ESCROW AGREEMENT

This Escrow Agreement ("Agreement"), made and entered into this _____ day of _____, 2026, by and between the City of Baxter, a Minnesota municipal corporation, hereinafter referred to as the "City," and Skillings Properties, LLC, 2257 Cottage Wood Drive SW, Nisswa, MN 56468, a Minnesota limited liability company, hereinafter referred to as "Developer."

RECITALS

WHEREAS, the City has approved a request for site development of a single-story, slab-on-grade commercial building with parking lot, pursuant to the plans approved with the building permit, for vacant property located in the southeast corner of Cypress Drive and MN Trunk Highway 210, Property Identification Number 40080799, and legally described as:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4), SECTION 8, TOWNSHIP 133 NORTH, RANGE 28 WEST, CROW WING COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS EAST, BEARINGS ARE BASED ON THE CITY OF BAXTER COORDINATE SYSTEM, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 346.48 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTE FE RAILWAY COMPANY; THENCE NORTH 82 DEGREES 26 MINUTES 17 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1482.58 FEET TO RIGHT OF WAY BOUNDARY CORNER B171 AS SHOWN ON CITY OF BAXTER RIGHT OF WAY PLAT NO. 11, AS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 82 DEGREES 26 MINUTES 17 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 228.22 FEET; THENCE NORTH 07 DEGREES 33 MINUTES 43 SECONDS WEST A DISTANCE OF 274.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 18-93, AS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER; THENCE SOUTH 72 DEGREES 53 MINUTES 44 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 152.74 FEET TO RIGHT OF WAY BOUNDARY CORNER B115 AS SHOWN ON SAID CITY OF BAXTER RIGHT OF WAY PLAT NO. 11; THENCE 137.91 FEET SOUTHWESTERLY ALONG A NONTANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CITY OF BAXTER RIGHT OF WAY PLAT NO. 11, SAID CURVE HAVING A RADIUS OF 95.60 FEET, A CENTRAL ANGLE OF 82 DEGREES 39 MINUTES 11 SECONDS AND A CHORD THAT BEARS SOUTH 31 DEGREES 34 MINUTES 00 SECONDS WEST; THENCE SOUTH 09 DEGREES 45 MINUTES 35 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 19.74 FEET; THENCE 120.00 FEET SOUTHERLY ALONG A NONTANGENTIAL CURVE, CONCAVE TO THE WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 1959.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 30 MINUTES 35 SECONDS AND A CHORD THAT BEARS SOUTH 08 DEGREES 00 MINUTES 17 SECONDS EAST; THENCE SOUTH 09 DEGREES 40 MINUTES 42 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 11.04 FEET TO THE POINT OF BEGINNING.

hereinafter referred to as "Property"; and

WHEREAS, the City desires to ensure that certain improvements are installed on the Property according to the approved plans, attached hereto as **Exhibit A**, hereinafter referred to as the "Plans"; and

WHEREAS, the City has a financial interest in ensuring the City is financially compensated for inspection fees associated with the Developer's installation of the water and sanitary sewer improvements as outlined in the Plans, hereinafter referred to as the "Public Improvements"; and

WHEREAS, the City requires the installation and inspection of the Public Improvements to be completed, along with the production of as-builts of the Public Improvements as conditions of the building permit approval; and

WHEREAS, Developer agrees to pay into escrow the amount of **$_____** with the City to be used to pay for the inspection fees of the Public Improvements and any fees to revise and administer this Agreement as estimated in **Exhibit B**, hereinafter referred to as the "Escrow Funds"; and

WHEREAS, the parties desire to evidence their agreement with respect to the holding and disbursement of the Escrow Funds as described herein.

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties hereto as follows:

1) Within 5 days of full execution of this Agreement, Developer shall pay the City the Escrow Funds in cash. Upon receipt, the City agrees to hold the Escrow Funds and disburse the same in accordance with this Agreement.

2) The City will not issue a building permit until Developer deposits the Escrow Funds with the City. The Escrow Funds are comprised of 100% of the estimated cost to complete the inspections regarding the Public Improvements, GIS coordination costs, legal and administrative costs, and a $3,000.00 deposit to be held until the City receives and approves the as-built drawings for the Public Improvements, which deposit will then be refunded to Developer.

3) The Public Improvements to be completed shall be installed in accordance with the site plan approved with the building permit, and pursuant to the City Code of the City of Baxter and includes, but is not limited to, the following work:

   A. Construction of the water and sanitary sewer improvements.

4) Developer must provide as-builts for the water service, sanitary sewer service, and impervious surface area as outlined below:

   a. submit them in electronic format in ".dwg file form" at the Developer's expense. As-built plans shall include a complete set of plans depicting what was actually built and shall include all valves, hydrants, curb stops, sewer manholes, sewer clean-outs, and sewer service ends with a corresponding table showing County Coordinates on each item. Further plans shall include all storm sewer manhole, inverts, overflows, outflows, catch basins, and storm water ponds with elevations and a corresponding table showing County Coordinates on each item for all

of the Public Improvements showing 1-foot contours, and percentage of pervious and impervious surface. Stormwater treatment basins shall include topographic survey comparison of as-built and design volume to verify capacity is meeting design requirements.

b. The as-builts must be provided to the City within 90 days after issuance of the Temporary Certificate of Occupancy.

5) The Escrow Funds will not be released until the Public Improvements identified above are completed and pass City inspections and as-builts have been submitted to the City and approved by the City. Upon completion, final inspection and approval by the City, the City shall return the $3,000 as-builts deposit and the remaining balance of the Escrow Funds to Developer, if any. No interest shall accrue on said Escrow Funds and only the deposit and remaining portion of the escrow not used for inspection services will be returned to Developer.

6) Installation of the Public Improvements and acceptance by the City must be completed before a Temporary Certificate of Occupancy is issued. This Agreement grants the City a license to enter the Property for purposes of inspection of the Public Improvements.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first written.

CITY OF BAXTER

By_____
Darrel Olson
Its Mayor

By_____
Kelly Steele
Its Assistant City Administrator

DEVELOPER:

Skillings Properties, LLC

By _____
Name: Justin Skillings
Its: _____

Exhibit A
Plans

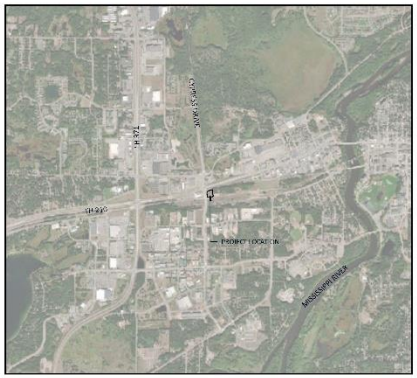
JACS E BIKES
PRELIMINARY PLANS
JUSTIN SKILLINGS
BAXTER, MINNESOTA

LEGEND

PROPOSED EXISTING

FORCEMAIN (SAN.)

WATERMAIN



LOCATION MAP

NOT TO SCALE

GENERAL NOTES
1. WORK TO BE COMPLETED IN ACCORDANCE WITH MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (CURRENT EDITION) AND THE CITY OF BAXTER STANDARD SPECIFICATIONS AND STANDARD PLATES.
2. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
3. TOPOGRAPHICAL SURVEY WAS COMPLETED BY SEH.
4. CONTRACTOR IS RESPONSIBLE FOR GOPHER STATE ONE CALL PRIOR TO BEGINNING ANY REMOVALS, GRADING OR EXCAVATION.
5. CONTRACTOR TO CONTACT OWNER FOR PRIVATE UTILITY LOCATES IF NEEDED.
6. ALL RADII ARE 5 FEET UNLESS NOTED.

GRADING NOTES
1. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO BEGINNING DEMOLITION OR GRADING OPERATIONS.
2. ALL SPOT ELEVATIONS ARE TO FINISHED GROUND (BITUMINOUS, CONRETE, GRAVEL, SOD, ETC.) UNLESS NOTED. SPOT ELEVATIONS ON CURB LINES ARE ARE TO FLOW LINE UNLESS NOTED.
3. EXISTING TOPSOIL SHALL BE STRIPPED WITHIN THE PROJECT GRADING LIMITS AND STOCKPILED ON SITE. GRADING OPERATIONS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLANS. STAKE OFF STOCKPILES PER THE SWPPP.
4. IF UNSUITABLE SOILS ARE DISCOVERED ON SITE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.
5. COMPACT SUBGRADES TO RELATIVE COMPACTION IN ACCORDANCE WITH ASTM 3668.
6. NOTIFY THE OWNER OF EARTHWORK DISCREPANCIES.

UTILITY NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY PERMITS FOR SEWERING OPERATIONS (IF NECESSARY).
2. PROVIDE 10-FEET OF HORIZONTAL SEPARATION AND 18-INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER.
3. WATER AND SANITARY SEWER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY (MDOLI) REQUIREMENTS.
4. INSTALL WATERMAIN SERVICE AT A MINIMUM DEPTH OF 8-FEET.
5. CONTRACTOR SHALL CONDUCT COORDINATE WATER AND SANITARY SEWER SERVICE CONNECTION WITH THE CITY OF BAXTER FOR INSPECTIONS.
6. INSTALL GRAVITY SEWER SERVICE LINES WITH MINIMUM 2.0% GRADE.

EROSION CONTROL NOTES
1. RESTORE ALL DISTURBED AREAS USING THE FOLLOWING MNDOT PAY ITEMS:
   A) TEMORARY SEEDING (AS NEEDED) - 2575.508 OATS WITH "FERTILIZER TYPE 1 (COMMERCIAL) ANALYSIS 10-10-20 AT 200 LBS/AC
   B) FINAL SEEDING - 2575.604 RESIDENTIAL TURFGRASS WITH FERTILIZER TYPE (SLOW RELEASE) ANALYSIS 23-5-10 AT 200 LBS/AC
2. SEE SWPPP ON SHEETS C5 FOR ADDITIONAL NOTES FOR STORMWATER MANAGEMENT & EROSION CONTROL.

GOPHER STATE ONE CALL

811 | (651) 454-0002 (800) 252-1166
ga@gopherstateonecal.org

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING GOPHER STATE ONE CALL FOR UTILITY LOCATES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL IN ADVANCE OF ANY GRADING OR EXCAVATION AS REQUIRED BY STATE STATUTE. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL BE RESPONSIBLE FOR ANY REQUIRED UTILITY REPAIRS RESULTING FROM THEIR WORK.

