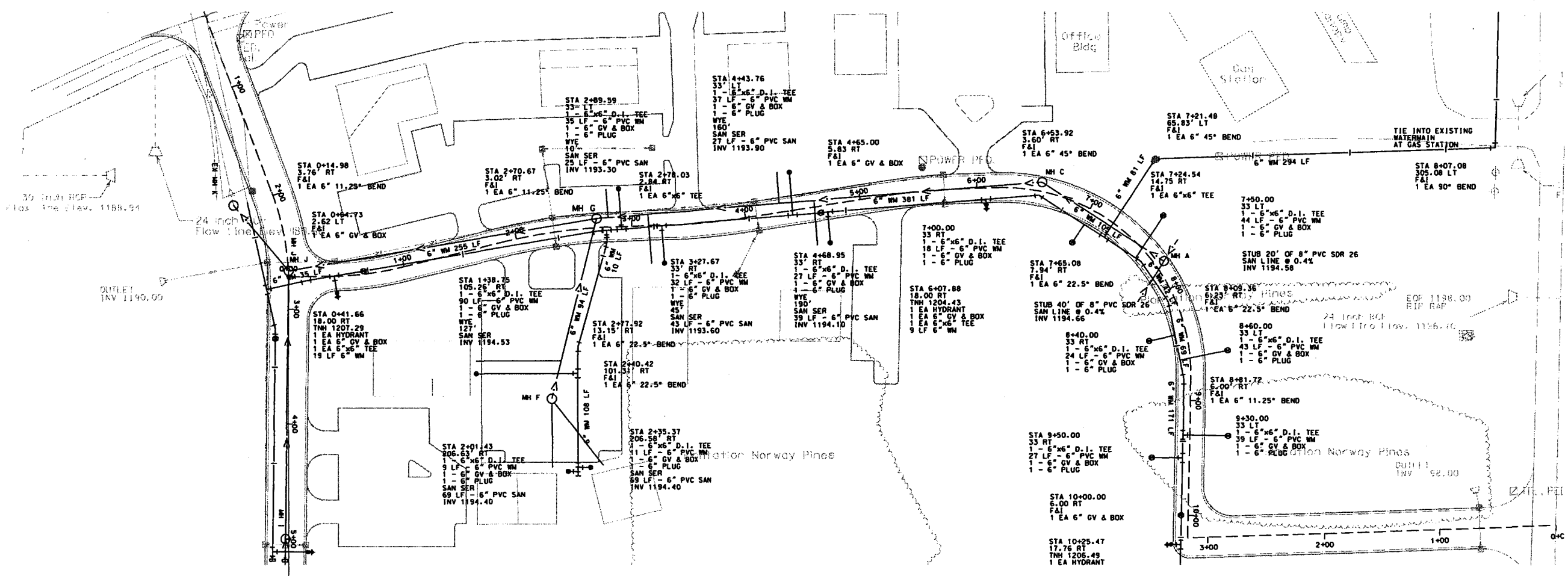
*Timothy R. Arvidson*

NAME: TIMOTHY R. ARVIDSON LIC. NO. 25502 DATE: 7/9/2004

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DRAWN: SDB  
CHECKED: SDB  
TRA

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PERMANENT EROSION CONTROL PLAN  
BAXTER, MINNESOTA PLAN PAGE 1 of 1  
HAGLIN OFFICE PARK



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7/9/2004 6:26:24 PM SANWAT.001



