

**Meeting: Board of Managers** Meeting date: 8/14/2025 Agenda Item #: 10.2

Item type: Permit

Title: Permit #25-106: Edina Public Schools Tennis Court Reconstruction

Applicant: Edina Public School District

Prepared by: Name: Veronica Sannes, Permitting Lead

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### **Recommendation:**

Approval of MCWD Permit #25-106, in accordance with the submitted plans, with permit issuance on the following condition:

Finalize and execute an agreement among the Edina Public School District, the City of Edina, and Minnehaha Creek Watershed District, that materially conforms to the draft agreement (Attachment C) to provide for the City to construct and maintain a regional stormwater management facility, with non-substantive revisions to be made on advice of MCWD legal counsel.

### **Project Location and Scope**

### Location and Hydrology:

The Project area is located at 5701 Normandale Road, Edina, within the Minnehaha Creek subwatershed. The site flows southeast into the City of Edina's storm sewer system which flows east and eventually outlets into Minnehaha Creek.

The Project site is a 35.42-acre parcel owned by the Edina Public School District and contains the Edina Community Center, South View Middle School, as well as associated football and baseball fields, a track, and tennis courts. Attachment A provides a project area map and Attachment B contains the existing and proposed site plans.

### Project Purpose and Scope:

The Edina Public School District (Applicant) has applied for a Minnehaha Creek Watershed District (MCWD) permit to reconstruct the two areas consisting of seven total existing tennis courts and conduct associated grading (Project) at 5701 Normandale Road in the City of Edina.

Construction commenced in June 2025 without a permit, and the Applicant is therefore requesting an after-the-fact permit, as well as an Exception under the MCWD Variances and Exceptions Rule.

### Regulatory Framework, Rule Applicability, and Exception Request:

The MCWD's Erosion Control and Stormwater Management Rules apply to the Project. The Project does not conform to section 10(a) of the Stormwater Management Rule, and the Applicant is therefore requesting an Exception. Section 10(a) requires that a project's stormwater management facilities be constructed and functional within 24 months of the start of construction of the regulated impervious surface. The Applicant instead proposes to enter into an agreement with MCWD and the City of Edina (City) in which the responsibility for stormwater facility construction will be assumed by the City, with stipulations outlined in the agreement.

As outlined in the proposed draft agreement, this regional stormwater facility must be constructed to provide a minimum Total Phosphorus (TP) load reduction of 0.83 lbs/year, exceeding the load reduction that would be provided by strict rule compliance by 0.24 lbs/year. MCWD staff and District Engineer have reviewed the Project and concluded that it meets the applicable MCWD rules, other than section 10(a). The Project is before the Board of Managers for a Board determination on the Exception Request.

### **MCWD Rule Analysis:**

### **Erosion Control Rule**

MCWD's <u>Erosion Control Rule</u> applies to projects that propose to disturb more than 5,000 square feet or move 50 cubic yards or more of material. The Project proposes to disturb 2.3 acres (100,188 square feet) and have an excavation volume of approximately 161 cubic yards of material; therefore, the rule applies. The Applicant has provided an erosion control plan, shown on page 5 of Attachment B, which includes a rock construction entrance and silt fence downgradient of all proposed work, including 3 to 4 rows of silt fence on areas with steep slopes. Staff have reviewed the permit application and have found it to be complete and compliant with all Erosion Control Rule requirements.

### Stormwater Management Rule

MCWD's <u>Stormwater Management Rule</u> applies to development that meets criteria for site size, extent of site disturbance, and impervious surface as outlined in Table 1 of the rule. The Project is subject to Section 2(a)1 of the Stormwater Management rule. Under Table 1, the stormwater volume control requirement is determined by site size (>1 acre), portion of site disturbed (<40%), amount of new and fully reconstructed impervious surface (>1 acre), and impervious surface change (<50%). The Applicant is required to treat the 1.155 acres of new and reconstructed impervious surface for volume, and to maintain or reduce peak runoff rate. While the rule requires that infiltration practices be used when feasible, unsuitable soils in this location result in filtration practices being allowable, and filtration practices must be sized to treat 2" over the regulated impervious surface area, 1.155 acres, resulting in a required treatment volume of 8,385 cf.

