

CITY OF BAXTER
COUNTY OF CROW WING
STATE OF MINNESOTA

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

This STORMWATER FACILITIES MAINTENANCE AGREEMENT, made and entered into this ____ day of _____, 2026, is entered into by and between Bell Bank, Inc. a North Dakota Corporation (the “Owner”) and the City of Baxter, a municipal corporation under the laws of Minnesota, 13190 Memorywood Drive, Baxter, MN 56425 (the “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 Owner is the owner of property located in the City of Baxter, Crow Wing County, Minnesota, legally described in **Attachment A**, attached hereto and incorporated herein (the “Property”); and

WHEREAS, the Owner is constructing a commercial building with surface parking on the Property, and has submitted plans, a copy of which is attached hereto as **Attachment B** and incorporated herein (the “Plans”), as approved or to be approved by the City (the “Facilities”); and

WHEREAS, as a condition of its approval of the Plans, the City has required the Owner to enter into this Agreement, which governs the maintenance of the Facilities on the Property, subject to the conditions in **Attachment C**.

NOW, THEREFORE, in consideration of the foregoing premises, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

- (1) For purposes of this Agreement, the Owner shall perform the following operational maintenance activities on the Facilities 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.
- (2) The Owner shall perform the following specific operational maintenance activities as required by the City, depending on the type of permitted system that is part of the Facilities, in addition to the practices listed in Section (1), 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.
- (3) The Owner shall be solely responsible for maintenance of the Facilities and shall bear all costs of maintenance costs. The Owner shall complete an annual report, certified by a qualified individual. The report shall include written documentation of an inspection schedule, dates of inspection, maintenance activities, and certification that the Facilities are functioning. The 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 made available during inspection of the Facilities and at other reasonable times upon request by the City Engineer or designee. If the Facilities are not functioning as designed and permitted, operational maintenance must be performed promptly to restore the system. If operational maintenance measures are insufficient to enable the system to meet the design and performance standards, the Owner must either replace the system or construct an alternative design on the existing system.
- (4) Upon the City's inspection and in the event the Owner fails to maintain the Facilities in good working condition acceptable to the City, and such failure continues for 30 days after notice and demand for cure, the City may undertake without a public hearing, to enter upon the Property and take such reasonable steps as are necessary to correct deficiencies identified in the inspection report and authorize the City to assess the final cost of the corrections against the Property pursuant to Minn. Stat. Chapter 444 or Minn. Stat. Chapter 429, if no payment is received from Owner within 30 days after the City submits an invoice for payment. The Owner waives any appeal rights otherwise available pursuant to Minnesota Statute section 429.081 and acknowledges that the benefit from the performance of the work by the City as outlined in this section equals or exceeds the amount of the charges and assessments. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Owner 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 the Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. During any period of entry by the City on the Property, the City and its agents shall access the Facilities in a manner that does not unreasonably interfere with the use of the Owner's Property by the Owner or its tenants.
- (5) The Owner grants the City or its agents or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining, or repairing the Facilities. The Owner grants to the City the necessary easements and right-of-way and maintain perpetual access from public rights-of-

way to the Facilities for the City or its agent or contractor. The Owner agrees to grant and execute such other easements defining the Facilities as may be required by the City.

- (6) This Agreement shall inure to the benefit of and shall be binding upon the Owner and the City and their respective successors, agents and assignees, and shall be binding upon all future owners of all or any part of the Property for so long as the City deems the system remains required and operating at the Property. In the event the system is no longer needed for operation of the Property as determined by the City, the parties may terminate this Agreement in a writing recorded at the office of the County Recorder. 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 Crow Wing County Recorder so as to give notice hereof to subsequent purchases and encumbrances.
- (7) The Owner, its heirs, administrators, executors, assigns and any other successor interest shall indemnify and hold harmless the City and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part, against the City from the construction, presence, existence, or maintenance of the Facilities subject to this Agreement. In the event a claim is asserted against the City, its officers, agents or employees, the City shall notify the Owner and the Owner shall defend at the Owner's expense any suit based on such claim. If any judgment or claim against the City, its officers, agents or employees, shall be allowed the Owner shall pay all costs and expenses in connection therewith. The City will not indemnify, defend or hold harmless in any fashion the Owner from any claims arising from this Agreement, regardless of any language in any attachment or other document that the Owner may provide.
- (8) No waiver of any provision of this Agreement shall affect the right of any party thereafter to enforce such provisions or to exercise any right or remedy available.
- (9) This Agreement supersedes any prior or contemporaneous representations or agreements, where written or oral, because the parties and constitutes the entire agreement. Any modification of this Agreement shall require a written agreement signed by the parties.

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]

OWNER:
BELL BANK, INC.

By: _____
[Print name]
Its:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared _____, to me personally known, who being by me duly sworn, did say that s/he is the _____ of Bell Bank, Inc., a North Dakota Corporation, on behalf of the entity.

Notary Public

CITY:
CITY OF BAXTER, MINNESOTA

By: _____
Darrel L. Olson
Its Mayor

Attest: _____
Kelly Steele
Its Assistant City Administrator/City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF CROW WING)

The foregoing instrument was acknowledged before me this __ day of _____, 2026, by Darrel L. Olson and Kelly Steele, the Mayor and Assistant City Administrator/City Clerk of the City of Baxter, a municipal corporation under the laws of Minnesota, on behalf of the corporation.

Notary Public
My commission expires: _____

AFTER RECORDING, RETURN TO:
Greta Bjerkness (#0390575)
Kennedy & Graven, Chartered (GLB)
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

ATTACHMENT A
THE PROPERTY

Lot 1, Block 1, Bell Bank Addition to Baxter

ATTACHMENT B
THE PLANS

BELL BANK
BAXTER, MN
JULY 2026



PROJECT LOCATION
CITY OF BAXTER, CROW WING COUNTY, MINNESOTA



MAP SOURCE & YEAR: 2022 • MAP SOURCE: "W:\GDM\County\Crow_Wing\imagery\Fixmtrity\2022\BNC\Baxter_Brainerd.sld.mxd"
MAP DESCRIPTION: PARTIAL MAP OF BAXTER, CROW WING COUNTY, MINNESOTA

PROJECT LEGEND
PROJECT AREAS

SHEET INDEX TABLE

SHEET NUMBERS	SHEET TITLE
C1.01	TITLE SHEET
C1.02	LEGEND SHEET
C2.01	TRAFFIC CONTROL PLAN
C3.01 - C3.06	DETAILS
C4.01	DEMOLITION PLAN
C5.01	SITE PLAN
C6.01 - C6.03	UTILITY PLAN
C7.01	SWPPP NARRATIVE
C8.01	GRADING PLAN
C9.01	PLAN & PROFILE
C10.01	EROSION CONTROL PLAN

THIS PLAN CONTAINS 18 SHEETS

THIS PLAN SET CONTAINS COLOR GRAPHICS. BLACK AND WHITE PRINTS ARE NOT OFFICIAL SIGNED DOCUMENTS.



DRAWN BY:
DML

CHECKED BY:
CJD

DATE:
07/20/2025

DATE:
07/20/2025

DATE:
07/20/2025

DATE:
07/20/2025

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07/20/2025

DATE:
07/20/2025

BELL BANK

TITLE SHEET

C1.01

PROJECT # 2025-10710

Q:\2024\WIDSETH - BELL BANK\PROJECTS\BELL BANK\2024\2024-05-01\WIDSETH - BELL BANK\LEGENDS\LEGENDS - 11-11-2024.DWG, IN COTED BY: DANA LARKINS, 11-11-2024

SURVEY MONUMENTS - FOUND

- FOUND CAST IRON MONUMENT
- ▲ FOUND CONTROL POINT
- ◆ FOUND IRON PIPE
- ◆ FOUND ALUMINUM LAND MONUMENT
- FOUND LATH

SURVEY MONUMENTS - STAKED

- ✚ BENCHMARK
- STAKED CAST IRON MONUMENT
- ▲ STAKED CONTROL POINT
- STAKED IRON PIPE
- STAKED ALUMINUM LAND MONUMENT

PROPERTY LINEWORK

- SECTION LINE
- QUARTER SECTION LINE
- QUARTER QUARTER SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- DESCRIPTION LINE
- DEEDED LOT LINE
- PLATTED LOT LINE
- BOUNDARY LINE
- SUBDIVISION LINE
- SETBACK LINE

TOPOGRAPHIC INFORMATION - EXISTING

- 1280 MAJOR CONTOURS
- 1234 MINOR CONTOURS
- 1245 SPOT ELEVATION

TOPOGRAPHIC INFORMATION - PROPOSED

- 1230 MAJOR CONTOURS (WITH LABEL)
- 1234 MINOR CONTOURS (WITH LABEL)
- 1234.56 SPOT ELEVATION
- +/- 2.33% SLOPE - PERCENT
- 1:2 SLOPE - RISE : RUN
- 1234.56 SPOT ELEVATIONS @ CURB
- 1234.56 SPOT ELEVATIONS @ CURB (FOR TOP BACK CURB / FOR CURB FLOWING)
- 1234.56 SPOT ELEVATIONS CUT/FILL
- 1234.56 SPOT ELEVATIONS CUT/FILL (GREEN - FILL DEPTH / RED - CUT DEPTH)