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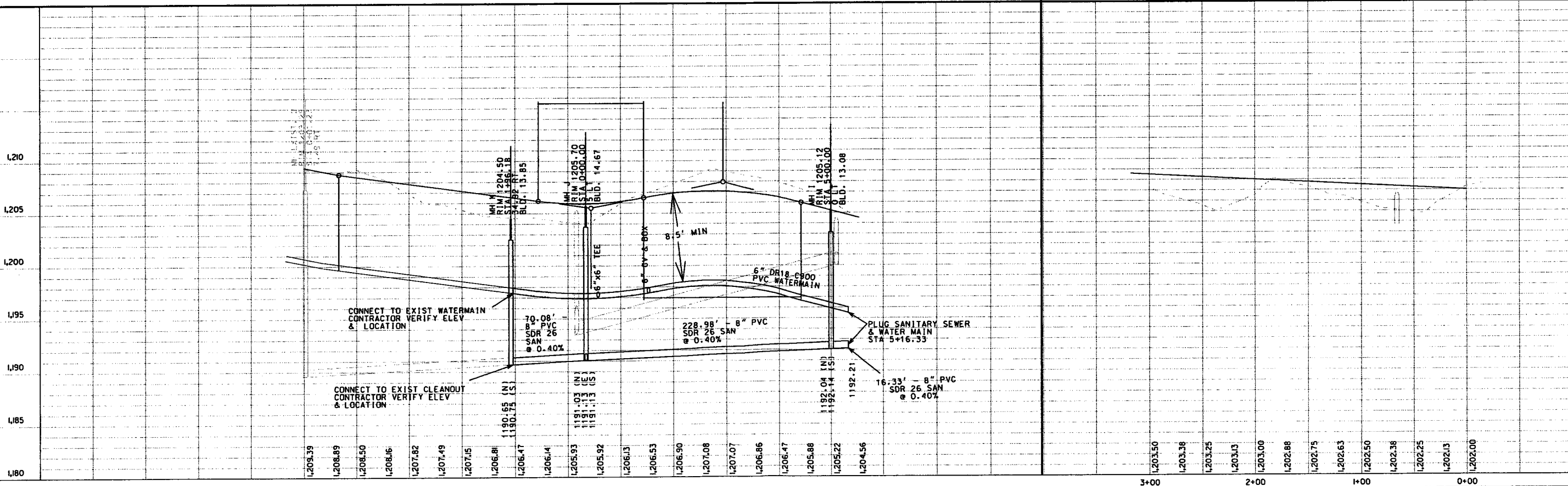
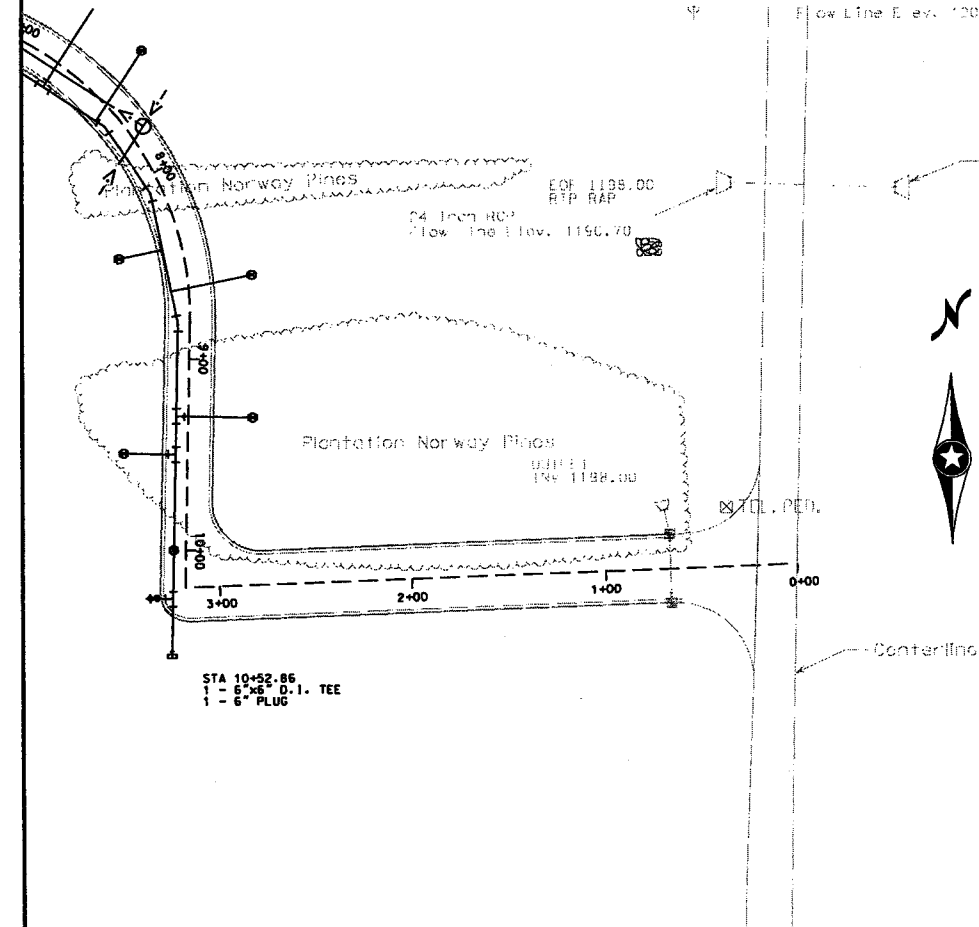