The Applicant proposes to meet stormwater management requirements via a partnership with the City of Edina, which would assume the responsibility to construct and maintain a stormwater management facility, as outlined in a three-party agreement among the Applicant, the City, and MCWD (Attachment C). Under the agreement, the facility constructed by the City must meet all regulatory requirements of the Stormwater Management rule except section 10(a), for which the Applicant has requested an Exception.

Under Section 4(a) of the rule, an action may not increase the peak runoff rate from the site, in aggregate, for design storm events. The interim condition will not increase the peak runoff rate from the site, as the area of impervious surface is decreasing from the existing condition. Under the agreement, the facility must also meet rate control requirements under section 4(a).

Section 6 of the rule requires two feet of vertical separation between the 100-year high water level of a waterbody or stormwater facility and the low opening of any structure. There are no waterbodies onsite and no stormwater facilities to be proposed in the interim condition. Under the agreement, the facility must also meet freeboard requirements under section 6.

### **Exception Request:**

The Applicant seeks an Exception from section 10(a) of the Stormwater Management rule, which requires that stormwater facilities be constructed and functional within 24 months of the start of construction of the regulated impervious surface. The Applicant instead proposes to partner with the City and MCWD to have the required stormwater management capacity be provided by a larger regional facility, built by the City, that will provide a greater amount of treatment once constructed. The facility would provide additional stormwater management capacity that the City would own and could use to meet requirements for future projects. The Project does not meet section 10(a) requirements as construction on the tennis courts began in 2025 while the City regional facility is currently planned to be constructed in 2028.

As noted in the Variances and Exceptions rule, the Board of Managers may grant an exception from a particular water resources standard, specification, or management method in the MCWD rules, if it determines than an alternative approach proposed by the Applicant would achieve water resource outcomes of the type that the Board intends the standard, specification, or method to achieve, and would do so to at least the same degree.

### **Regional Facility Proposal**

In its Water Resources Management plan and 2030 Capital Improvement Plan (CIP), the City of Edina has identified the intersection of Concord Avenue and W 58<sup>th</sup> Steet and the surrounding neighborhood as an area prone to localized

flooding. This low-lying area drains to Minnehaha Creek through the storm sewer network, however in events greater than a 5-year storm, water ponds along the roadway and in adjacent yards. Hydrologic and hydraulic modeling shows that a 100-year storm event may have the potential to impact 29 principal residential structures. The Project site is a low-lying, public parcel adjacent to the Concord and W 58<sup>th</sup> intersection, and was identified as a location for a regional stormwater facility with capacity to reduce flooding. Depending on whether above or below ground storage will be utilized, the City has estimated that the facility could have a storage volume of 10-19 acre-feet.

Planning and community engagement for the regional facility is proposed to be conducted in 2026, design in 2027, and construction starting in 2028. As a conservative estimate, required treatment is based on the facility being constructed in 2029 to provide a buffer in case of delay.

### Three-Party Agreement

Before the agreement with the City and MCWD was proposed, the School District had planned to install an underground filtration basin providing a volume of 8,965 cf, meeting all Stormwater Management rule requirements. Per section 3 of the rule, these volume reduction requirements are for the purpose of both volume and phosphorus control.

Because the City has not yet determined if the stormwater facility will utilize filtration or infiltration practices, and has not specified a Best Management Practice (BMP) type, the required treatment was converted to TP load reduction for comparison. Therefore, the Applicant provided a water quality model (using the Minimal Impact Design Standards, or MIDS) to demonstrate what the theoretical load reduction would be for the BMP meeting all rule requirements. This model was then used to understand the interim loss of treatment that would occur between the time of the regulated impervious surface construction and the construction of the stormwater facilities. Based on the MIDs modeling, which has been reviewed and approved by the District Engineer, the BMP meeting rule requirements would provide an annual TP removal load of 0.59 lbs per year. Therefore, if the regulated impervious surface is constructed in 2025, and the proposed stormwater facilities are constructed in 2029, there would be an interim loss of treatment for 4 years, or a loss of 2.36 lbs of TP treatment. To offset this loss, the regional facility would be required to be sized to compensate for the interim loss within 10 years of construction, meaning the facility must provide a minimum TP load reduction of 0.83 lbs/year. This means that 10 years after construction, the facility will have made up for the interim loss and will be exceeding treatment requirements.