VEGETATION SYMBOLS - EXISTING

- SHRUB
- STUMP
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- WETLAND

VEGETATION LINEWORK - EXISTING

- EDGE OF WOODS
- EDGE OF WETLANDS

VEGETATION SYMBOLS - PROPOSED

- SHRUB
- TREE - CONIFER
- TREE - DECIDUOUS

VEGETATION LINEWORK - PROPOSED

- EDGE OF WOODS

ROADWAY/PAVEMENT LINEWORK - EXISTING

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- GRAVEL SURFACE
- ROADWAY/DRIVE/UTRAIL CENTERLINE

ROADWAY/PAVEMENT LINEWORK - PROPOSED

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- GRAVEL SURFACE
- ROADWAY/DRIVE/UTRAIL CENTERLINE

SITE SYMBOLS - EXISTING

- FENCE POST
- ▲ FLAG POLE
- GUARD POST (BOLLARD)
- GUY POLE
- GUY WIRE ANCHOR
- ✕ MAILBOX
- SIGN - DOUBLE POST
- SIGN - SINGLE
- SIGN - FIRE #

SITE LINEWORK - EXISTING

- BUILDING
- BARS WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- RAILROAD
- RETAINING WALL

SITE SYMBOLS - PROPOSED

- FENCE POST
- ▲ FLAG POLE
- GUARD POST (BOLLARD)
- GUY POLE
- GUY WIRE ANCHOR
- ✕ MAILBOX
- SIGN - DOUBLE POST
- SIGN - FIRE #
- SIGN - SINGLE

SITE LINEWORK - PROPOSED

- BUILDING
- FENCE - BARS WIRE
- FENCE - CHAINLINK
- FENCE - WOOD
- RETAINING WALL

COMMUNICATION/TELECOM UTILITY LINEWORK - EXISTING

- TELECOM HANDHOLE
- TELECOM MANHOLE
- TELECOM PEDESTAL
- TELECOM POLE
- TV HANDHOLE
- TV PEDESTAL
- SATELLITE DISH

COMMUNICATION/TELECOM UTILITY LINEWORK - PROPOSED

- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE

COMMUNICATION/TELECOM UTILITY SYMBOLS - PROPOSED

- TELECOM HANDHOLE
- TELECOM MANHOLE
- TELECOM PEDESTAL
- TELECOM POLE
- TV HANDHOLE
- TV PEDESTAL
- SATELLITE DISH

COMMUNICATION/TELECOM UTILITY LINEWORK - PROPOSED

- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE

ELECTRICAL UTILITY SYMBOLS - EXISTING

- AC UNIT
- GENERATOR
- GROUND LIGHT (FLOODLIGHT)
- ELECTRIC HANDHOLE
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC POLE
- TRAFFIC SIGNAL
- TRANSFORMER
- YARD LIGHT

ELECTRICAL UTILITY LINEWORK - EXISTING

- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE

ELECTRICAL UTILITY SYMBOLS - PROPOSED

- AC UNIT
- GENERATOR
- GROUND LIGHT (FLOODLIGHT)
- ELECTRIC HANDHOLE
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC POLE
- TRAFFIC SIGNAL
- TRANSFORMER
- YARD LIGHT

ELECTRICAL UTILITY LINEWORK - PROPOSED

- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE

NATURAL GAS UTILITY SYMBOLS - EXISTING

- NATURAL GAS METER
- NATURAL GAS VALVE
- PROPANE TANK

NATURAL GAS UTILITY LINEWORK - EXISTING

- NATURAL GAS LINE

NATURAL GAS UTILITY SYMBOLS - PROPOSED

- NATURAL GAS METER
- NATURAL GAS VALVE
- PROPANE TANK

NATURAL GAS UTILITY LINEWORK - PROPOSED

- NATURAL GAS LINE

SANITARY SEWER SYMBOLS - EXISTING

- SANITARY AIR RELEASE MANHOLE
- SANITARY CLEANOUT
- LIFT STATION WET WELL
- LIFT STATION VALVE VAULT
- SANITARY MANHOLE
- SANITARY VALVE (FORCEMAIN)

SANITARY SEWER LINEWORK - EXISTING

- SANITARY FORCE MAIN
- SANITARY GRAVITY MAIN
- SANITARY SERVICE LINE

SANITARY SEWER SYMBOLS - PROPOSED

- SANITARY AIR RELEASE MANHOLE
- SANITARY CLEANOUT
- LIFT STATION WET WELL
- LIFT STATION VALVE VAULT
- SANITARY MANHOLE
- SANITARY VALVE (FORCEMAIN)

SANITARY SEWER LINEWORK - PROPOSED

- SANITARY FORCE MAIN
- SANITARY GRAVITY MAIN
- SANITARY SERVICE LINE

STORM SEWER SYMBOLS - EXISTING

- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE

STORM SEWER LINEWORK - EXISTING

- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAIN TILE

STORM SEWER SYMBOLS - PROPOSED

- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE

STORM SEWER LINEWORK - PROPOSED

- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAIN TILE

WATER SYMBOLS - EXISTING

- CURB STOP
- WATER HANDHOLE
- FIRE HYDRANT
- YARD HYDRANT
- WATER MANHOLE
- WATER METER
- WATER MAIN VALVE
- WATER WELL

WATER LINEWORK - EXISTING

- WATER MAIN LINE
- WATER SERVICE LINE

WATER SYMBOLS - PROPOSED

- CURB STOP
- HANDHOLE
- HYDRANT
- YARD HYDRANT
- MANHOLE
- WATER METER
- WATER MAIN VALVE
- WATER WELL

WATER LINEWORK - PROPOSED

- WATER MAIN PIPE
- WATER SERVICE PIPE

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:
DML
CHECKED BY:
GDP

IN ACCEPTANCE OF THE PROFESSIONAL SEAL OF THE ENGINEER, I HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly Licensed Professional Engineer under the laws of the State of Tennessee.
CHRISTOPHER J. DAVIS JR., M.E. SEAL DATE: 07/20/2024