SHEET INDEX

PROJECT CONTACTS

OWNER
SKILLINGS PROPERTIES, LLC
JUSTIN SKILLINGS
2257 COTTAGE WOOD DRIVE SW
NISSWA, MN 56468
justinskillings.gmail.com

ENGINEER
CHRISTOPHER L. SONMOR, PE
SONMOR CONSULTING, LLC
9617 GULL MEADOWS LANE
EAST GULL LAKE, MN 56401
chris@sonmorconsulting.com
(952) 270-8394 (M)

SONMOR CONSULTING

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.
CHRISTOPHER L. SONMOR — 46599 — 07/04/2024
DATE

REVISIONS

#	REVISION NOTE	DATE
1		
2		
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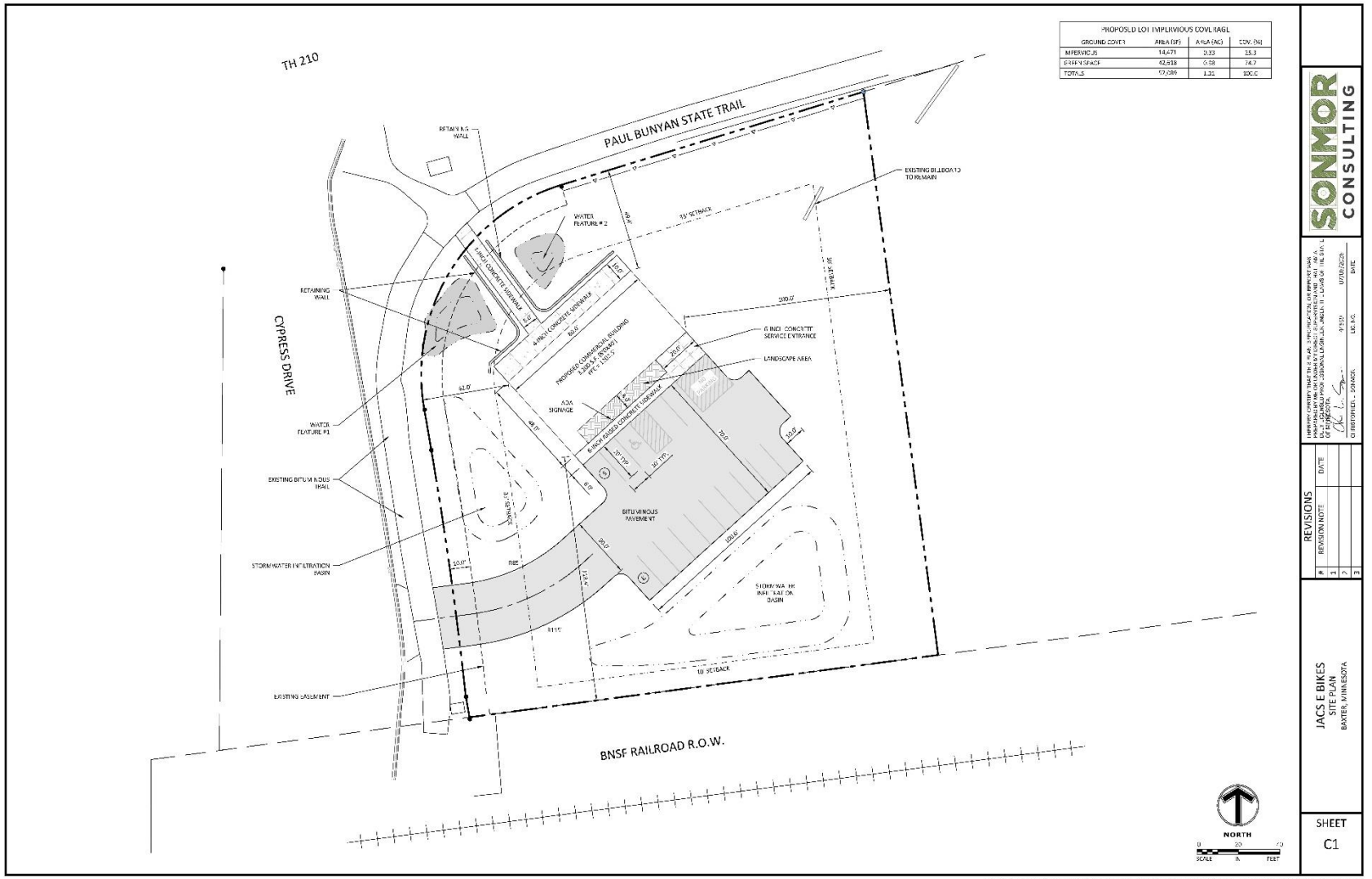
JACS E BIKES
TITLE SHEET
BAXTER, MINNESOTA

SHEET
C0

PRELIMINARY PLANS FOR PERMIT SUBMITTAL ONLY - NOT FOR CONSTRUCTION



PROPOSED LOT IMPURVIOUS COVERAGE

GROUND COVER	AREA (SF)	AREA (AC)	COV. (%)
IMPERVIOUS	14,471	0.33	25.3
GREEN SPACE	42,618	0.98	74.7
TOTALS	57,089	1.31	100.0

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Chris L. Sonmor — 07/06/2023

CHRISTOPHER L. SONMOR — LIC. NO. 41929 — DATE

REVISIONS

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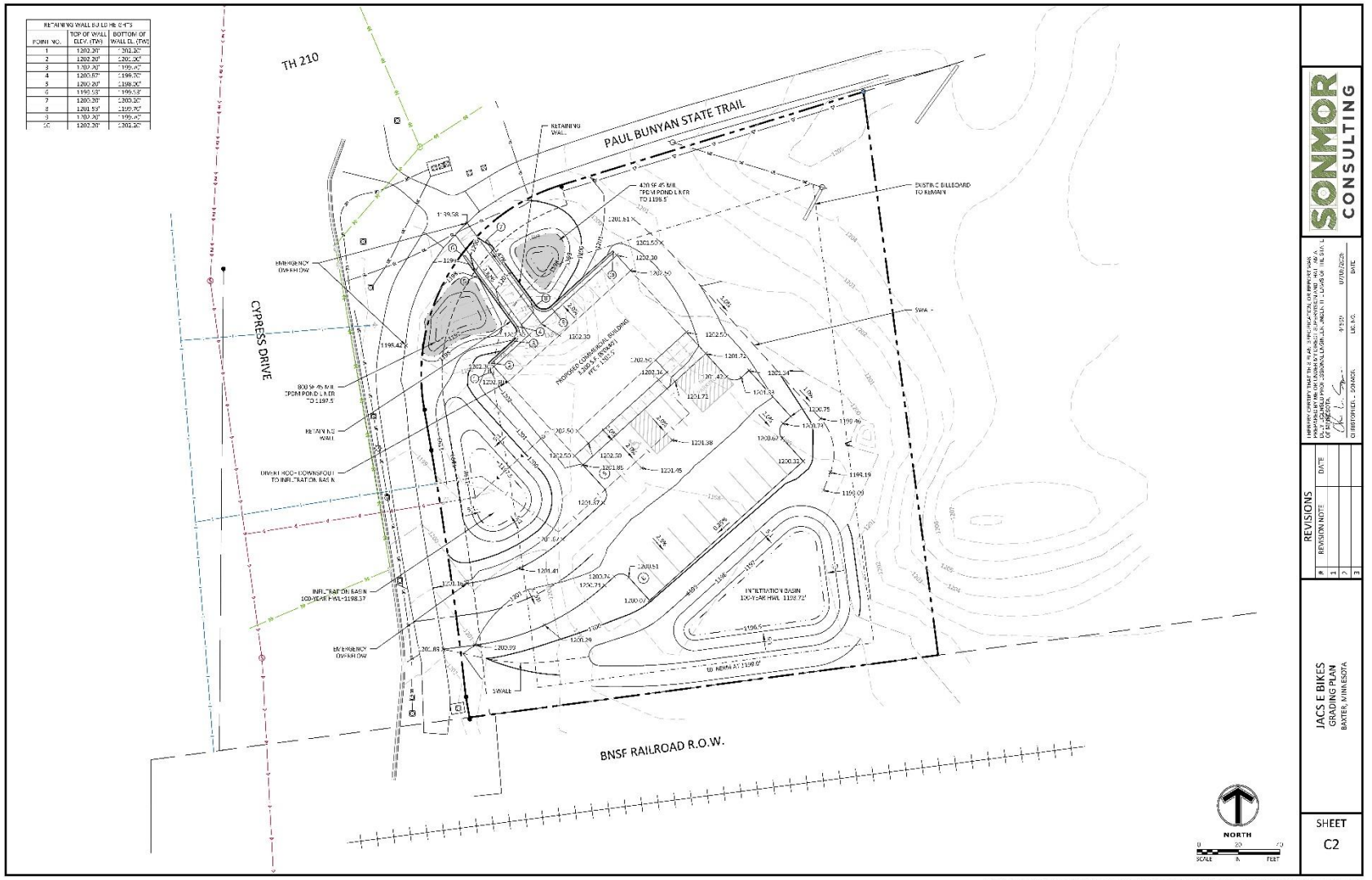
JACS E BIKES
SITE PLAN
BAXTER, MINNESOTA

SHEET
C1

PRELIMINARY PLANS FOR PERMIT SUBMITTAL ONLY - NOT FOR CONSTRUCTION



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Chris L. Sonmor

CHRISTOPHER L. SONMOR — LIC. NO. 41929 — DATE: 07/06/2023

REVISIONS

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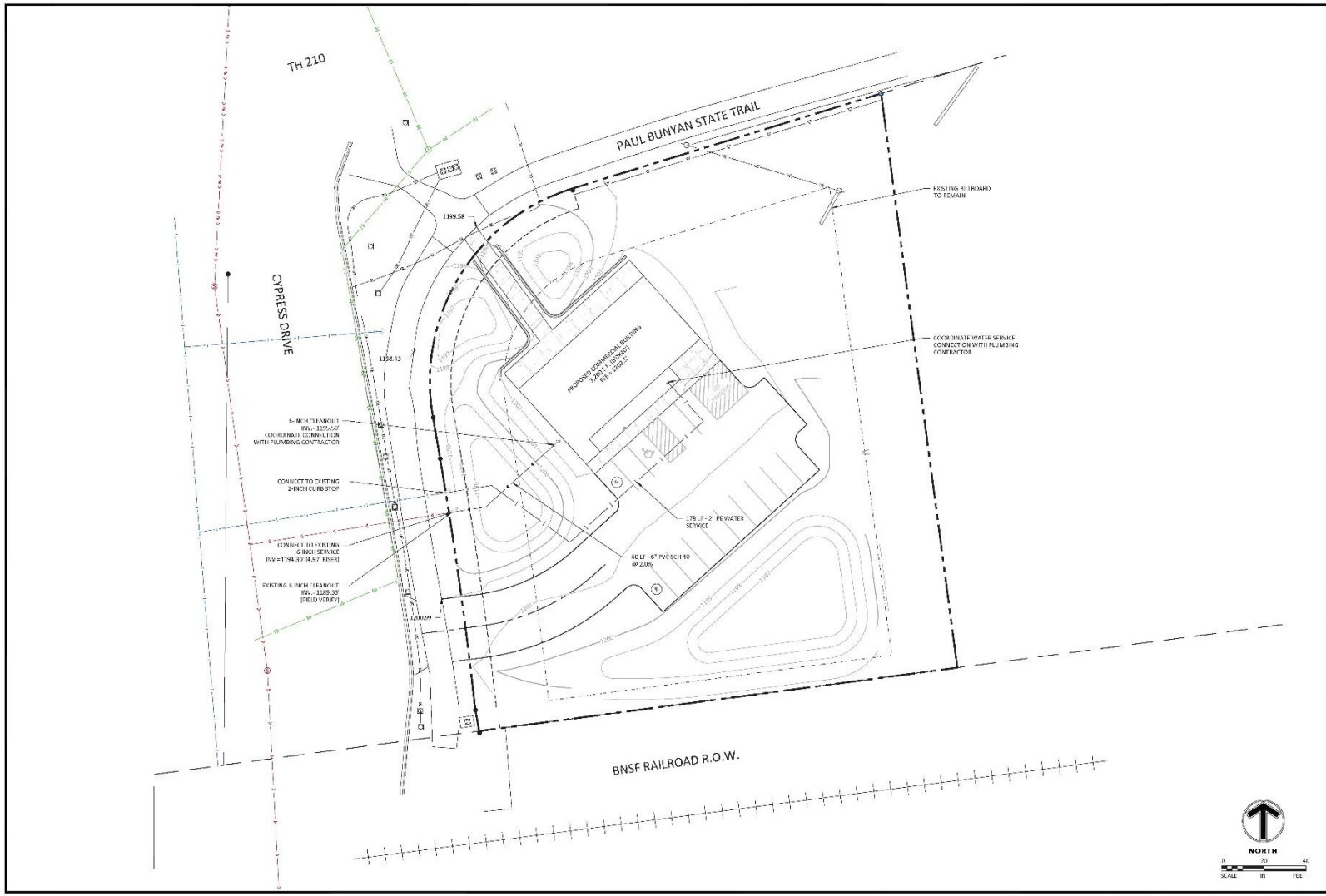
JACS E BIKES
GRADING PLAN
BAXTER, MINNESOTA