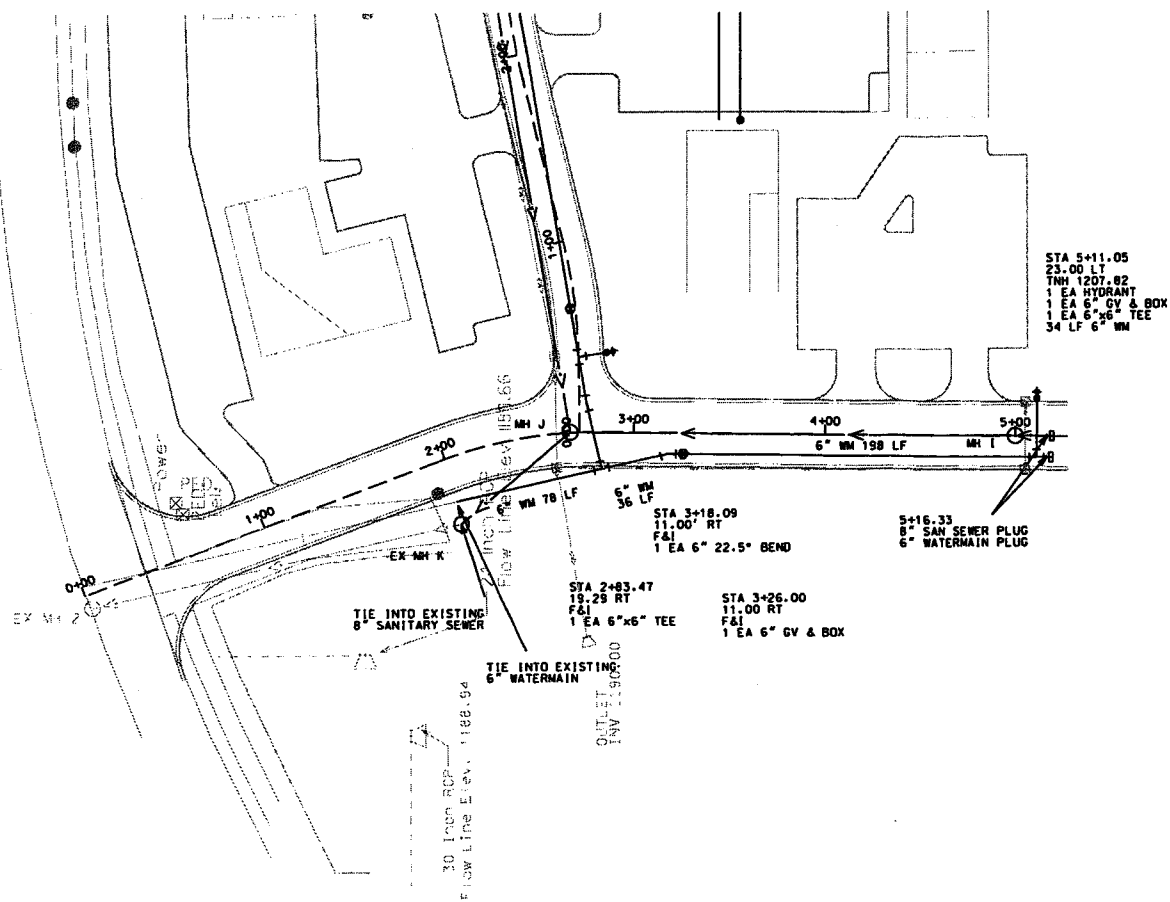
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**SANITARY SEWER & WATERMAIN PLAN**  
 PRIVATE ROAD  
 BAXTER, MINNESOTA