DATE	REVISION DESCRIPTION

BELL BANK
LEGEND SHEET

C1.02
PROJECT # 2024-12710

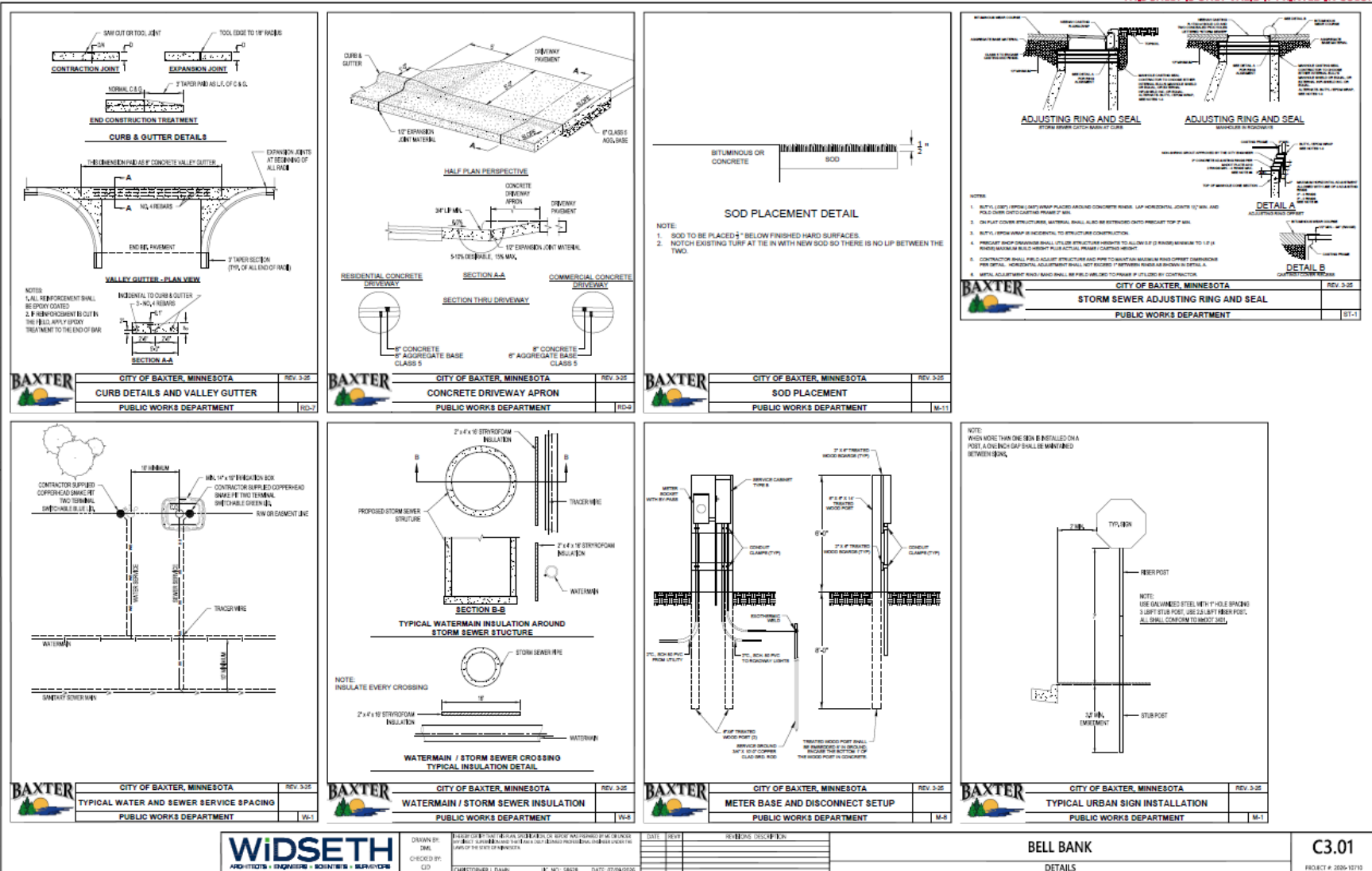


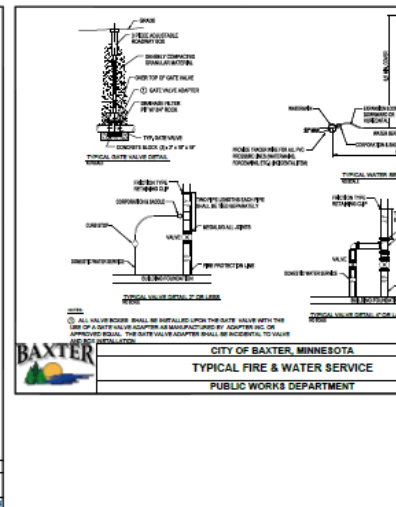
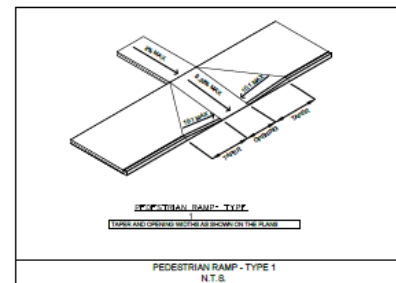
DRAWN BY: DML CHECKED BY: CJD	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly Licensed Professional Engineer under the laws of the State of Wisconsin. CHRISTOPHER J. DAHN LIC. NO. 58238 DATE: 07/04/2020
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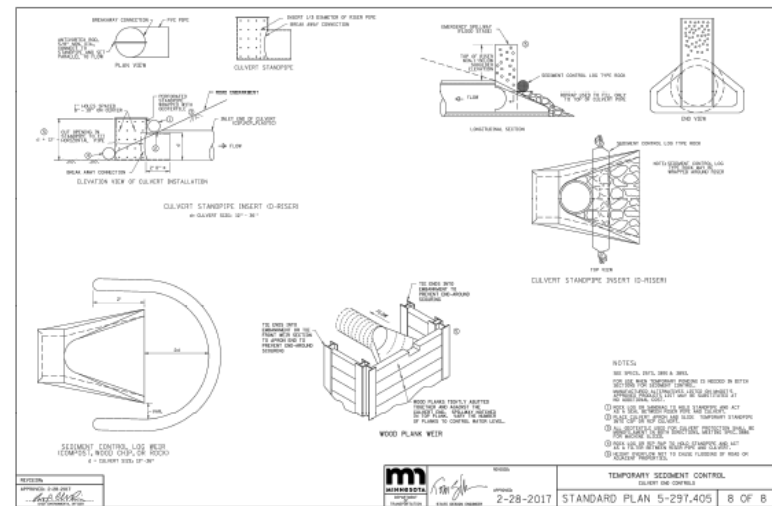
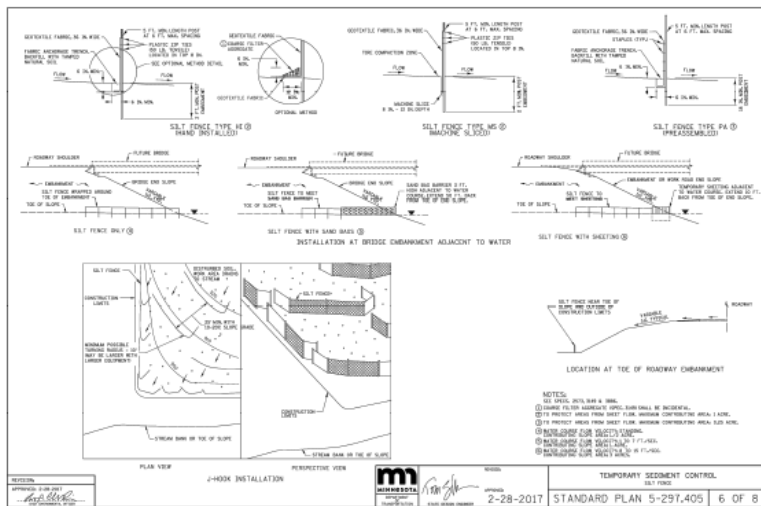
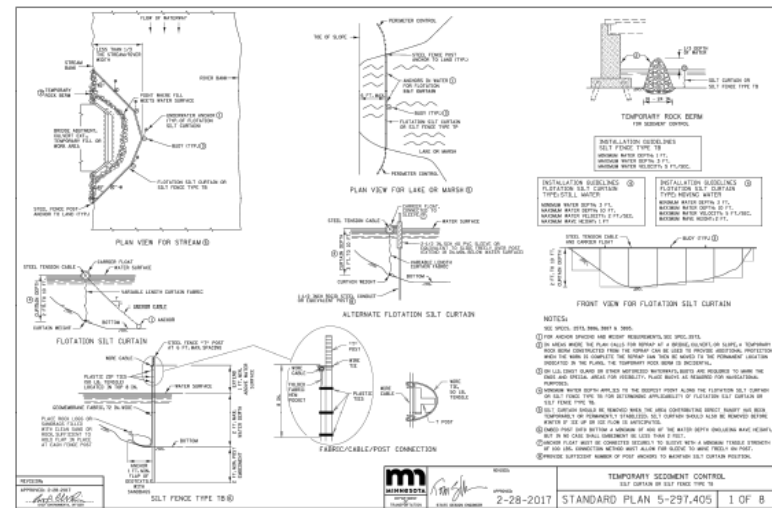
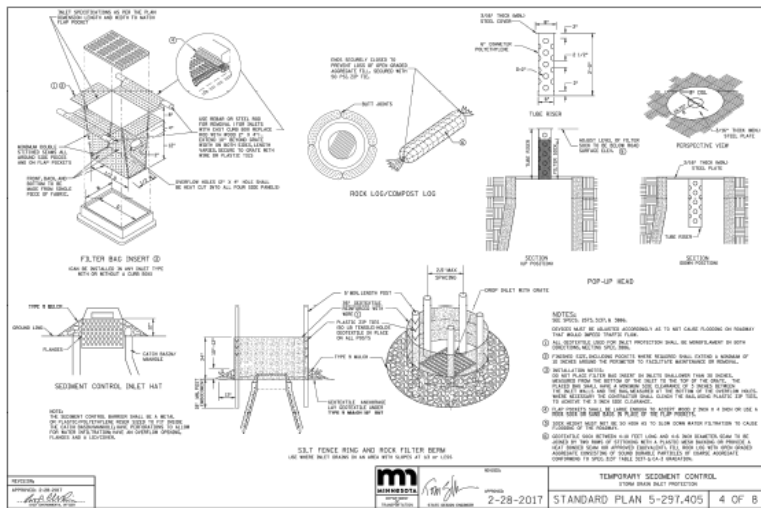
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TRAFFIC CONTROL PLAN