SHEET
C2

PRELIMINARY PLANS FOR PERMIT SUBMITTAL ONLY - NOT FOR CONSTRUCTION



SONMOR CONSULTING

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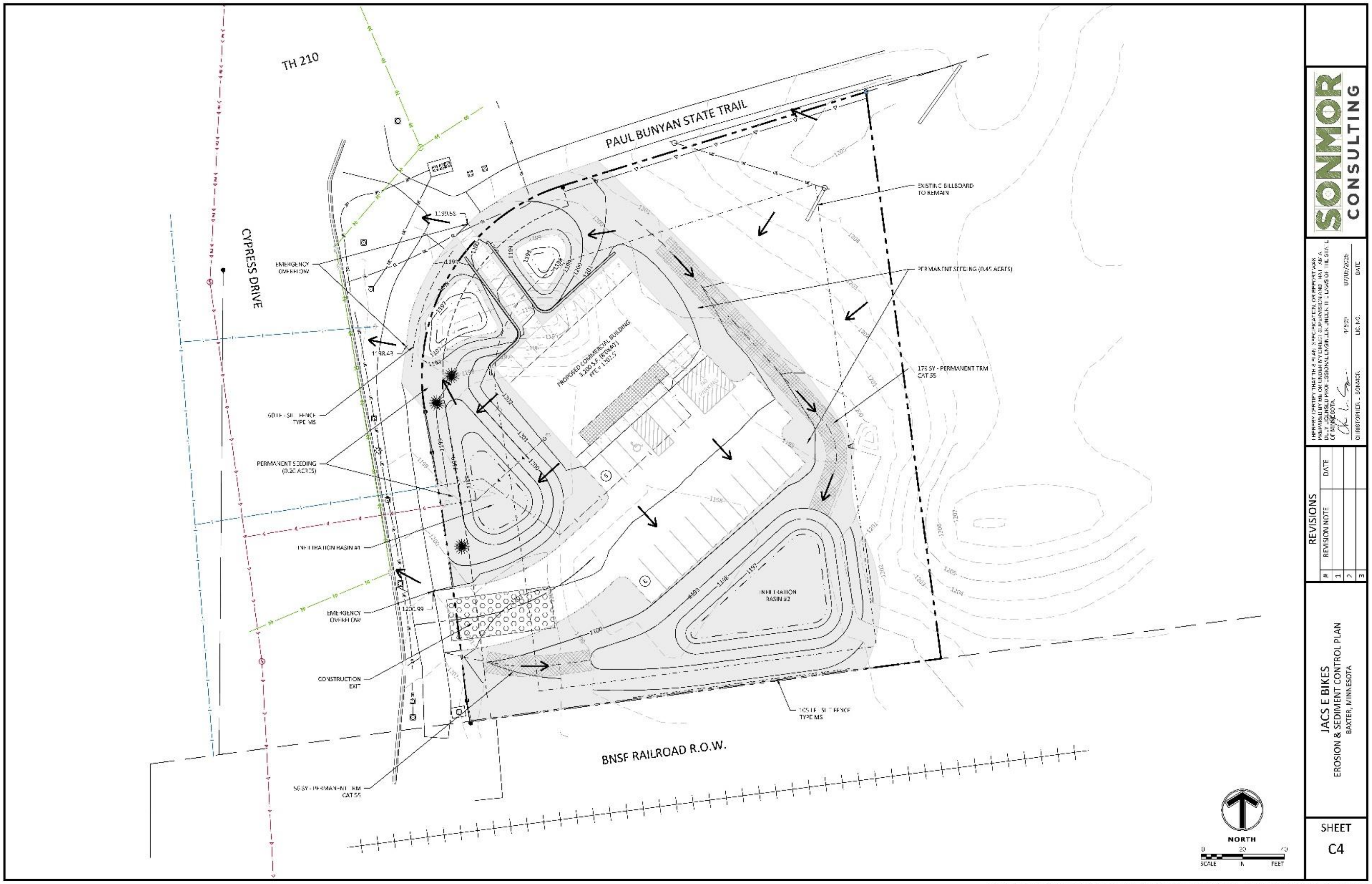
JACS E BIKES
UTILITY PLAN
BAXTER, MINNESOTA

SHEET
C3

PRELIMINARY PLANS FOR PERMIT SUBMITTAL ONLY - NOT FOR CONSTRUCTION



PRELIMINARY PLANS FOR PERMIT SUBMITTAL ONLY - NOT FOR CONSTRUCTION

1. GENERAL INFORMATION

A. PROJECT DESCRIPTION & LOCATION
A.1. THE PROJECT IS LOCATED IN BAXTER, MINNESOTA ON CROW WING COUNTY PID 40080799. THE PROPERTY LIES IN THE SOUTHEAST QUAD OF THE INTERSECTION OF CYPRESS DRIVE & TH 210.
A.2. THE PROJECT INCLUDES THE CONSTRUCTION OF A COMMERCIAL BUILDING, BITUMINOUS PARKING LOT & DRIVEWAY, CONCRETE WALKS & STORMWATER FACILITIES.
A.3. CONSTRUCTION WILL BEGIN IN THE SUMMER/FALL OF 2026.
A.4. FINAL RESTORATION IS TO BE COMPLETED BY THE SUMMER OF 2027.
B. PERMITTEE & CO-PERMITTEE
THE CONTRACTOR SHALL BE THE CO-PERMITTEE WITH THE OWNER ON THE NPDES CONSTRUCTION STORMWATER PERMIT APPLICATION.

OWNER
SKILLINGS PROPERTIES
JUSTIN SKILLINGS
2257 COTTAGE WOODS DRIVE SW
NISSWA, MINNESOTA 56468
justinskillings.gmail.com

CONTRACTOR
TO BE DETERMINED

C. SWPPP CERTIFICATIONS

SWPPP DESIGNER
CHRISTOPHER L. SONMOR
SONMOR CONSULTING, LLC
CERTIFICATION EXPIRES: 2027

SWPPP INSTALLER/SITE MANAGER
TO BE DETERMINED

D. IMPERVIOUS AREA CALCULATIONS

TOTAL DISTURBED AREA:	1.3-ACRES
EXISTING IMPERVIOUS AREA:	0.0-ACRES
PROPOSED IMPERVIOUS AREA:	0.4-ACRES
TOTAL CHANGE IN IMPERVIOUS AREA:	1.0-ACRES

2. RECEIVING WATERS

THE PROJECT IS DESIGNED TO COLLECT AND INFILTRATE THE 100-YEAR, 24-HOUR STORM EVENT ON SITE (100% VOLUME REDUCTION). IN THE EVENT OF A LARGER STORM EVENT, THE SITE WILL OVERFLOW TO THE CYPRESS DRIVE/TH 210 RIGHT-OF-WAY.

3. PROJECT PLANS & SPECIFICATIONS

A. THE JACS E BIKES PRELIMINARY PLANS & DRAINAGE REPORT TOGETHER WITH THIS DOCUMENT MAKE UP THE COMPLETE SWPPP.
B. EROSION & SEDIMENT CONTROL PLANS & DETAILS ARE INCLUDED IN THE CONSTRUCTION PLANS.
C. REFER TO THE DRAINAGE REPORT FOR ALL PERMANENT STORMWATER BMP MODEL RESULTS AND CALCULATIONS.

4. EROSION PREVENTION & SEDIMENT CONTROL PRACTICES

A. PRIOR TO BEGINNING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROL DEVICES AS INDICATED IN THE CONSTRUCTION PLANS.
B. ALL DISTURBED SOILS NOT ACTIVELY WORKED FOR A PERIOD OF 7 DAYS SHALL BE STABILIZED. STABILIZATION INCLUDES, BUT IS NOT LIMITED TO TEMPORARY SEED/MULCH, HYRAULIC MULCH & EROSION CONTROL BLANKET.
C. CONTRACTOR SHALL MINIMIZE CONSTRUCTION ACTIVITY IN AREAS PROPOSED FOR INFILTRATION.
D. GRADING OPERATIONS SHALL BE PHASED AND SEQUENCED TO MINIMIZE DISTURBED AREA AND DURATION OF EXPOSED SOILS.
E. WHEN POSSIBLE, ROUTE STORMWATER RUNOFF THROUGH VEGETATED AREAS.
F. USE PERIMETER SILT FENCE AROUND TOPSOIL STOCKPILES. TEMPORARY SEED OR STABILIZE STOCKPILES.
G. DISCHARGE OF TURBID OR SEDIMENT-LADEN WATERS (IF APPLICABLE) FROM DEWATERING OPERATIONS SHALL BE ROUTED THROUGH A SEDIMENT CONTROL DEVICE (SEDIMENT TRAP, BASIN OR FILTER BAG) OR A TEMPORARY SEDIMENTATION BASIN PRIOR TO DISCHARGE TO A SURFACE WATER. WHEN POSSIBLE, USE A WELL-VEGETATED AREA TO INFILTRATE AND TREAT WATER PRIOR TO DISCHARGE.
H. IF NUISANCE CONDITIONS RESULT FROM THE THE DISCHARGE, THE PERMITTEE SHALL CEASE DEWATERING OPERATIONS IMMEDIATELY AND CORRECTIVE ACTION MUST OCCUR BEFORE DEWATERING IS RESUMED.
I. ANY DEWATERING DISCHARGE THAT CONTAINS OIL OR GREASE SHALL BE ROUTED THROUGH A OIL-WATER SEPARATOR OR FILTRATION DEVICE.
J. DISCHARGE FROM DEWATERING OPERATIONS MUST BE PERFORMED IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOURING AT THE DISCHARGE POINT.

K. ANTICIPATED EROSION & SEDIMENT CONTROL DEVICES & INSTALLATION SEQUENCING IS AS FOLLOWS:
K.1. CONSTRUCTION EXIT (LS) - PRIOR TO BEGINNING GRADING OPERATIONS
K.2. SILT FENCE (LF) - PRIOR TO BEGINNING GRADING OPERATIONS
K.3. TEMPORARY SEEDING (AC) - AS NEEDED DURING GRADING OPERATIONS
K.4. EROSION CONTROL BLANKET (SY) - INSTALL AT TIME OF FINAL TURF ESTABLISHMENT
K.5. BIOROLL (EA) - INSTALL IN DITCHES AT TIME OF FINAL TURF ESTABLISHMENT
K.6. PERMANENT SEEDING (AC) - FINAL TURF ESTABLISHMENT
L. IF CONSTRUCTION EXIT IS OBSERVED TO BE FULL OF SEDIMENT OR SEDIMENT IS BEING TRACKED ONTO PUBLIC STREETS, THE CONSTRUCTION EXIT SHALL BE IMMEDIATELY REPLACED OR REPAIRED. THE CONTRACTOR SHALL SWEEP OR REMOVE ANY SEDIMENT TRACKED ONTO PUBLIC ROADWAYS WITHIN 24 HOURS.
M. WHEN/IF INLET PROTECTION DEVICES BECOME CLOGGED OR ARE FULL TO 1/3 OF THEIR DESIGNED CAPACITY, CLEAN OR REPLACE THE DEVICE WITHIN 24 HOURS OF OBSERVATION OF THE DEVICE BEING CLOGGED.
N. IF SEDIMENT IS OBSERVED AT PIPE OUTFALLS, THE SEDIMENT SHALL BE REMOVED WITHIN 24 HOURS. THE SOURCE OF THE SEDIMENT SHALL BE IDENTIFIED AND CORRECTED.