PLAN PAGE 1 of 2

SHEET 9 OF 12



SANWAT.002

6:26:51 PM

7/9/2004



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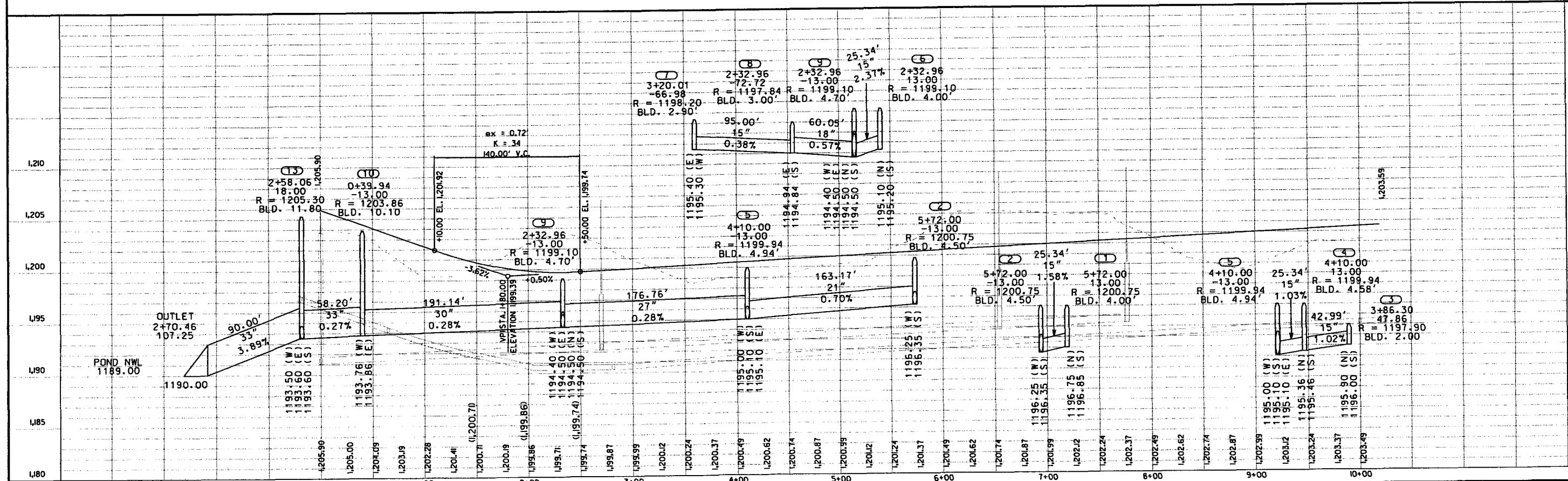
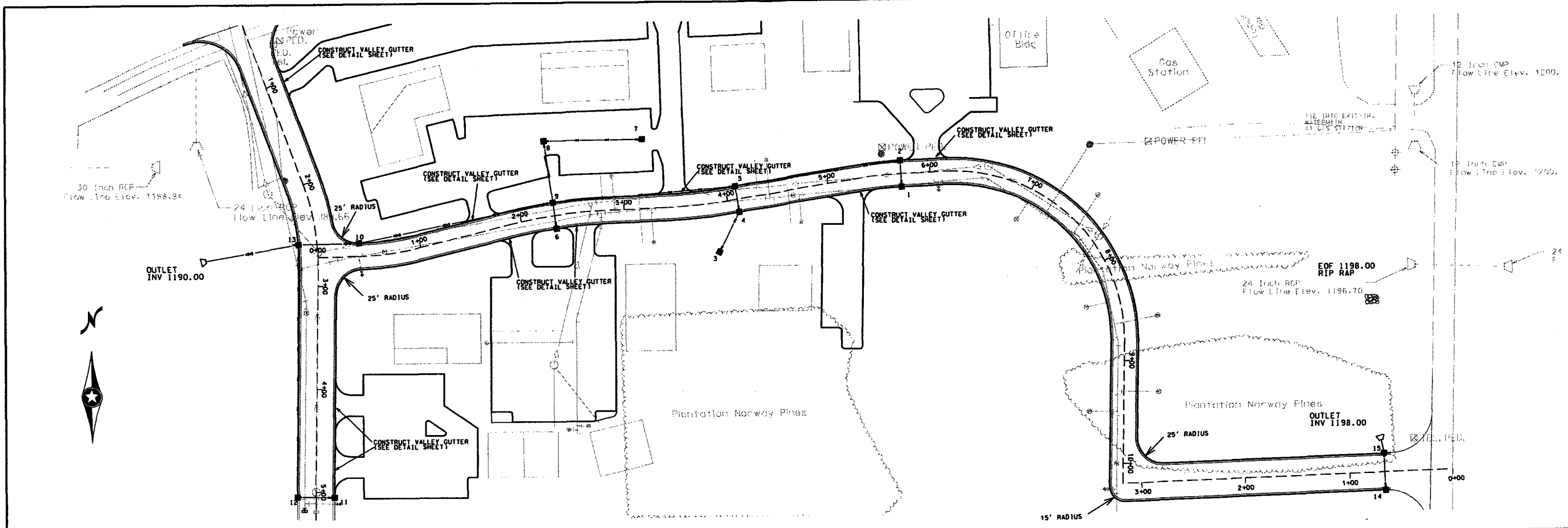
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**STONEBROOKE ENGINEERING**  
 305 Stonebrooke Court, Shakopee, MN 55379