PROJECT #: 2026-10710







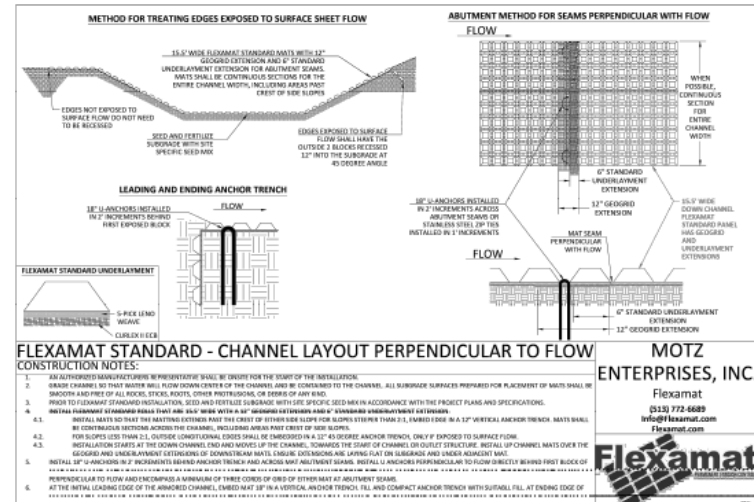
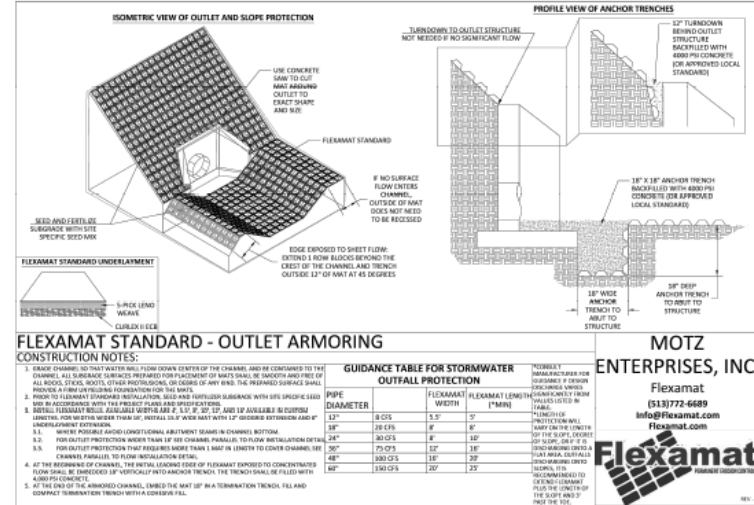
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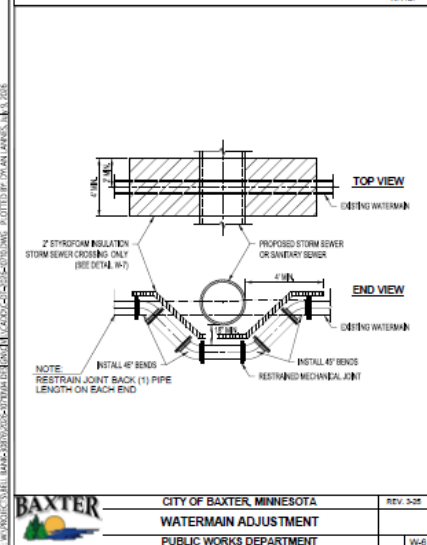
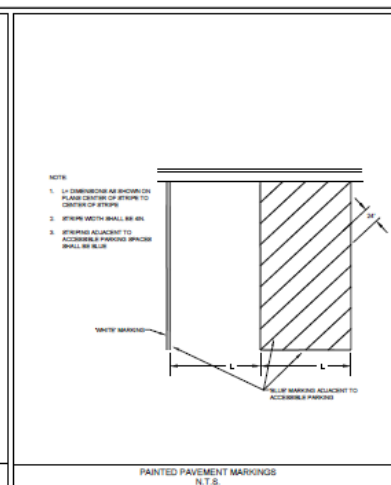
DESIGNED BY: DML
CHECKED BY: CD
PROJECT: BELL BANK
DATE: 2-28-2017

DATE	REVISION DESCRIPTION

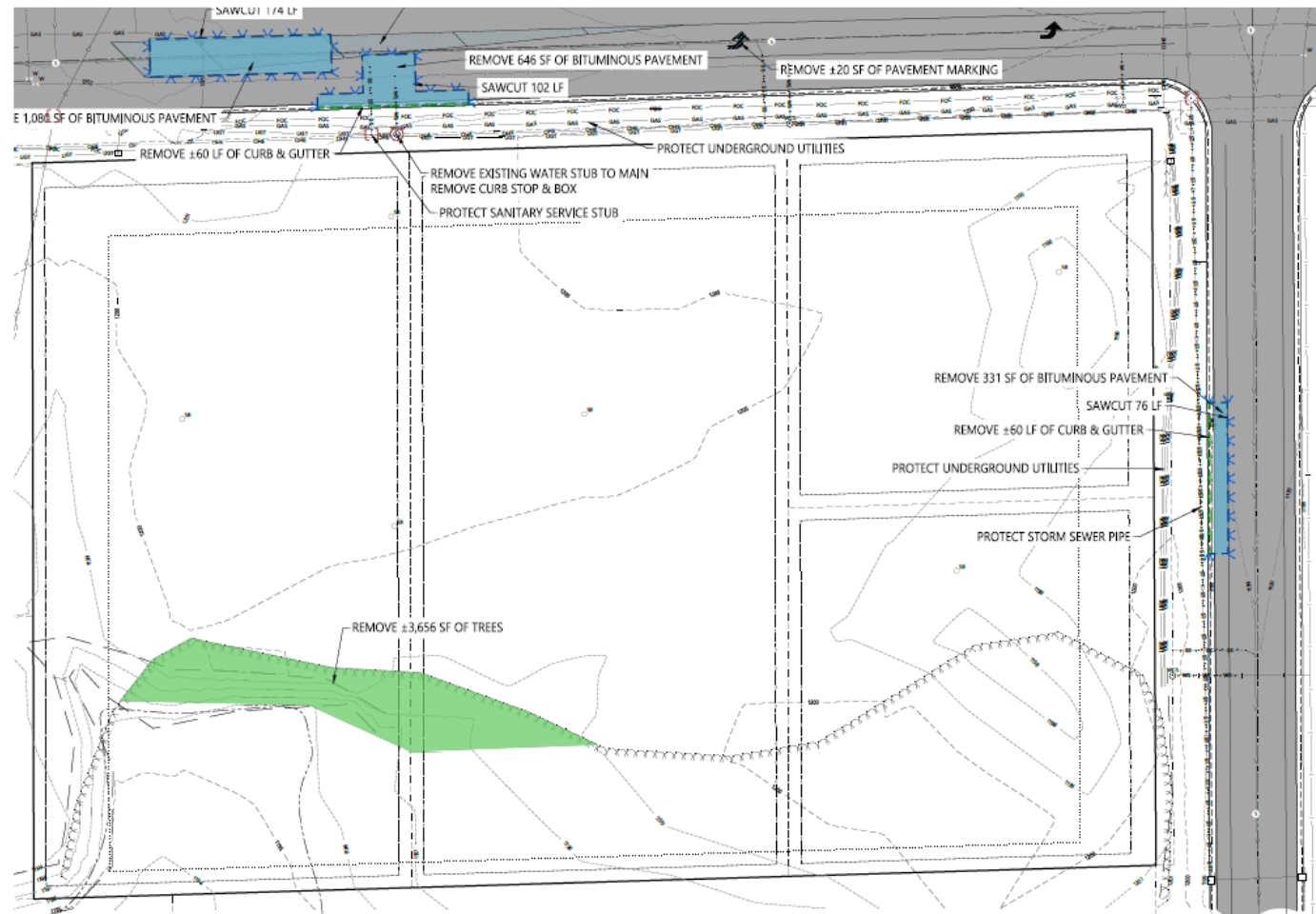
BELL BANK
DETAILS

C3.04
PROJECT # 2006-10712





C3.06
PROJECT #: 2006-172

**DEMOLITION & REMOVAL LEGEND**

- CLEARING AND GRUBBING (ACR)
- REMOVE CONCRETE CURB AND GUTTER
- PROTECT ITEM (CALLOUT FOR ITEM TYPE)
- PROTECT SANITARY SERVICE PIPE (EACH)
- PROTECT SEWER PIPE (SANITARY) (EACH)
- PROTECT SEWER PIPE (STORM) (EACH)
- PROTECT WATER SERVICE PIPE (EACH)
- PROTECT WATER MAIN (EACH)
- REMOVE BITUMINOUS PAVEMENT (SF)
- SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH) (LF)
- REMOVE WATER SERVICE PIPE (LF)
- REMOVE ITEM (CALLOUT FOR ITEM TYPE)
- REMOVE PAVEMENT MARKINGS (SF)

GENERAL DEMOLITION & REMOVAL PLAN NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CHANCE 38-002, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DIRECTION OF EXISTING SUBSURFACE UTILITY DATA".
- PRIVATE UTILITY LOCATES ARE TO BE COORDINATED WITH THE ENGINEER. THE PRIVATE LOCATES WILL BE DONE BY Gopher State ONE CALL. ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN ARE TO BE IN PLACE PRIOR TO BEGINNING REMOVALS.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, TREES, CONCRETE PAVEMENT, BITUMINOUS PAVEMENT, BUILDINGS, LIGHT POLES & BASES, ETC. NOT NOTED FOR DEMOLITION & REMOVAL DURING REMOVALS. ANY DAMAGED STRUCTURES TO REMAIN SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
- ALL SAWCUT EDGES IN CONCRETE WALK, CONCRETE PAVEMENT AND BITUMINOUS PAVEMENT SHALL BE PROTECTED AFTER REMOVALS THROUGHOUT THE DURATION OF THE PROJECT. PAYMENT FOR SAWCUTTING WILL BE MADE ONLY ONCE. ADDITIONAL SAWCUTTING TO MAINTAIN A CLEAN SAWCUT EDGE WILL BE AT THE EXPENSE OF THE CONTRACTOR.
- ALL MATERIALS IDENTIFIED FOR REMOVAL SHALL BE DEPOSED OFF SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS.
- THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMPLETING ANY DISCONNECTIONS AND/OR REMOVALS OF UTILITIES.



WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • PLANNERS

DRAWN BY:
DML

CHECKED BY:
CJD

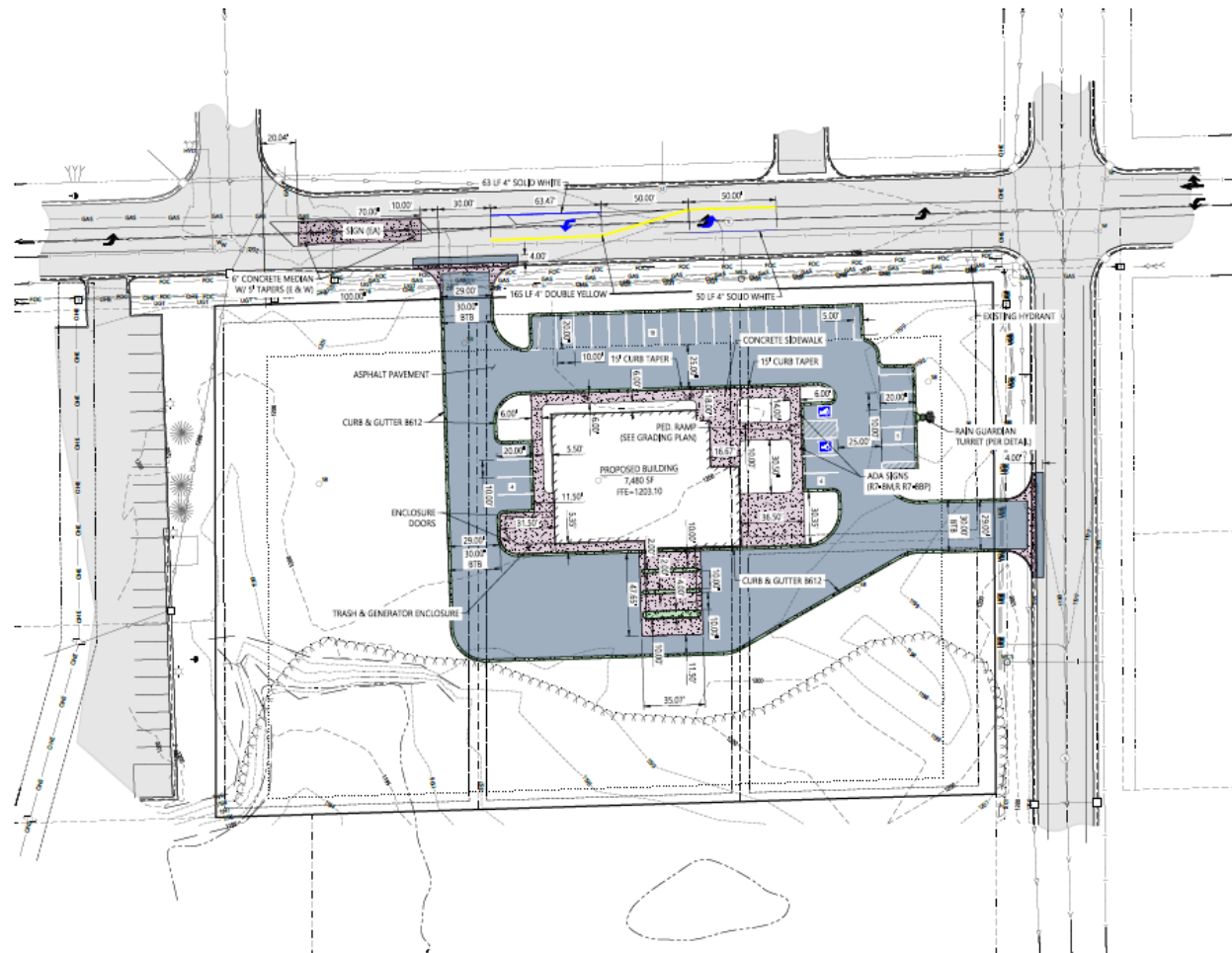
DESIGN CERTIFICATE: THE PLAN, SPECIFICATIONS, OR STATEMENTS OF WORK CONTAINED HEREIN ARE THE PROPERTY OF WIDSETH & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WIDSETH & ASSOCIATES, INC.

ENGINEER: J. DAVIS LIC. NO. 54328 DATE: 07/09/2020

DATE	REVISION	DESCRIPTION

BELL BANK
DEMOLITION PLAN

C4.01
PROJECT # 2020-10712



PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- BUILDING
- SIGN - SINGLE

GENERAL SITE PLAN NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CHSCE 38.2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- CONTRACTOR SHALL CALL Gopher State One Call PRIOR TO BEGINNING REMOVALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL AND TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
- ALL CURB RADII SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKING DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2020 EDITION. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING (INVERT) LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

PARKING COUNT			
STRAIGHT STALLS (9'0")	ANGLED STALLS (9'0", 30", 45", 60")	SPACES	TOTAL PARKING STALLS
Existing Parking Conditions	0	0	0
Proposed Parking Conditions	31	0	31