Attachment C contains the current draft agreement. The key terms of the agreement are as follows:

- 1. **Feasibility and Design Schedule:** The City will initiate feasibility review and transmit copies of the subsequent feasibility report to the Applicant and MCWD, advancing design cooperatively with all parties.
- 2. **Site Access and Construction:** The Applicant will allow the City to use the property as necessary to construct and maintain the facility, with an easement or other agreement to be developed by the City and Applicant. The facility will be constructed and functional by January 1, 2030.
- 3. **Performance and Certification:** Upon completion of the facility, the City will certify that the facility meets required design standards by submitting an as-built survey to MCWD, in which MCWD will confirm compliance based on its engineer's review.
- 4. **Maintenance**: The City will maintain the facility in accordance with its MS4 permit and MCWD's standard maintenance provisions.
- 5. **Interim Requirements and Alternatives**: The Applicant will not impede the ability to construct the facility by impacting the proposed BMP area until after MCWD has provided concurrence that the facility meets all requirements. If the facility is determined to be infeasible or not able to be delivered on schedule, the City will design and construct an alternative practice by 2031.
- 6. **Excess Capacity:** If the TP removal exceeds the required 0.83 lbs/year, the City and Applicant may apply excess treatment capacity towards compliance for other projects within the drainage area, subject to MCWD approval.

### **Efficiency for Future Permitting**

The City intends to size the facility to provide treatment capacity beyond what is needed for the School District's project. Under the agreement, the City and School District will also be able to use surplus capacity for future projects requiring treatment under the Stormwater Management rule, reducing cost and the need for multiple smaller BMPs.

### **Cost Efficiency**

While economic savings is not a criterion to be considered in the decision on an Exception request, by utilizing a facility from the City, both the City and School District are also able to leverage common earthwork to reduce costs. The City will need to excavate material to construct the BMP, while the School District requires fill for the tennis court project. By coordinating grading and stormwater facility construction, both parties are able to reduce construction costs.

### **Exception Analysis:**

### **Volume and Water Quality**

Under the MCWD's Stormwater Management rule, the Applicant must provide 8,385 cubic feet of water quality volume, which it otherwise would fulfill through a project-specific BMP achieving an estimated annual TP load reduction of 0.59 lbs/year. The proposed regional facility would be sized to provide at least 0.83 lbs/year of TP load reduction to meet permit requirements. This sizing requirement assumes a four-year delay in treatment, and proposes that the cumulative interim loss of treatment will be made up within 10 years of facility construction, and provide greater water quality treatment thereafter. The City also currently expects the facility to have 10-19 acre-feet of storage, so it is likely that the facility as a whole will have a water quality load reduction greater than 0.83 lbs/year.

### Flood Mitigation

Providing regional flood storage is not a "water resource outcome of the type that the Board intends the [volume control] standard to achieve," and therefore is not relevant to the Exception analysis. However, the proposed regional facility also plans to address historic localized flooding in the Project area and its surrounding neighborhoods. The neighborhood experiences roadway and yard flooding in as low as the 5-year storm. Depending on the type of BMP that is selected, the facility is projected to provide between 10 and 19 acre-feet of storage to reduce peak water levels in the area. This scale of flood mitigation would not be provided by the originally proposed project-specific facility that solely met rule requirements.

### **Summary:**

The Applicant has applied for a Minnehaha Creek Watershed District permit under the Erosion Control and Stormwater Management Rules, and an Exception to the stormwater facility timeline requirement, as outlined in section 10(a) of the Stormwater Management rule, requiring that stormwater facilities be constructed and functional within 24 months of the start of construction of the regulated impervious surface. To offset the interim loss of treatment, the Applicant has proposed to enter into an agreement with the City of Edina and MCWD for the City to assume responsibility for the construction of the stormwater facilities, and construct a regional facility that has greater volume and water quality benefit than what would be provided by meeting rule requirements.