5. PERMANENT STORMWATER MANAGEMENT SYSTEM

A. STORMWATER RUNOFF IS MANAGED ON-SITE UTILIZING ON-SITE STORMWATER BASINS TO COLLECT & INFILTRATE THE 100-YEAR, 24-HOUR STORM EVENT.

6. INSPECTION & MAINTENANCE ACTIVITIES

A. THE CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR FOR THE PROJECT.
B. THE EROSION CONTROL SUPERVISOR SHALL BE TRAINED TO OVERSEE THE IMPLEMENTATION OF THE SWPPP AND MANAGEMENT OF ALL EROSION PREVENTION & SEDIMENT CONTROL PRACTICES FOR THE DURATION OF THE PROJECT.
C. THE EROSION CONTROL SUPERVISOR SHALL PERFORM ROUTINE INSPECTIONS EVERY 7 DAYS OR FOLLOWING A RAIN EVENT OF 1/2-INCH OR GREATER IN 24 HOURS.
D. ALL INSPECTION LOGS SHALL BE KEPT ON SITE WITH THE NPDES PERMIT DOCUMENTATION.

7. POLLUTION PREVENTION MANAGEMENT MEASURES

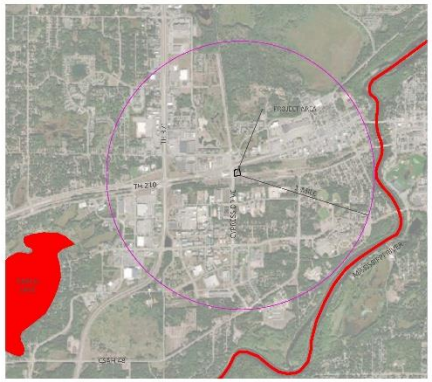
A. THE CONTRACTOR SHALL HAVE A SPILL CONTAINMENT PLAN IN PLACE IN THE EVENT OF A SPILL.
B. DISPOSAL BINS SHALL BE AVAILABLE ON SITE FOR COLLECTION OF SOLID WASTE. ALL SOLID WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS.
C. ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO FUEL, GAS & OILS SHALL BE PROPERLY CONTAINED ON SITE TO PREVENT CONTAMINATION OR POLLUTION FROM SPILLS OR LEAKS.
D. PORTABLE TOILETS SHALL BE PLACED ON SITE AND BE SECURE AND UNABLE TO BE TIPPED. WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS.

8. PERMIT TERMINATION CONDITIONS

A. FINAL STABILIZATION OF THE DISTURBED AREAS IS TO BE COMPLETED BY SEEDING WITH WITH THE SEED MIXTURES AS IDENTIFIED IN THE CONSTRUCTION PLANS.
B. PRIOR TO THE OWNER TAKING POSSESION OF THE NEW STORMWATER TREATMENT AND COLLECTION SYSTEMS, ALL FACILITIES SHALL BE CLEANED AND FREE OF SEDIMENT AND DEBRIS.
C. WHEN FINAL TURF ESTABLISHMENT REACHES 70% COVERAGE, TEMPORARY EROSION & SEDIMENT CONTROL DEVICES CAN BE REMOVED. THOSE MAY INCLUDE, BUT NOT BE LIMITED TO SILT FENCE, BIOROLL, INLET/OUTLET PROTECTION, & CONSTRUCTION EXITS.

9. SPECIAL OR IMPARIED WATER

A. THE MISSISSIPPI RIVER IS LOCATED WITHIN 1-MILE OF THE SITE. IT IS IMPAIRED FOR ACQUATIC CONSUMPTION & AQUATIC LIFE.
B. STORMWATER IS MANAGED ON SITE WITH NO DISCHARGE TO THE MISSISSPPI RIVER.



IMPAIRED & SPECIAL WATERS MAP

1" = 2,000'

ESTIMATED QUANTITIES

SITE

1. CONSTRUCTION EXIT - 1 LUMP SUM
2. SILT FENCE (SINGLE ROW) - 165 LINEAR FEET
3. PERMANENT TRM CAT 55 - 235 SQ YD
4. PERMANENT SEEDING - 0.65 ACRES
5. TEMPORARY SEEDING - 1.0 ACRES (AS NEEDED)

SONMOR CONSULTING

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICA... 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

CHRISTOPHER L. SONMOR — 44599 — 07/08/2026 — DATE

LIC. NO.

REVISIONS		
#	REVISION NOTE	DATE
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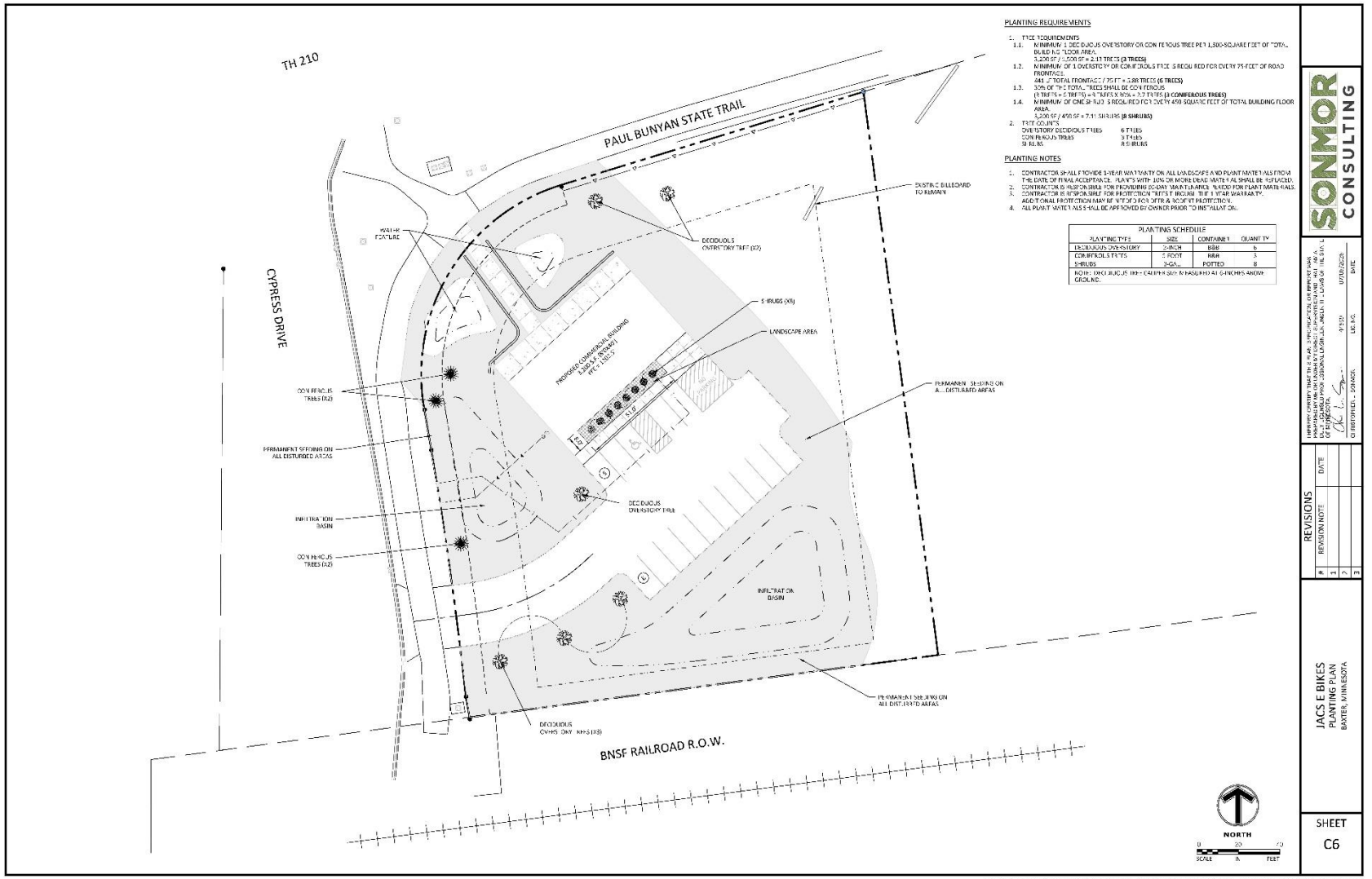
2		
3		

JACS E BIKES
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
BAXTER, MINNESOTA

SHEET
C5

PRELIMINARY PLANS FOR PERMIT SUBMITTAL ONLY - NOT FOR CONSTRUCTION



PLANTING REQUIREMENTS

1. TYCE TCQUIREMENTS
   1.1. MINIMUM 1 DECIDUOUS OVERSTORY OR CONIFEROUS TREE PER 1,500 SQUARE FEET OF TOTAL BUILDING FLOOR AREA.
   3,200 SF / 1,500 SF = 2.13 TREES **(3 TREES)**
   1.2. MINIMUM OF 1 OVERSTORY OR CONIFEROUS TYCE SREQUIRED FOR EVERY 75 FEET OF ROAD FRONTAGE.
   441 LF TOTAL FRONTAGE / 75 FT = 5.88 TREES **(6 TREES)**
   1.3. 50% OF THE TOTAL TREES SHALL BE CONIFEROUS
   (6 TREES + 6 TREES) x 0.5 TREES X 50% = 3.0 TREES **(3 CONIFEROUS TREES)**
   1.4. MINIMUM OF ONE SHRUB SREQUIRED FOR EVERY 450 SQUARE FEET OF TOTAL BUILDING FLOOR AREA.
   3,200 SF / 450 SF = 7.11 SHRUBS **(8 SHRUBS)**
2. TYCE COUNTS
   OVERSTORY DECIDOUS TREES 6 TREES
   CONIFEROUS TREES 3 TREES
   SHRUBS 8 SHRUBS

PLANTING NOTES

1. CONTRACTOR SHALL PROVIDE 1-YEAR WARRANTY ON ALL LANDSCAPE AND PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE. PLANTS WITH 10% OR MORE DEAD MATERIAL SHALL BE REPLACED.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 90-DAY MAINTENANCE PERIOD FOR PLANT MATERIALS.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION TYTS T THROUGH THE 1-YEAR WARRANTY. ADDITIONAL PROTECTION MAY BE NECESSARY AFTER ACCEPTANCE.
4. ALL PLANT MATERIALS SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

PLANTING SCHEDULE

PLANTING TYPE	SIZE	CONTAINER	QUANTITY
DECIDUOUS OVERSTORY	2-INCH	B&B	6
CONIFEROUS TREES	6 FOOT	B&B	3
SHRUBS	2-GA...	POTTED	8

NOTE: DECIDUOUS TREE CALIPER SIZE MEASURED AT 6-INCHES ABOVE GROUND.

SONMOR CONSULTING

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.

CHRISTOPHER L. SONMOR — 47329 — 07/06/2023
DATE — LIC. NO. — DATE

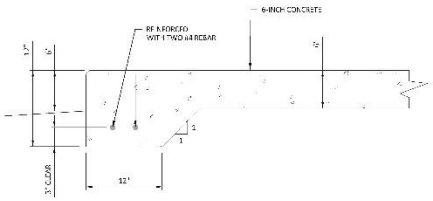
REVISIONS

#	REVISION NOTE	DATE
1		
2		
3		

JACS E BIKES
PLANTING PLAN
BAXTER, MINNESOTA

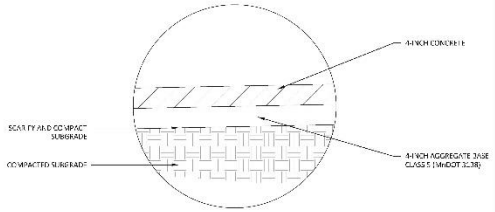
SHEET
C6

PRELIMINARY PLANS FOR PERMIT SUBMITTAL ONLY - NOT FOR CONSTRUCTION

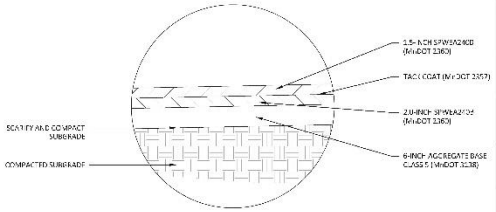


NOTES:
1. 6 INCH AGGREGATE BASE CLASS 5 (MnDOT 3138).
2. SCARIFY AND 3% COMPACT SUBGRADE.
3. PAVE BITUMINOUS TO 6-INCHES BELOW TOP OF WALL.