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DRAWN BY:
DME

CHECKED BY:
CJD

PROJECT: 2024-01-15
DATE: 01/15/2024

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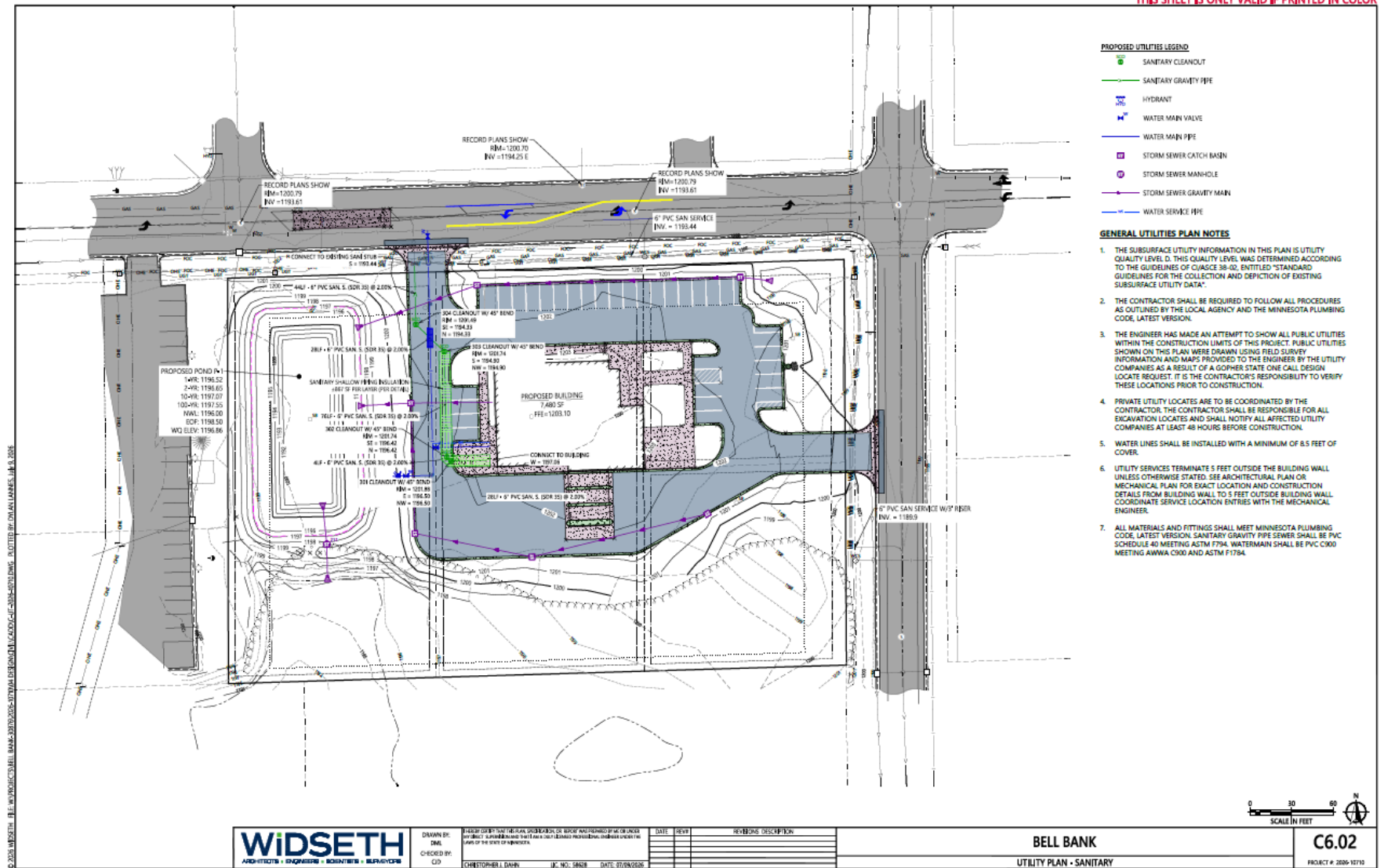
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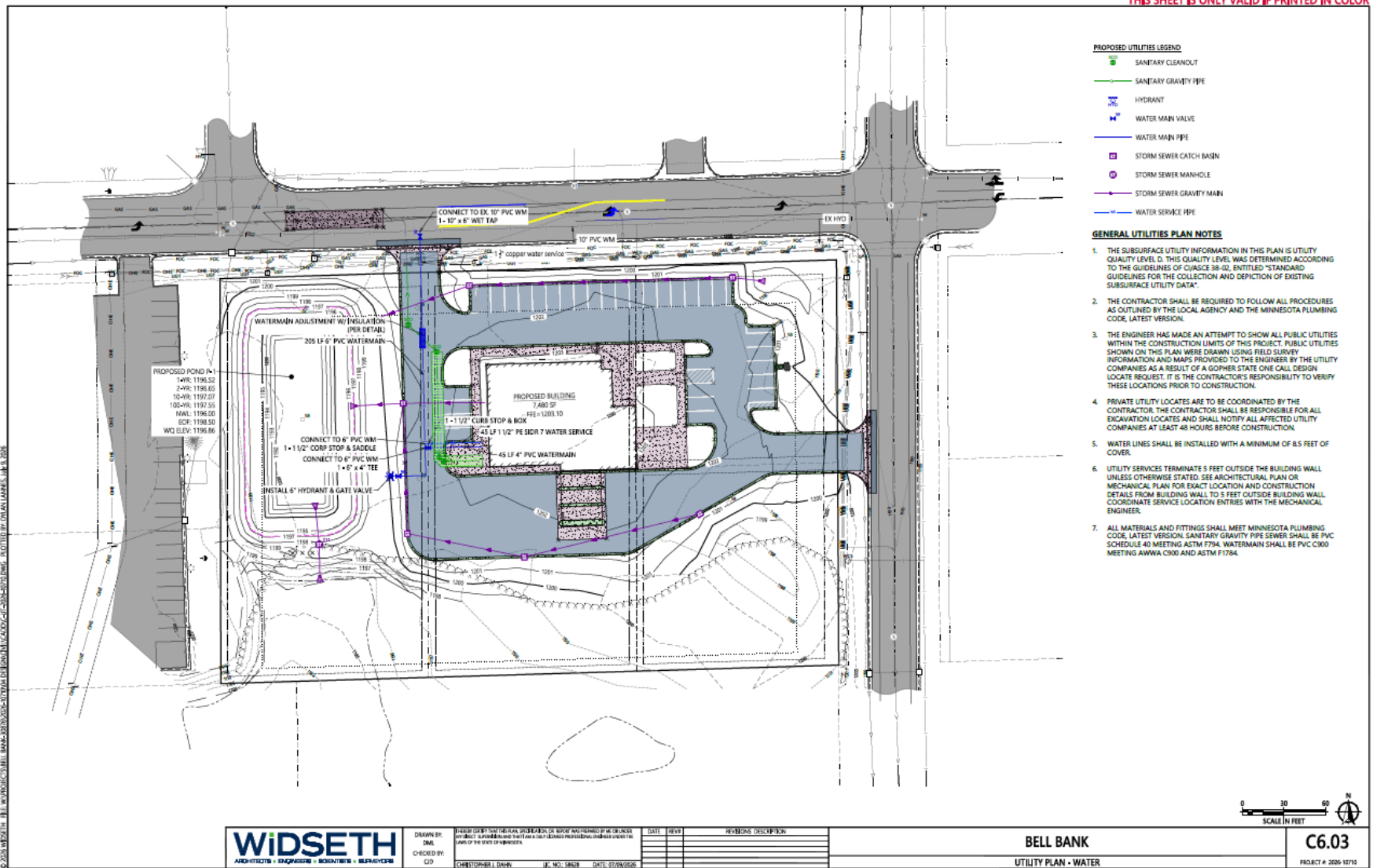
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BELL BANK
SITE PLAN

C5.01
PROJECT # 2024-10110





© 2025 WIDSETH, INC. WIDSETH, INC. 10000 WIDSETH DRIVE, SUITE 100, MINNEAPOLIS, MN 55425-1000. PROJECT # 2025-10710

GENERAL CONSTRUCTION ACTIVITY

Project Name: **BELL BANK**

Project Location:
PID# 40050520, 40050528, 40050527, 40050526 (SW of Intersection of Clearwater Rd & Golf Course Dr)
Stearns, MN 56252
Crow Wing County
26.351620, -94.242014

Project Description: The project consists of mass grading, construction of a building, construction of a parking lot, construction of wet sedimentation basin, utility installation, turf establishment.

The existing site consists of meadow area with no existing impervious area. The existing grades of the site generally slopes from north to south.

The overall grading and storm water runoff will be changed to adjust for the proposed site. Runoff will be directed to the proposed wet sedimentation basin to the west, and ultimately be directed to the south in the existing wetland. The total impervious of the site being disturbed is shown below.

Seeding, mulch, and fertilizer will be used for temporary and permanent stabilization. Flocoulants and other chemicals are not anticipated to be used on this project.

Total acres of disturbed area = 2.30 acres
Pre-construction acres of impervious surface = 0.14 acres (Wetland Area)
Post-construction acres of impervious surface = 1.49 acres (includes Wetland Area)
Total new acres of impervious surface = 1.35 acres

RECEIVING WATERS

There are no surrounding impaired waters within 1 mile of the project.

Wetland areas will be protected with double row silt protection, which may include silt fence, biofill, or earthen berms. Drainage ditches and construction exits will be established where needed. All disturbed areas will be covered with turf (seed, mulch, and fertilizer).

PROJECT CONTACTS

Owner:
Contact Name:
Address:
Phone:
Email:

Site Manager / Contractor's Erosion Control Supervisor

Name:

Training Dates:

Instructor:

Content/Hours:

BMP Installer:

Name:

Training Dates:

Instructor:

Content/Hours:

Other:

MPCA Staff

Name: Teri Roth

Phone: 507-206-2861

Email: teresa.roth@mstate.mn.us

State Duty Officer

800-422-0798

651-649-5451

SOILS INFORMATION

According to the NRCS Web Soil Survey, soils on site primary consist of Lougee-Barber-Guida complex, 0 to 8 percent slopes & Barber-Ulman land complex, 0 to 3 percent slopes.

SUMMARY OF OTHER SWPPP REQUIREMENTS IN PROJECT PLANS

DESCRIPTION	SHEET NAME	SHEET NUMBER
Construction limits and project phasing	SITE PLAN	C5.01
Existing and final grades, direction of flow	GRADING PLAN	C8.01
Locations of impervious surfaces	SITE PLAN	C5.01
Standard erosion control construction details	CIVIL DETAILS	C3.01 - C3.06
Locations and types of all temp. and perm. erosion prevention and sediment control items	EROSION CONTROL PLAN	C10.01
Estimated quantities of erosion control items	EROSION CONTROL PLAN	C10.01

SEDIMENT AND EROSION CONTROL PRACTICES

The contractor/ECS is responsible for the sediment and erosion control practices contained in the NPDES permit. Sediment control practices must be installed on all down gradient perimeters before any up gradient land disturbing activities begin. These practices must remain in place until Permit Termination Conditions have been established.

The timing of installation of sediment control practices may be adjusted to accommodate short-term activities, such as clearing and grubbing or passage of vehicles. Short-term activities must be completed as quickly as possible, and practices must be installed immediately after the activity is completed. However, these practices must be installed before the next precipitation event even if the activity is not complete.

Temporary sediment control devices for this project will primarily include the following:

Silt fence for primary perimeter control
Biorolls for secondary perimeter control
Storm drain inlet protection
Stabilized construction exits

The contractor/ECS must plan for, and implement, appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion. The location of areas not to be disturbed must be delineated (marked) on site prior to construction.

All disturbed/deposited soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than fourteen days after the construction activity in that portion of the site has temporarily or permanently ceased.

Temporary erosion control shall consist of the following:

MnDOT seed mixture Oats (O) at 100 lbs per acre
Fertilizer Type 1 (10-10-20) at 200 lbs per acre
Mulch type 3 at 2 tons per acre

All storm drain inlets must be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed if a specific safety concern has been identified and the procedure as described in the NPDES permit is followed.

Temporary soil stockpiles must have silt fence or other effective sediment controls and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems or ditches.

Vehicle tracking of sediment from the construction site must be minimized by BMPs such as stone or wood chip pads, concrete or steel wash racks, or equivalent systems. Street sweeping with collection must be used if such BMPs are not adequate to prevent sediment tracking.