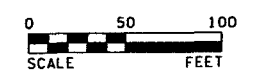
**SANITARY SEWER & WATERMAIN PLAN**  
 NS CITY ROAD & EW CITY ROAD PLAN PAGE 2 of 2  
 BAXTER, MINNESOTA

SHEET 10 OF 12



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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.

*Timothy R. Arvidson*

NAME: TIMOTHY R. ARVIDSON LIC. NO.: 25502 DATE: 7/9/2004

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**STONEBROOKE ENGINEERING**  
305 Stonebrooke Court  
Shakopee, MN 55379

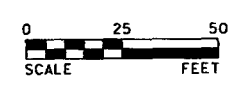
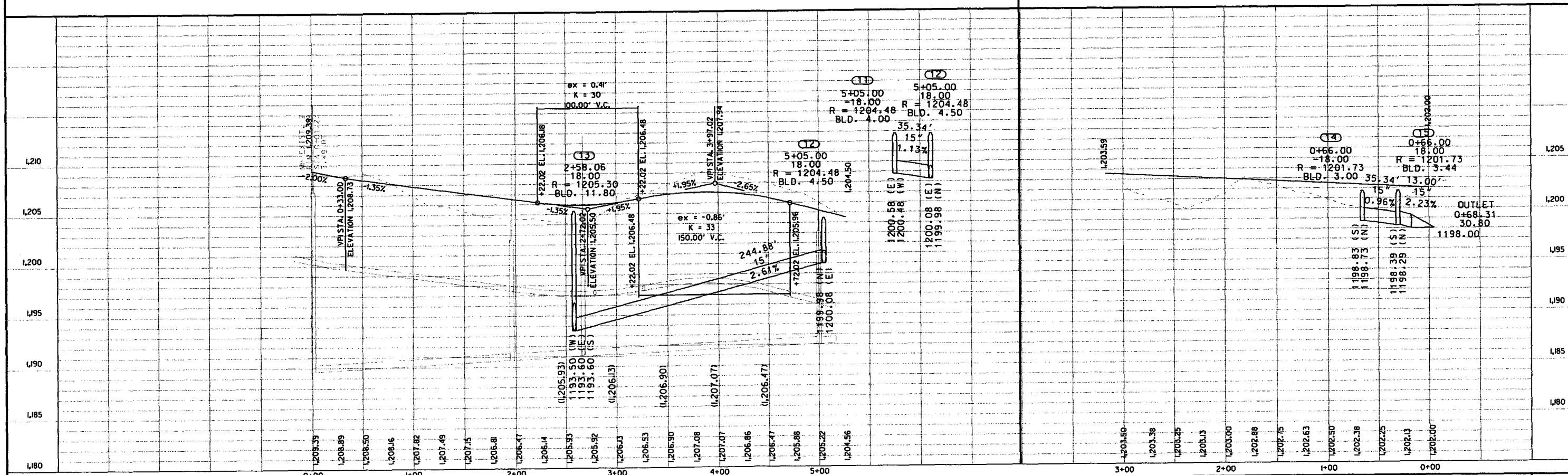
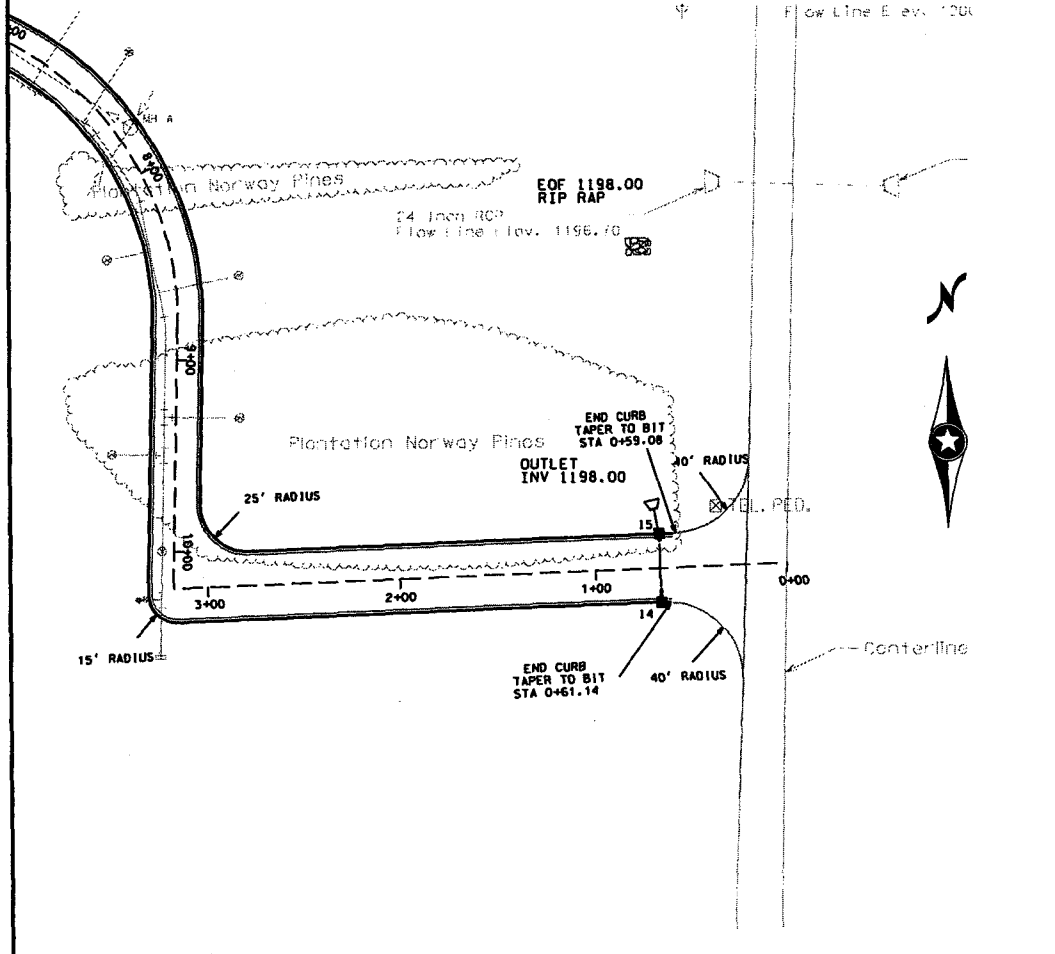
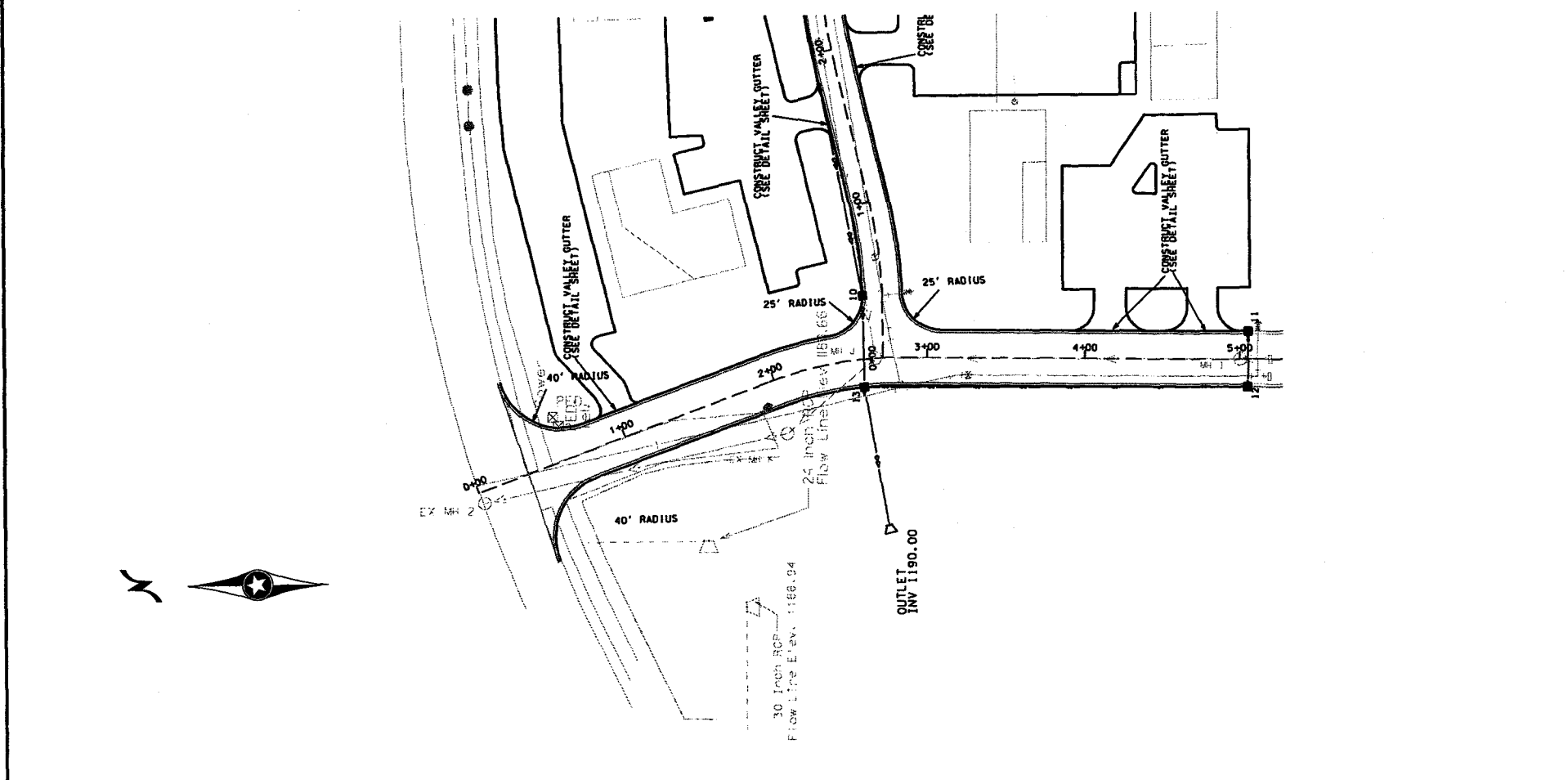
**STREET & STORM SEWER PLAN**  
PRIVATE ROAD  
BAXTER, MINNESOTA