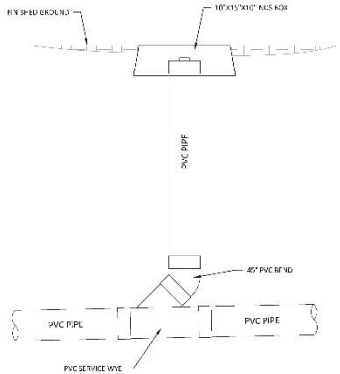
THICKENED EDGE SIDEWALK — NOT TO SCALE — PAVE-01



4-INCH CONCRETE SIDEWALK — NOT TO SCALE — PAVE-02



BITUMINOUS PAVEMENT SECTION — NOT TO SCALE — PAVE-03



MISCELLANEOUS NOTES:
1. INSTALL TRADED CAP ADJUST CASTING TO FINISHED GRADE.
2. REDUCE RISER TO 4-INCH FOR 6-INCH SERVICE LINES.

SANITARY SEWER CLEANOUT — NOT TO SCALE — SSWR 01

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CHRISTOPHER L. SONMOR — 47329 — 07/06/2023
DATE — LIC. NO. — DATE

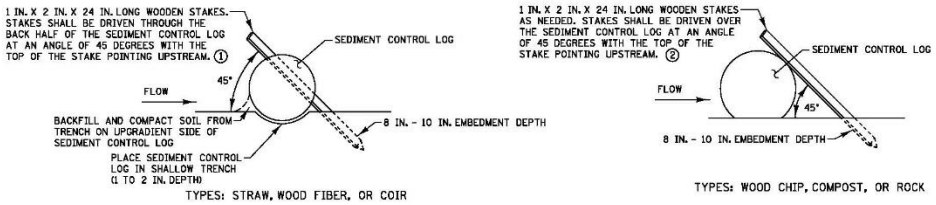
REVISIONS

#	REVISION NOTE	DATE
1		
2		
3		

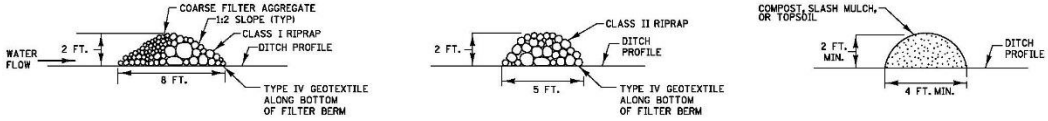
JACS E BIKES
MISCELLANEOUS DETAILS
BAXTER, MINNESOTA

SHEET
C7

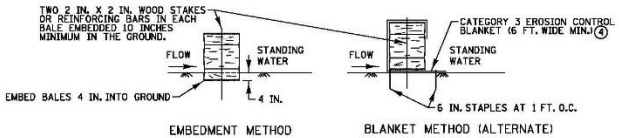
PRELIMINARY PLANS FOR PERMIT SUBMITTAL ONLY - NOT FOR CONSTRUCTION



SEDIMENT CONTROL LOGS



FILTER BERMS



BALE BARRIERS (3)

NOTES:

SEE SPECS. 2573, 3149, 3874, 3882, 3886, & 3897.

(1) SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1 FOOT FOR DITCH CHECKS OR 2 FEET FOR OTHER APPLICATIONS.

(2) PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.

(3) TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS (6 INCH MAX. DEPTH). BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14 IN. X 18 IN. X 36 IN. LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.

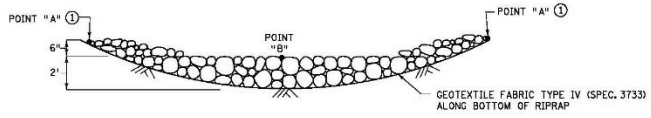
(4) INSTEAD OF TRENCHING, PLACE BALE ON THE BLANKET AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

REVISION:
APPROVED: 2-28-2017
CHIEF ENVIRONMENTAL OFFICER

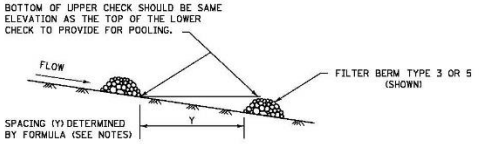
MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER
REVISED:
APPROVED: 2-28-2017

TEMPORARY SEDIMENT CONTROL
FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS

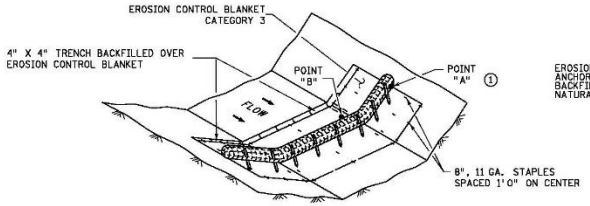
STANDARD PLAN 5-297.405 | 2 OF 8

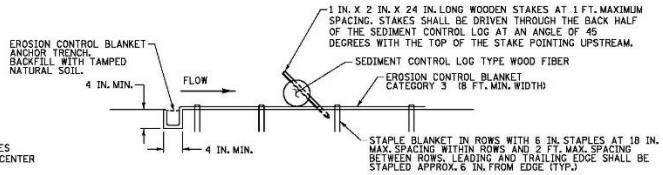


ROCK DITCH CHECKS
FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK) ②③
(FOR USE ON ROUGH GRADED AREAS)

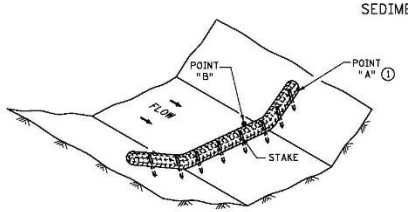


DITCH CHECK SPACING
(FOR ALL FILTER BERM TYPES)





SEDIMENT CONTROL LOG TYPE BLANKET SYSTEM ④



SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST ⑤
(FOR USE ON ROUGH GRADED AREAS)

NOTES:

SEE SPECS. 2573, 3601, 3733, 3885, 3886 & 3889.

FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM.

APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:

$$\text{APPROXIMATE SPACING OF DITCH CHECKS (FT.)} = Y = \frac{\text{DITCH CHECK HEIGHT (FT)}}{\text{\% CHANNEL SLOPE}} \times 100$$

① POINT "A" MUST BE A MINIMUM OF 6 INCHES HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

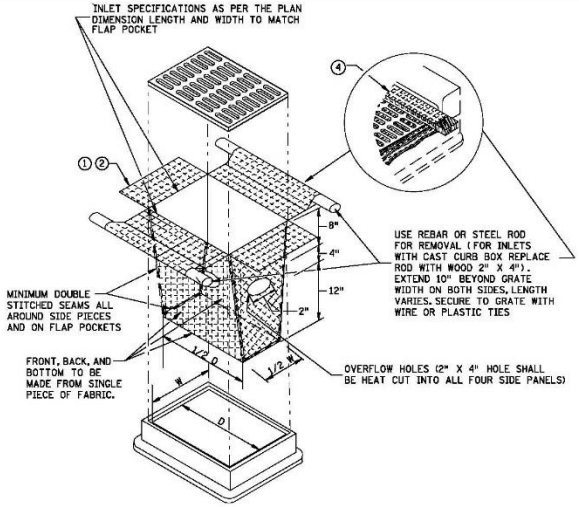
② PERMANENT ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1:6 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.

③ DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC..

④ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC..

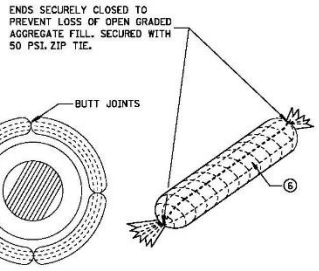
⑤ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC..

REVISION:				
APPROVED: 2-28-2017 CHIEF ENVIRONMENTAL OFFICER	MINNESOTA DEPARTMENT OF TRANSPORTATION	STATE DESIGN ENGINEER	REVISED: APPROVED: 2-28-2017	TEMPORARY SEDIMENT CONTROL DITCH CHECK
				STANDARD PLAN 5-297.405 | 3 OF 8

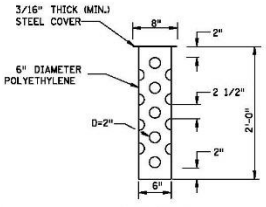


FILTER BAG INSERT ③

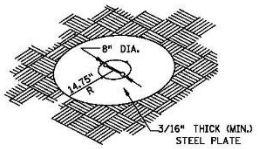
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)



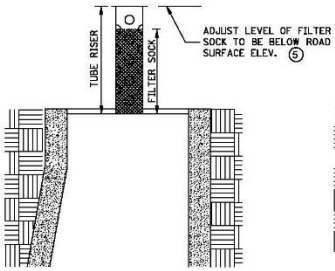
ROCK LOG/COMPOST LOG



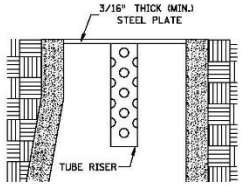
TUBE RISER



PERSPECTIVE VIEW

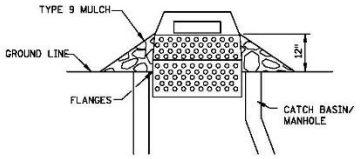


SECTION
(UP POSITION)



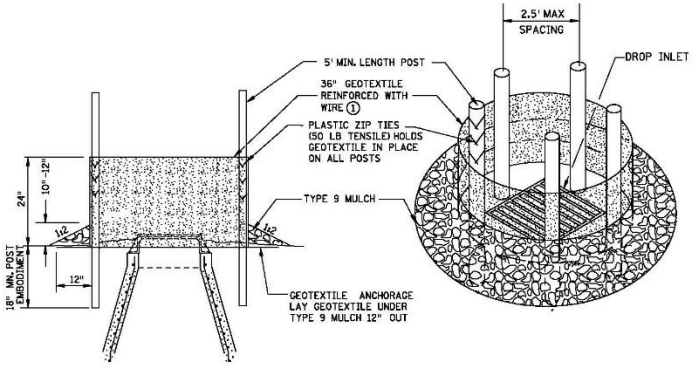
SECTION
(DOWN POSITION)

POP-UP HEAD



SEDIMENT CONTROL INLET HAT

NOTE:
THE SEDIMENT CONTROL BARRIER SHALL BE A METAL OR PLASTIC/POLYETHYLENE RISER SIZED TO FIT INSIDE THE CATCH BASIN/MANHOLE; HAVE PERFORATIONS TO ALLOW FOR WATER INFILTRATION; HAVE AN OVERFLOW OPENING, FLANGES AND A LID/COVER.



SILT FENCE RING AND ROCK FILTER BERM

USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1:3 or LESS

NOTES:

SEE SPECS. 2573, 3137, & 3886.

DEVICES MUST BE ADJUSTED ACCORDINGLY AS TO NOT CAUSE FLOODING ON ROADWAY THAT WOULD IMPEED TRAFFIC FLOW.

① ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.

② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

③ INSTALLATION NOTES:
DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.

④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.

⑤ SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.

⑥ GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1; CA-3 GRADATION.