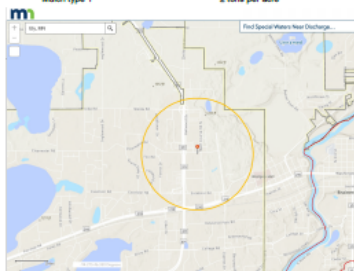
Dewatering related to the construction activity must comply with the NPDES permit. Dewatering discharge that may have turbid or sediment laden discharge must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible, and BMPs must be implemented to prevent water containing sediment or other pollutants from being discharged to surface waters or downstream properties.

Contractor may construct temporary sedimentation basins in accordance with the NPDES permit.

The normal wetted perimeter of any temporary or permanent drainage ditch or easle that drains water from any portion of the construction site, or diverts water around the construction site, must be stabilized within 200 linear feet from the property edge or from the discharge into any surface water. Stabilization must be completed within 24 hours after connecting to surface water.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connecting to a surface water.

Permanent erosion control shall consist of the following:
Seed mixture Northern Boulevard: 220 lbs per acre
Seed mixture Southern Boulevard: 160 lb/ac
Seed mixture Two-year Cover Crops: 25 lb/ac
Seed mixture Patch Mix: 30 lb/ac
Seed mixture Residential Turfgrass: 200 lb/ac
Seed mixture Mesic Inslope: 65 lb/ac
Seed mixture High-traffic Inslope: 60 lb/ac
Seed mixture Sandy Inslope: 65 lb/ac
Seed mixture Wet ditch: 20 lb/ac
Seed mixture Southern shortgrass roadside: 26 lb/ac
Fertilizer type 1: 350 lbs per acre
Mulch type 1: 2 tons per acre



EROSION CONTROL SUPERVISOR REQUIREMENTS

The contractor must identify an Erosion Control Supervisor (ECS) who is knowledgeable and experienced. In the application of erosion and sediment control Best Management Practices (BMPs). The ECS must work with the contractor to oversee and implement the SWPPP and the installation, inspection, and maintenance of erosion and sediment control BMPs before, during, and after construction.

The contractor/ECS is required to comply with all applicable training requirements of the NPDES permit. The permittee(s) shall ensure that employees are properly trained with certification proof. The contractor/ECS shall develop a chain of responsibility with all operators on the site to ensure that the SWPPP will be implemented and stay in effect until the project site has undergone permit termination.

The contractor/ECS must routinely inspect the entire construction site at least once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inch in 24 hours. The contractor/ECS shall take immediate action to eliminate any deficiencies found during these inspections. Inspections, maintenance, and documentation must be in accordance with the NPDES permit. Copies of the inspection records must be submitted to the engineer.

The contractor/ECS must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct problems or address situations in accordance with the NPDES permit. The contractor shall have a petroleum release plan and have all necessary materials on hand to implement the plan. All employees shall be trained in implementation of the plan. The MPCA must be informed of any petroleum spills greater than five gallons.

TMDL IMPLEMENTATION PLANS CONTAINING STORM WATER REQUIREMENTS

No TMDL Implementation Plans are currently available for the project's receiving waters.

LONG TERM MAINTENANCE

Long term maintenance of the permanent storm water management system will be performed by the owner. Sedimentation basins shall be inspected and maintained annually and cleaned and restored to design grade after one half the storage volume has been filled with sediment. Inlets and outlets shall be monitored and repaired for any erosion or defects that may develop.

CONSTRUCTION PRACTICES TO MINIMIZE STORM WATER AND OTHER POLLUTANT CONTAMINATION

- Each contractor on site is individually responsible for maintaining a clean and safe work environment.
- Stockpiles should be constructed away from slopes and natural drainage ways and have sediment controls at the base.
- Collected solid waste, sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction demolition debris, and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- No construction materials can be buried on site.
- Licensed sanitary waste management handler must dispose of sanitary waste.
- Fertilizers must be stored in covered locations.
- Restricted access to chemical storage areas must be provided to prevent vandalism.
- All chemicals must be stored in locked containers when not in use.
- Oil, gasoline, paint, and other hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks, or other discharges.
- Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- Vehicles must be monitored for leaks and preventative maintenance scheduled.
- Spill kits must be available during equipment fueling and maintenance operations.
- External washing of construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
- Asphalt substances must be applied according to manufacturers recommendations.
- Spray guns must be cleaned on removable surfaces such as tarpaulins.
- Contractor/ECS must make a spill response plan before the application of any chemical that may be harmful to the environment.
- All spills must be reported immediately. Spill clean-up materials must be available on site. Material shall include but not limited to brooms, mops, rags, gloves, absorbent material, sand, plastic and metal containers. Spills that reach storm sewer conveyance systems connected to public waters must be immediately reported to the State Duty Officer.
- Contractor must control weeds on the entire project site.
- Form release oil must be applied over a pallet covered with absorbent material to collect excess fluid. The absorbent material shall be replaced when saturated.
- Dust control must be provided as conditions warrant.
- If the project is not stabilized before winter conditions, it shall be the contractor's responsibility to ensure sediment does not reach public waters. A written plan of this activity shall be presented to the engineer one month prior before expected project shut-down for the season occurs. This plan shall include dates of BMP employment, duration of BMPs employed, and schedule of subsequent BMPs employed.
- All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground and not runoff from the concrete washout operations area. A sign must be installed adjacent to the washout facility to inform concrete equipment operators to utilize the proper facilities.

SWPPP AMENDMENTS

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DRAWN BY: DML
CHECKED BY: CO

DESIGNED BY: DML
DATE: 10/20/2025
PROJECT: BELL BANK
PROJECT LOCATION: 26.351620, -94.242014
DATE: 10/20/2025

DATE	REVISION DESCRIPTION

BELL BANK
SWPPP NARRATIVE

C7.01
PROJECT # 2025-10710

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL 2. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CLAUSE 8-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DETECTION OF EXISTING SUBSURFACE UTILITY DATA".
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATION'S POLLUTANT REDUCTION ACT AND THE CLEAN WATER ACT AND ALL APPLICABLE REGULATIONS.
- SLOP ELEVATIONS SHOW INDICATED FINISHED PAVED/PAVEMENT ELEVATIONS, GUTTER LOW LINE OF CURB (GUTTER F/L), BACK OF CURB ELEVATIONS (F/L) TOP OF SIDEWALK (F/L), AND FINISHED SURFACE GRADE, UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE GRADED TO 3% TO FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND THOSE SHOWN ON THE PLANS AND ALERT THE ENGINEER BEFORE BEGINNING THE PROJECT AND BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATION PRIOR TO BEGINNING THE PROJECT AND COMMENCING WORK.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SLIP AND FALLS DURING RUN-DOWN GRADING OPERATIONS AND TO PROTECT THE PUBLIC.
- CONTRACTOR SHALL VERIFY CRITICAL ANCHORS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAYMENTS THAT REMAIN OR BECOME ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CORRECTIONS PRIOR TO BEGINNING THE PROJECT.
- EROSION SLOP/ SLOP ELEVATIONS ARE TO THE TOP OF CURB UNLESS OTHERWISE NOTED. ELEVATION OF LOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL, AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO AVOID EXCESS PERSONAL ALL OR PART OF ONE OR MORE FEET PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EXCESS OPERATIONS, EXCESS CUT AND FILL, EXCESS EROSION, EXCESS GRADING, AND EXCESS CONSTRUCTION SURVIVING FOR ADJUSTING FUTURE LOCATIONS ACCORDINGLY, S/L, FENCE, ETC.
- CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING A NEW BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PILING, ETC. AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNLESS TEMPORARY OR EXISTING STORM SEWER IS NOT FUNCTIONAL. COORDINATE ALL REMOVING WITH APPROPRIATE TRADITS (SEE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
- THIS PLAN LEGEND FOR A COMPLETE LIST OF HATCHES AND SYMBOLS USED FOR GRADING.

CUT/FILL VOLUME TABLE		
ITEM	VALUE	
CUT VOLUME (UNADJUSTED)	3406	CU YD
FILL VOLUME (UNADJUSTED)	5504	CU YD
CUT FACTOR	1.0	
FILL FACTOR	1.0	
ADJUSTED CUT VOLUME ¹	3406	CU YD
ADJUSTED FILL VOLUME ²	5504	CU YD
TOTAL CUT/FILL VOLUME ³	2098	CU YD

$$\text{ADJUSTED PULP VOLUME} = \text{PULP VOLUME} \times \text{PULP FACTOR}$$

[†] NEGATIVE NUMBERS (-123, ETC.) DENOTES VOLUME OF MATERIAL TO BE REMOVED FROM THE SITE; POSITIVE (123, ETC.) DENOTES VOLUME OF MATERIAL TO BE DEPOSITED TO THE SITE.