PLAN PAGE 1 of 2

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*Timothy R. Arvidson*

NAME: TIMOTHY R. ARVIDSON LIC. NO.: 25502 DATE: 7/14/2004

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**STONEBROOKE ENGINEERING**  
 305 Stonebrooke Court Shakopee, MN 55379

STREET & STROM SEWER PLAN  
 NS CITY ROAD & EW CITY ROAD PLAN PAGE 2 of 2  
 BAXTER, MINNESOTA

SHEET 12 OF 12



**ATTACHMENT C: CITY OF BAXTER  
ENGINEERING STANDARDS FOR STORM WATER  
TREATMENT FACILITIES**

The storm water treatment facilities listed below only apply if the facility is incorporated into the storm water treatment of the Property. If a storm water treatment facility listed below is incorporated into the treatment of the storm water in the future, the owner shall immediately implement the maintenance requirements listed below.

Sweeping Maintenance Requirements

1. Sweep sediment from parking lot a minimum of 4 times a year, more as needed.

Pond Maintenance Requirements

2. Inspection, maintenance reporting and certification by a professional engineer (Provided by Owner). Information must be submitted to the City as requested by the City Engineer.
3. Excavate pond to original design capacity when one half (1/2) of the wet volume of the pond is lost due to sediment deposition.
4. Remove floatable debris in and around the pond area including, but not limited to: oils, gases, debris and other pollutants.
5. Maintain landscape adjacent to the facility per original design, including but not limited to: maintenance of the buffer strip and other plant materials as per original plan design.
6. Maintenance of all erosion control measures including but not limited to: rip rap storm sewer outlets, catch basin inlets, etc.

Environmental Manhole Maintenance Requirements

1. Annual inspection, maintenance reporting and certification by a professional engineer (Provided by Owner). Information must be submitted to the City annually.
2. Maintenance should be performed once the sediment or oil depth exceeds the established requirements recommended by the manufacturer.
3. Maintenance should occur immediately after a spill takes place. Appropriate regulatory agencies should also be notified in the event of a spill.
4. Disposal of materials shall be in accordance with local, state and federal requirements as applicable.

## Rain Garden Maintenance Requirements

1. Inlet and Overflow Spillway – Remove any sediment build-up or blockage and correct any erosion.
2. Vegetation
  - a. Maintain at least 80% surface area coverage of plants approved per plan.
  - b. Removal of invasive plants and undesirable woody vegetation.
  - c. Removal of dried, dead and diseased vegetation.
  - d. Re-mulch void or disturbed/exposed areas.
3. Annual inspection and maintenance efforts must be documented and submitted to the City.

## Stormwater Basin Maintenance Requirements

1. Ongoing and as needed:
  - a. Prune and weed to maintain appearance
  - b. Remove trash and debris
  - c. Maintain at least 80% surface area coverage of plants approved per plan.
  - d. Removal of invasive plants and undesirable woody vegetation.
  - e. Removal of dried, dead and diseased vegetation.
  - f. Re-mulch void or disturbed/exposed areas.
2. Semi-annually:
  - a. Remove sediment from inflow points (off-line systems)
  - b. Inspect aggregate filter system and clean as needed
  - c. Shrubs should be inspected to evaluate health. Remove dead and diseased vegetation.
3. Annually:
  - a. Inspect and remove any sediment and debris build-up in pre-treatment areas
  - b. Inspect inflow points and bioretention surface for buildup of road sand associated with spring melt period. Remove and replant as necessary.
4. 2 to 3 years:
  - a. Test pH of planting soils. If pH is below 5.2, add limestone. If pH is 7.0 to 8.0, add iron sulfate plus sulfur.
5. Annual inspection and maintenance efforts must be documented and submitted to the City.