REVISION:

APPROVED: 2-28-2017

CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

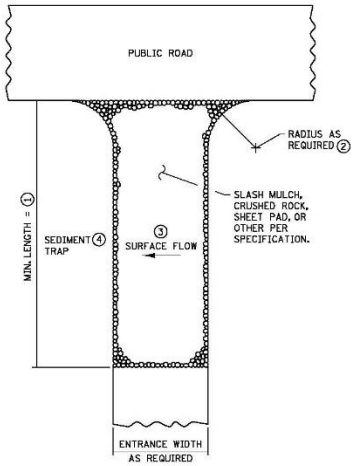
REVISED:

APPROVED: 2-28-2017

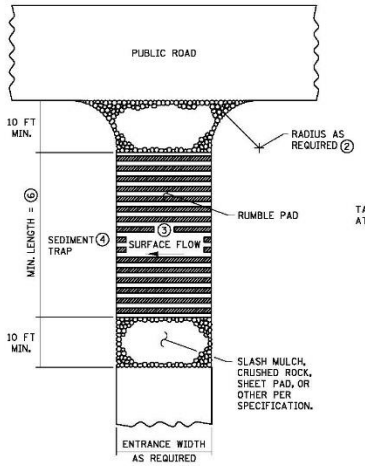
TEMPORARY SEDIMENT CONTROL

STORM DRAIN INLET PROTECTION

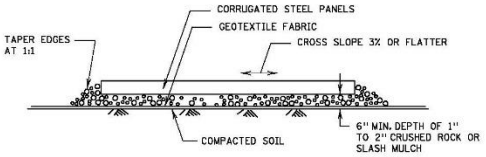
STANDARD PLAN 5-297.405 | 4 OF 8



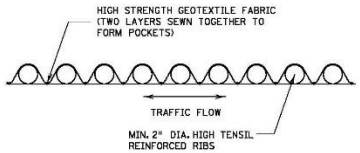
SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXIT ⑤⑦



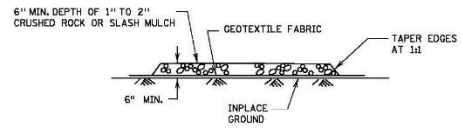
RUMBLE PAD CONSTRUCTION EXIT ⑤⑦



RUMBLE PAD



SHEET PAD



SLASH MULCH OR CRUSHED ROCK

NOTES:

SEE SPECS. 2573 & 3882.

① MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.

② PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.

③ IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.

④ IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.

⑤ IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.

⑥ MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.

⑦ MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

REVISION:

APPROVED: 2-28-2017

CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISED:

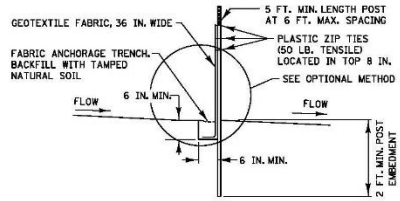
STATE DESIGN ENGINEER

APPROVED: 2-28-2017

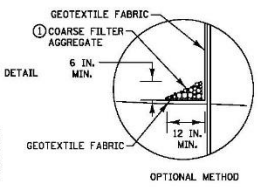
TEMPORARY SEDIMENT CONTROL

STABILIZED CONSTRUCTION EXIT

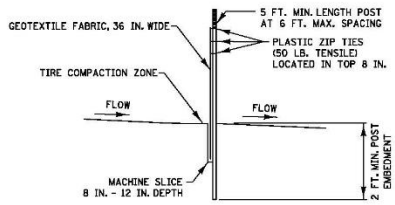
STANDARD PLAN 5-297.405 | 5 OF 8



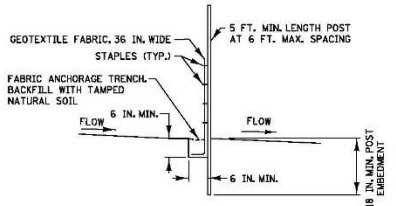
SILT FENCE TYPE HI ②
(HAND INSTALLED)



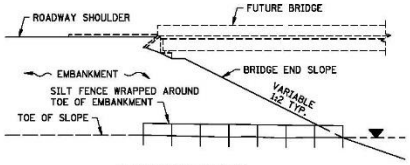
OPTIONAL METHOD



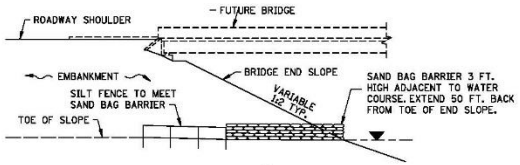
SILT FENCE TYPE MS ②
(MACHINE SLICED)



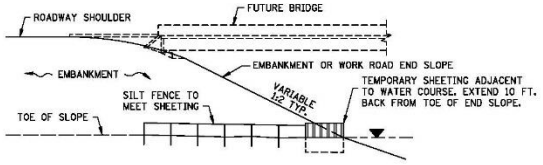
SILT FENCE TYPE PA ③
(PREASSEMBLED)



SILT FENCE ONLY ④

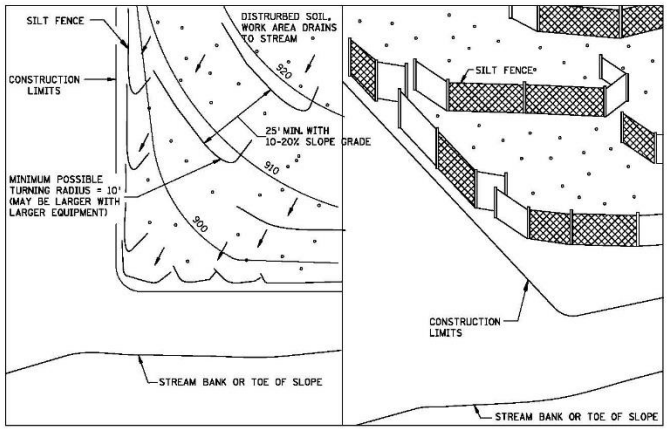


SILT FENCE WITH SAND BAGS ⑤



SILT FENCE WITH SHEETING ⑥

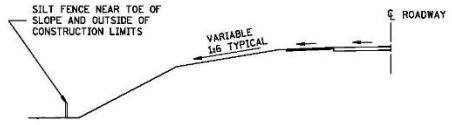
INSTALLATION AT BRIDGE EMBANKMENT ADJACENT TO WATER



PLAN VIEW

PERSPECTIVE VIEW

J-HOOK INSTALLATION



LOCATION AT TOE OF ROADWAY EMBANKMENT

NOTES:
SEE SPECS. 2573, 3149 & 3886.
① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
② TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE.
③ TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 0.25 ACRE.
④ WATER COURSE FLOW VELOCITY: STANDING. CONTRIBUTING SLOPE AREA: 1/2 ACRE.
⑤ WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA: 1. ACRE.
⑥ WATER COURSE FLOW VELOCITY: 8 TO 15 FT./SEC. CONTRIBUTING SLOPE AREA: 3 ACRES.

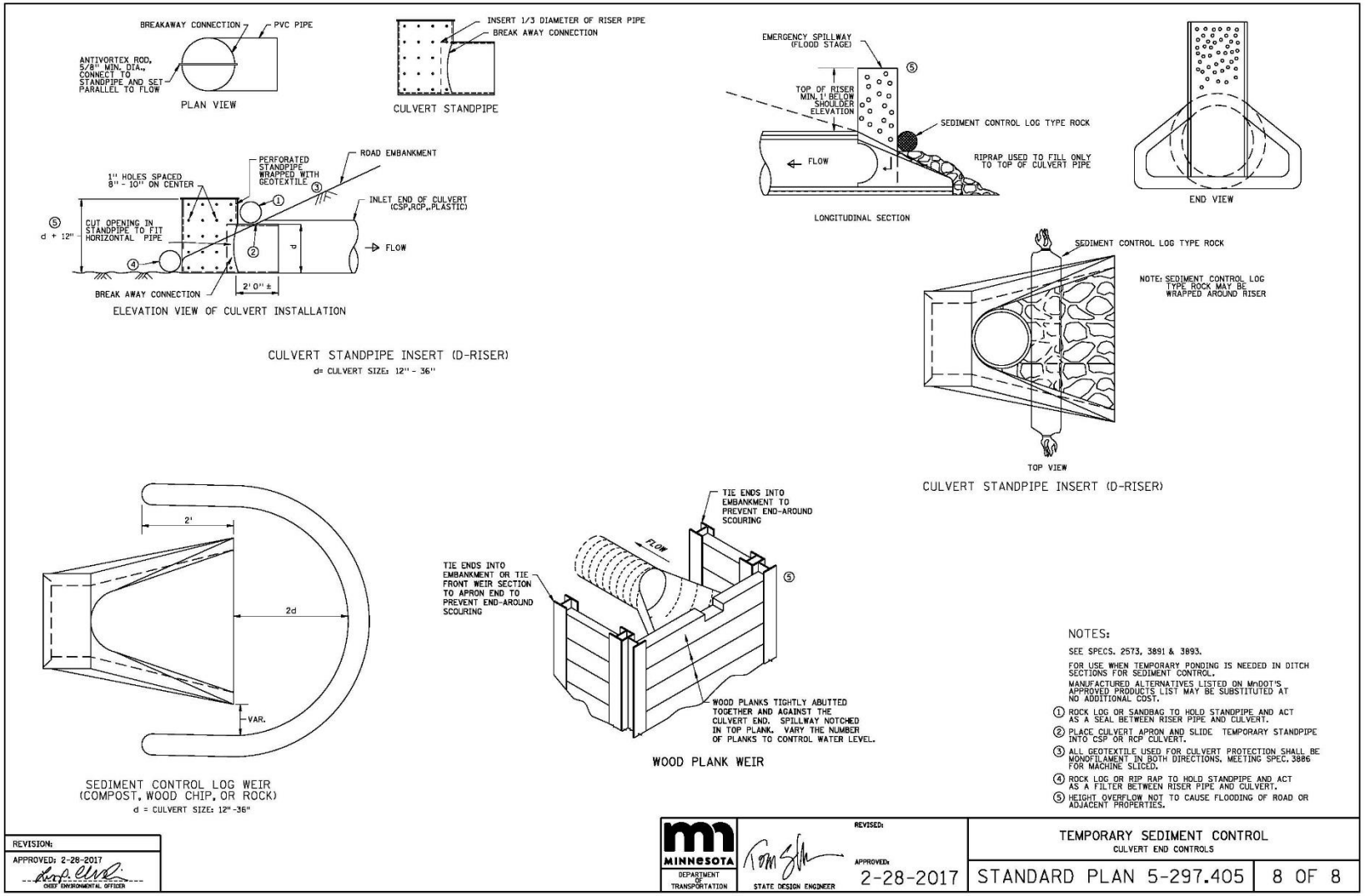
REVISION:
APPROVED: 2-28-2017
CHIEF ENVIRONMENTAL OFFICER

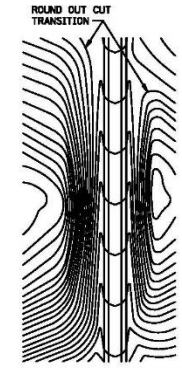
MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISED:
APPROVED: 2-28-2017
STATE DESIGN ENGINEER