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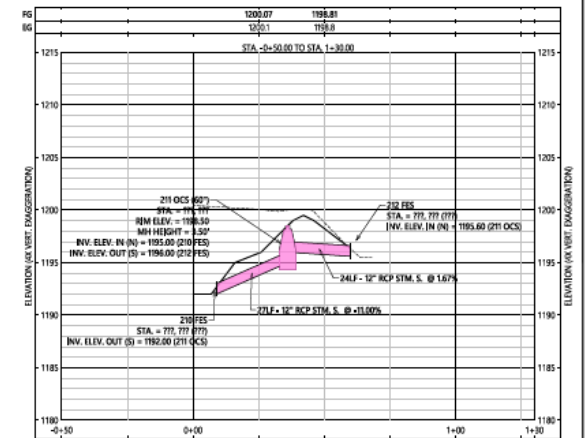
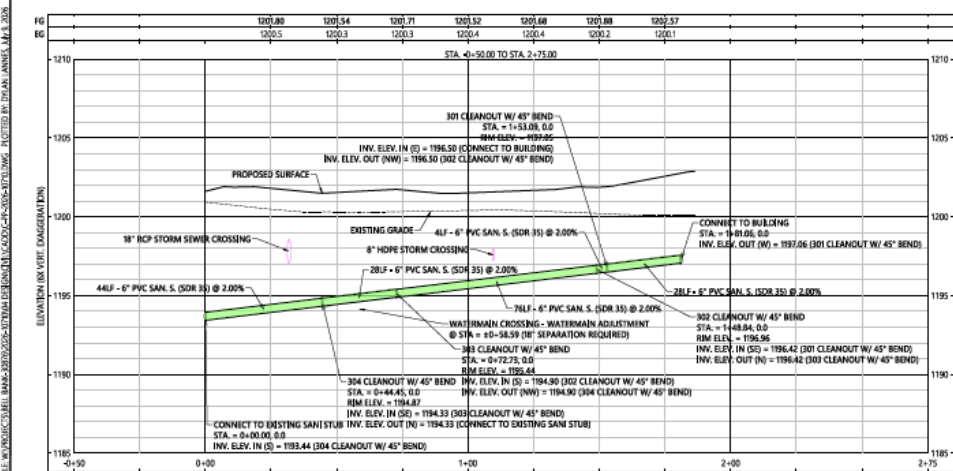
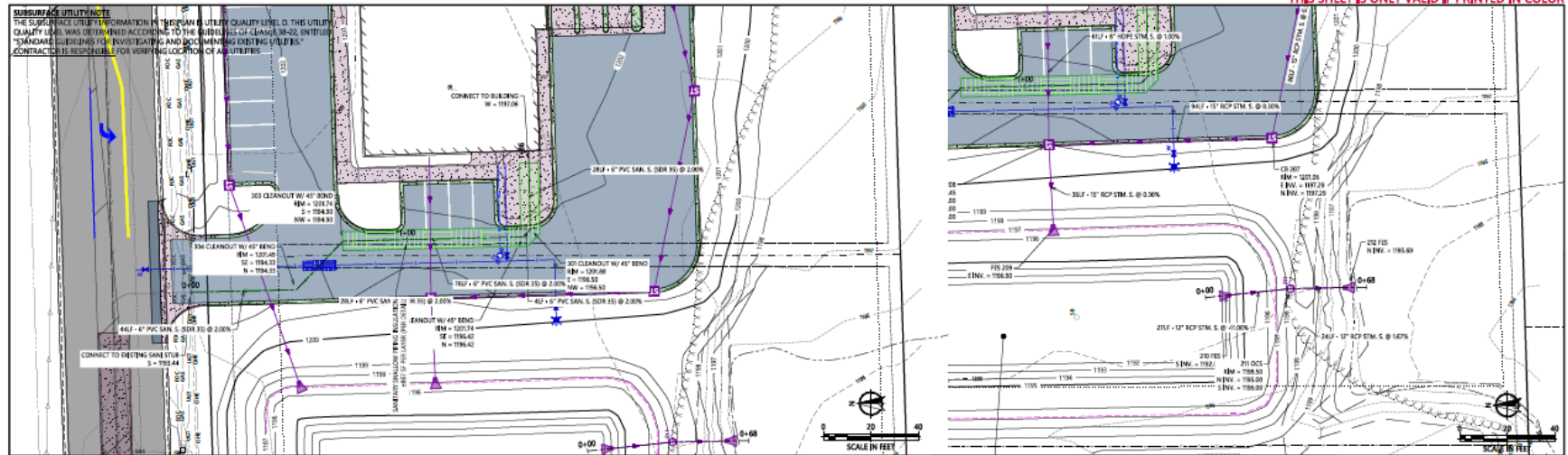
I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PLAN OR SPECIFICATION	DATE	PROJECT LOCATION	PROJECT DESCRIPTION
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[illegible]

BELL BANK
GRADING PLAN

C8.01
PROJECT #: 2026-10710



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DRAWN BY:
DML

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CJD

DATE: 07/26/2024
PROJECT: BELL BANK

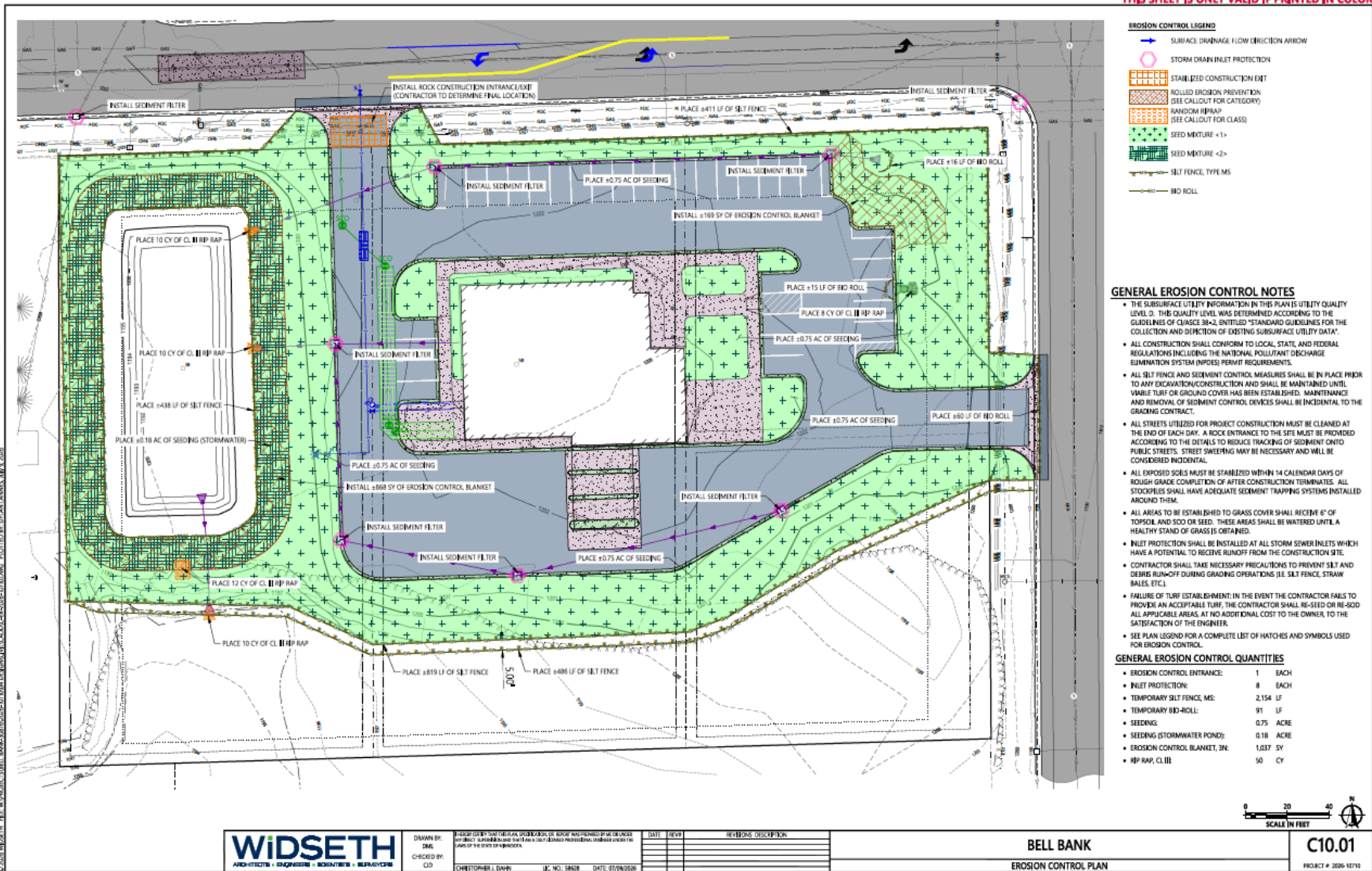
REVISIONS DESCRIPTION

BELL BANK

PLAN & PROFILE - SANITARY & STORM

C9.01

PROJECT # 2020-10710



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.