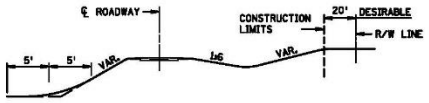
TEMPORARY SEDIMENT CONTROL
SILT FENCE

STANDARD PLAN 5-297.405 | 6 OF 8

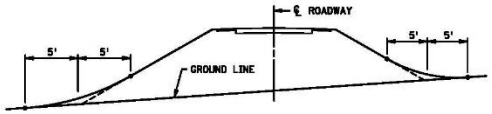

BREAKAWAY CONNECTION
PVC PIPE
ANTIVORTEX ROD, 5/8" MIN. DIA., CONNECT TO STANDPIPE AND SET PARALLEL TO FLOW
PLAN VIEW
INSERT 1/3 DIAMETER OF RISER PIPE
BREAK AWAY CONNECTION
CULVERT STANDPIPE
EMERGENCY SPILLWAY (FLOOD STAGE)
TOP OF RISER MIN. 1' BELOW SHOULDER ELEVATION
SEDIMENT CONTROL LOG TYPE ROCK
FLOW
RIPRAP USED TO FILL ONLY TO TOP OF CULVERT PIPE
LONGITUDINAL SECTION
END VIEW
1" HOLES SPACED 8" - 10" ON CENTER
PERFORATED STANDPIPE WRAPPED WITH GEOTEXTILE
ROAD EMBANKMENT
INLET END OF CULVERT (CSP,RCP,,PLASTIC)
CUT OPENING IN STANDPIPE TO FIT HORIZONTAL PIPE
d + 12"
d
FLOW
2'0" ±
BREAK AWAY CONNECTION
ELEVATION VIEW OF CULVERT INSTALLATION
CULVERT STANDPIPE INSERT (D-RISER)
d= CULVERT SIZE: 12" - 36"
SEDIMENT CONTROL LOG TYPE ROCK
NOTE: SEDIMENT CONTROL LOG TYPE ROCK MAY BE WRAPPED AROUND RISER
TOP VIEW
CULVERT STANDPIPE INSERT (D-RISER)
2'
2d
VAR.
SEDIMENT CONTROL LOG WEIR (COMPOST, WOOD CHIP, OR ROCK)
d = CULVERT SIZE: 12"-36"
TIE ENDS INTO EMBANKMENT TO PREVENT END-AROUND SCOURING
TIE ENDS INTO EMBANKMENT OR TIE FRONT WEIR SECTION TO APRON END TO PREVENT END-AROUND SCOURING
FLOW
WOOD PLANKS TIGHTLY ABUTTED TOGETHER AND AGAINST THE CULVERT END. SPILLWAY NOTCHED IN TOP PLANK. VARY THE NUMBER OF PLANKS TO CONTROL WATER LEVEL.
WOOD PLANK WEIR
NOTES:
SEE SPECS. 2573, 3891 & 3893.
FOR USE WHEN TEMPORARY PONDING IS NEEDED IN DITCH SECTIONS FOR SEDIMENT CONTROL.
MANUFACTURED ALTERNATIVES LISTED ON MnDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED AT NO ADDITIONAL COST.
1 ROCK LOG OR SANDBAG TO HOLD STANDPIPE AND ACT AS A SEAL BETWEEN RISER PIPE AND CULVERT.
2 PLACE CULVERT APRON AND SLIDE TEMPORARY STANDPIPE INTO CSP OR RCP CULVERT.
3 ALL GEOTEXTILE USED FOR CULVERT PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886 FOR MACHINE SLICED.
4 ROCK LOG OR RIP RAP TO HOLD STANDPIPE AND ACT AS A FILTER BETWEEN RISER PIPE AND CULVERT.
5 HEIGHT OVERFLOW NOT TO CAUSE FLOODING OF ROAD OR ADJACENT PROPERTIES.
REVISION:
APPROVED: 2-28-2017
CHIEF ENVIRONMENTAL OFFICER
MINNESOTA DEPARTMENT OF TRANSPORTATION
REVISED:
APPROVED:
STATE DESIGN ENGINEER
2-28-2017
TEMPORARY SEDIMENT CONTROL
CULVERT END CONTROLS
STANDARD PLAN 5-297.405
8 OF 8



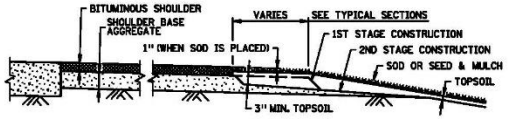
CONTOURING ROAD CUTS



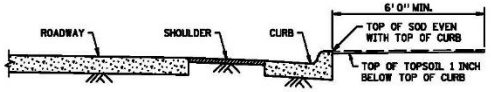
ROUNDING SHOULDERS AND BACKSLOPES



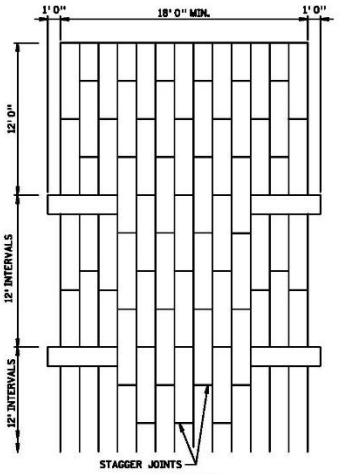
SHAPING FOR DRAINAGE ALONG THE TOE OF FILL SLOPES



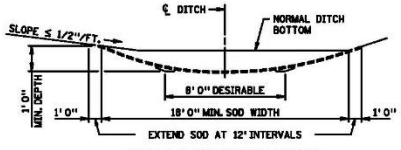
SHAPING AND TOPSOILING INSLOPES



SHAPING ADJACENT TO CURBS WHEN SOD IS PLACED

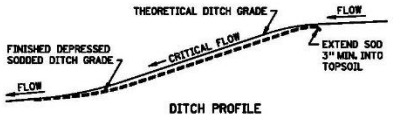


PLAN VIEW



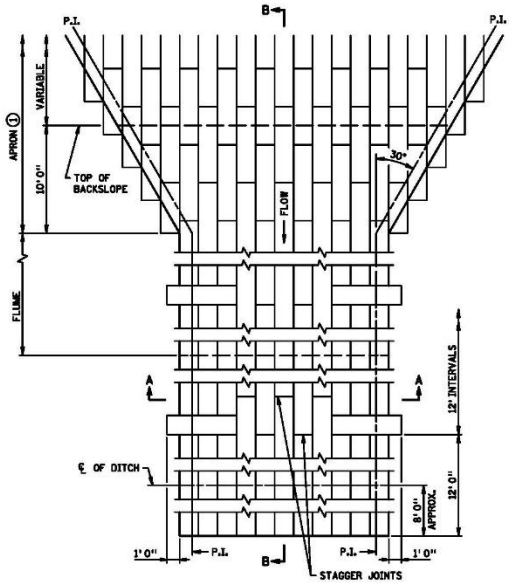
SODDED DITCH CROSS SECTION

WHERE FRONT OR BACK SLOPE IS FLAT (LESS THAN 1/2"/FT.), FIRST NOTCH DITCH AND THEN PROVIDE ROUNDING.

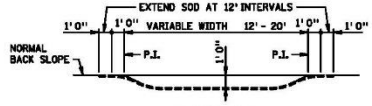


DITCH PROFILE

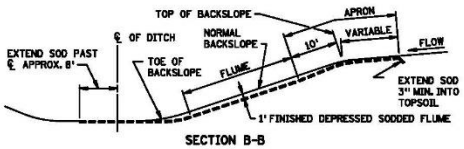
SODDED DITCH DETAILS



PLAN VIEW



SECTION A-A

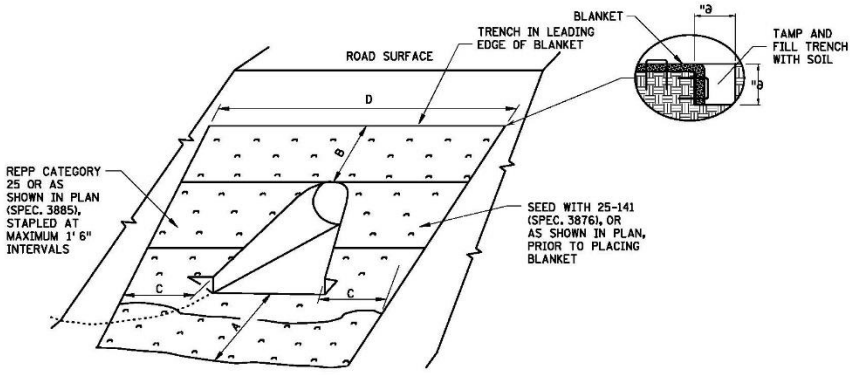


SECTION B-B

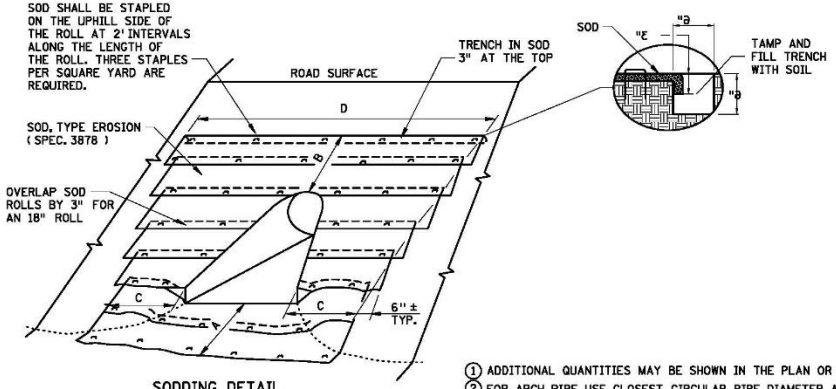
SODDED FLUME DETAILS

NOTES:
SEE SPEC. 2575.3 FOR ADDITIONAL INFORMATION.
① CONSTRUCT TAPER AS DIRECTED BY THE ENGINEER.

LEAD EXPERT OFFICE	LYNN CLARKOWSKI CHIEF ENVIRONMENTAL OFFICER OFFICE OF ENVIRNOMENTAL STEWARDSHIP	PERMANENT EROSION CONTROL ALONG ROADWAYS, DITCHES AND FLUMES	APPROVED: 02-28-2017 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.404	1 OF 3
DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO.		SHEET NO.	
			TRUNK HWY.		TOTAL SHEETS	



ROLLED EROSION PREVENTION PRODUCT (BLANKET) & SEED DETAIL



SODDING DETAIL

CULVERT INLET APRON ①										
CULVERT DIAMETER ②	SOD OR REPP (SQ. YDS.)						"A"	"B"	"C"	"D"
	CIRCULAR AND ARCH PIPE METAL APRON (PLATE 3123, PLATE 3122)	CIRCULAR AND ARCH PIPE CONCRETE APRON (PLATE 3100, PLATE 3110)	CIRCULAR AND ARCH PIPE METAL SAFETY APRON 1:4 SLOPE (PLATE 3148)	CIRCULAR AND ARCH PIPE METAL SAFETY APRON 1:6 SLOPE (PLATE 3148)	CIRCULAR CORRUGATED METAL PIPE SAFETY APRON 1:6 SLOPE (PLATE 3128)	CIRCULAR CORRUGATED METAL PIPE SAFETY APRON 1:4 SLOPE (PLATE 3128)				
15"	9	9	8	8	N/A	N/A	3'	1.5'	3'	13'
18"	13	12	12	14	16	N/A	3'	3'	3'	16'
21"	14	14	14	16	18	14	3'	3'	3'	17'
24"	16	15	16	19	21	17	3'	3'	3'	18'
27"	N/A	20	N/A	N/A	N/A	N/A	3'	4.5'	3'	20'
30"	23	22	25	30	32	N/A	3'	4.5'	3'	22'
36"	34	34	39	48	51	37	4.5'	4.5'	4.5'	27'
42"	43	40	51	64	N/A	N/A	4.5'	6'	4.5'	30'
48"	54	50	66	82	N/A	N/A	4.5'	7.5'	4.5'	34'
54"	65	58	81	102	N/A	N/A	4.5'	9'	4.5'	37'
60"	69	59	91	115	N/A	N/A	4.5'	9'	4.5'	39'
66"	69	63	N/A	N/A	N/A	N/A	4.5'	9'	4.5'	39'
72"	78	72	99	122	N/A	N/A	4.5'	10.5'	4.5'	41'

CULVERT OUTLET APRON ①										
CULVERT DIAMETER ②	SOD OR REPP (SQ. YDS.)						"A"	"B"	"C"	"D"
	CIRCULAR AND ARCH PIPE METAL APRON (PLATE 3123, PLATE 3122)	CIRCULAR AND ARCH PIPE CONCRETE APRON (PLATE 3100, PLATE 3110)	CIRCULAR AND ARCH PIPE METAL SAFETY APRON 1:4 SLOPE (PLATE 3148)	CIRCULAR AND ARCH PIPE METAL SAFETY APRON 1:6 SLOPE (PLATE 3148)	CIRCULAR CORRUGATED METAL PIPE SAFETY APRON 1:6 SLOPE (PLATE 3128)	CIRCULAR CORRUGATED METAL PIPE SAFETY APRON 1:4 SLOPE (PLATE 3128)				
15"	10	10	9	10	N/A	N/A	4.5'	1.5'	3'	13'
18"	13	13	12	14	15	N/A	6'	1.5'	3'	14'
21"	16	14	16	18	19	15	6'	1.5'	3'	15'
24"	18	18	18	21	22	18	7.5'	1.5'	3'	16'
27"	N/A	19	N/A	N/A	N/A	N/A	7.5'	1.5'	3'	17'
30"	23	23	24	28	29	N/A	9'	1.5'	3'	18'
36"	36	35	38	47	48	37	10.5'	1.5'	4.5'	23'
42"	43	40	47	58	N/A	N/A	12'	1.5'	4.5'	25'
48"	50	46	57	70	N/A	N/A	13.5'	1.5'	4.5'	27'
54"	57	50	67	84	N/A	N/A	15'	1.5'	4.5'	29'
60"	74	63	90	113	N/A	N/A	16.5'	1.5'	6'	33'
66"	75	67	N/A	N/A	N/A	N/A	16.5'	1.5'	6'	33'
72"	77	70	92	114	N/A	N/A	16.5'	1.5'	6'	34'

① ADDITIONAL QUANTITIES MAY BE SHOWN IN THE PLAN OR REQUIRED BY THE ENGINEER.
② FOR ARCH PIPE USE CLOSEST CIRCULAR PIPE DIAMETER AND APRON SLOPE. DIAMETERS LARGER THAN 72" REQUIRE SPECIAL DESIGNS.

NOTES:

REPP = ROLLED EROSION PREVENTION PRODUCT.

AREA SHOWN IN SQUARE YARDS IS FOR ONE CULVERT END.

QUANTITIES ARE CALCULATED TO INCLUDE SOD REQUIRED TO PROVIDE A 3" OVERLAP ON ALL 18" WIDE ROLLS. THIS ALLOWS FOR SHRINKAGE OF THE SOD.

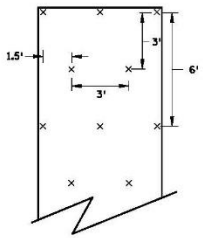
FOR PIPE ARCHES USE EQUIVALENT PIPE DIAMETER TO APPROXIMATE AREA.

FOR CORRUGATED POLYETHYLENE PIPE METAL APRON (PLATE 3129), USE THE METAL APRON COLUMN (PLATE 3123).

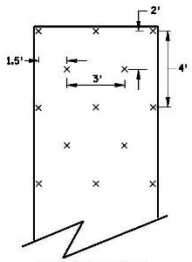
AREAS AND DIMENSIONS ARE APPROXIMATE AND ARE BASED ON APRON SIDE SLOPES OF NO STEEPER THAN 1:2, UNLESS INDICATED AS FOR SAFETY APRONS.

CARE SHOULD BE TAKEN IN SELECTING SOD TO STABILIZE THE APRON. RIP-RAP SHOULD BE USED FOR FLOW VELOCITIES GREATER THAN 6 FPS.

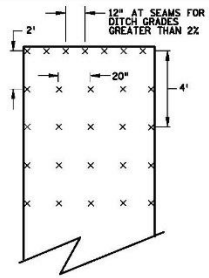
LEAD EXPERT OFFICE	MARNI KARNOWSKI, CHIEF ENVIRONMENTAL OFFICER, OFFICE OF ENVIRNOMENTAL STEWARDSHIP	PERMANENT EROSION CONTROL TURF ESTABLISHMENT DETAIL AT CULVERT ENDS	APPROVED: 01-08-2020 REVISED:	THOMAS STYRBICKI, STATE DESIGN ENGINEER	STANDARD PLAN 5-297.404 — 2 OF 3
DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO.		SHEET NO.
			TRUNK HWY.		TOTAL SHEETS



SLOPES FLATTER THAN 1:2
120 STAPLES PER 100 SQ YD

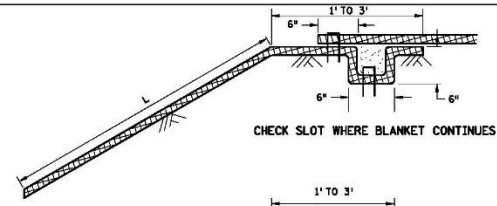


SLOPES 1:2 TO 1:1
170 STAPLES PER 100 SQ YD

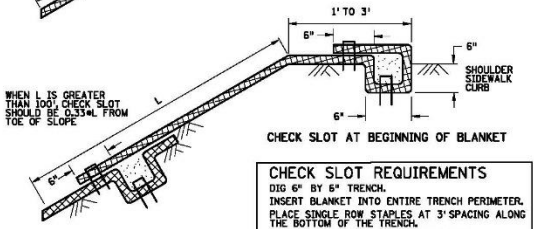


CHANNEL AND DITCH APPLICATIONS
350 STAPLES PER 100 SQ YD

BLANKET STAPLE PATTERN



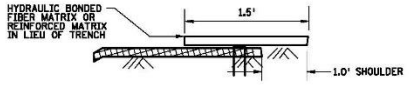
CHECK SLOT WHERE BLANKET CONTINUES



CHECK SLOT AT BEGINNING OF BLANKET

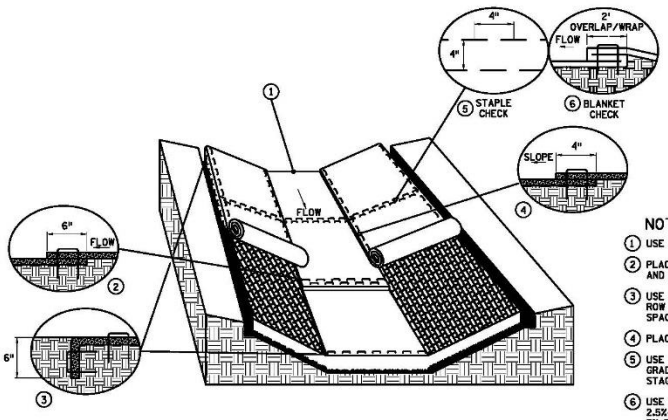
CHECK SLOT REQUIREMENTS

DIG 6" BY 6" TRENCH.
INSERT BLANKET INTO ENTIRE TRENCH PERIMETER.
PLACE SINGLE ROW STAPLES AT 3' SPACING ALONG THE BOTTOM OF THE TRENCH.
BACKFILL TRENCH WITH SOIL AND TAMP.
PLACE SINGLE ROW STAPLES AT 3' SPACING ON OVERLAP.

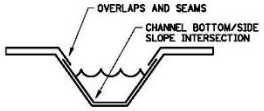


CHECK SLOT ALTERNATIVE
PLACE SINGLE ROW STAPLES AT 12" SPACING

CHECK SLOT DETAILS



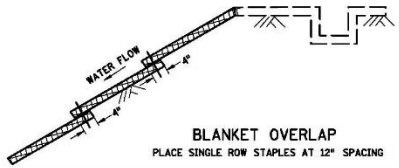
DITCH BLANKET STAPLE DETAIL



DITCH BLANKET CRITICAL POINTS (7)

NOTES:

1. USE CHECK SLOT DETAIL (NO ALTERNATES).
2. PLACE DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER.
3. USE 6" X 6" TRENCH TO PLACE BLANKET. PLACE SINGLE ROW OF STAPLES ON TOP AND TRENCH SIDES AT 12" SPACING. BACKFILL TRENCH WITH SOIL AND TAMP.
4. PLACE SINGLE ROW OF STAPLES AT 12" SPACING.
5. USE STAPLE CHECK FOR CHANNEL SLOPES LESS THAN 2.5% GRADE AT 100' INTERVALS. PLACE DOUBLE ROW OF STAPLES STAGGERED 4" APART AND AT 4" SPACING.
6. USE BLANKET CHECKS FOR THE FOLLOWING SLOPES:
   2.5%-3% 100' INTERVALS
   3%-5% 50' INTERVALS
   5%-7% 25' INTERVALS
7. CRITICAL POINTS SHALL BE SECURED WITH PROPER STAPLE PATTERNS.



BLANKET OVERLAP
PLACE SINGLE ROW STAPLES AT 12" SPACING

GENERAL BLANKET INSTALLATION REQUIREMENTS

REPP = ROLLED EROSION PREVENTION PRODUCT.
PREPARE SOIL AS PER SPECIFICATION 2574.
LAY PARALLEL OR PERPENDICULAR TO THE DIRECTION OF WATER FLOW.
OVERLAP ADJACENT STRIP EDGES A MINIMUM OF 4".
OVERLAP BLANKET 6" (MINIMUM) AT EACH END. OVERLAP BOTTOM END OF UPPER BLANKET OVER TOP END OF LOWER BLANKET. STAPLE ALONG OVERLAP EVERY 1.5'.
THE UPPERMOST BLANKET OF ALL SLOPE APPLICATIONS MUST START IN A CHECK SLOT. IF SLOPE LENGTH (L) IS 100' OR GREATER, INSERT BLANKET INTO A CHECK SLOT ½ FROM THE BOTTOM OF THE SLOPE.

LEAD EXPERT OFFICE: MARNI KARNOWSKI, CHIEF ENVIRONMENTAL OFFICER, OFFICE OF ENVIRNOMENTAL STEWARDSHIP		PERMANENT EROSION CONTROL REPP (BLANKET) STAPLE PATTERN FOR SLOPES	APPROVED: 01-08-2020 REVISED:	THOMAS SZYBICKI, STATE DESIGN ENGINEER	STANDARD PLAN 5-297.404	3 OF 3
DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO.		SHEET NO.	
			TRUNK HWY.		TOTAL SHEETS	

Exhibit B

Estimated Escrow Costs

ENGINEERING INSPECTION ESTIMATED TIME/COST

Description	**Hrs**	**Rate**	**Total**
Water Service	10		
Sanitary Sewer Service	8		
Testing	4		
Final Walk Through	4		
Final Punch List	4		
Total Inspection Fee	30	$73.00	**$2,190.00**

GIS/IT COORDINATOR ESTIMATED TIME/COST

Description	**Hrs**	**Rate**	**Total**
GIS Incorporation	4	$101.00	**$404.00**

Detail of Legal, Administrative and Other Fees Due City

Description	**Hrs**	**Rate**	**Total**
Administrative & Finance	10	$112.00	$1,120.00
Public Works/Engineer	20	$112.00	$2,240.00
City Attorney	10	$180.00	$1,800.00
Recording Fee		$ 50.00	$ 50.00
			$5,210.00

AS-BUILT DRAWINGS – To be refunded after as-built drawings are accepted - **$3,000.00**

Total Escrow Amount = $2,336.00 + $404.00 + $5,210.00 + $3,000.00 = **$10,804.00**