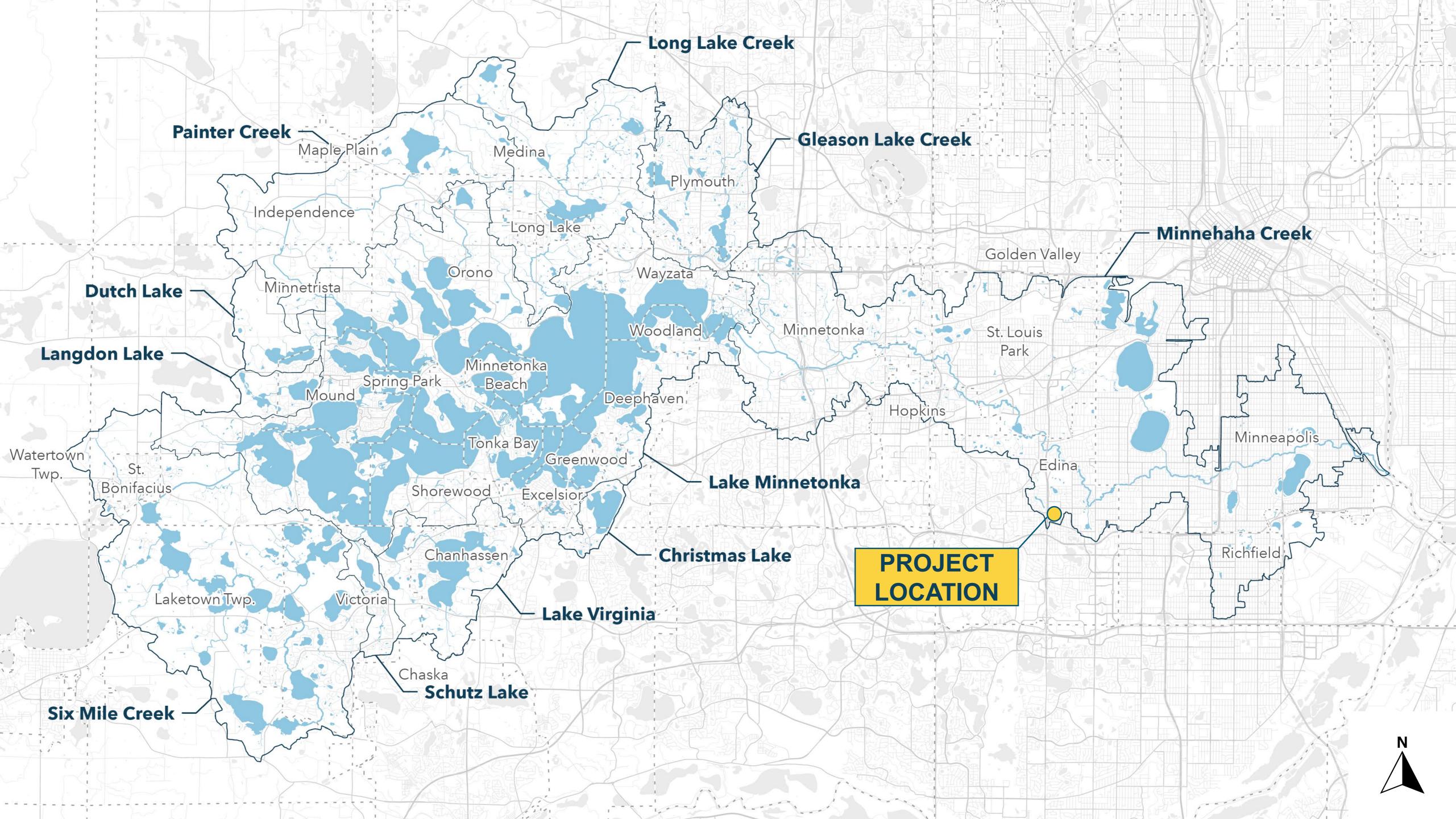
MCWD staff and the District Engineer have evaluated the Applicant's submittals and Exception request in regard to water quality and flood management. We find that apart from paragraph 10(a) of the Stormwater Management rule, the application meets applicable rule requirements. As to the Exception request, we find that the applicant, in cooperation with the City, offers an alternative by which the interim loss of treatment would be compensated for within 10 years, and additional volume control and water quality benefit, beyond what the rule requires, would accrue after that period. We present this rationale to the Board as the basis for the Board to determine that the Exception standard is met.

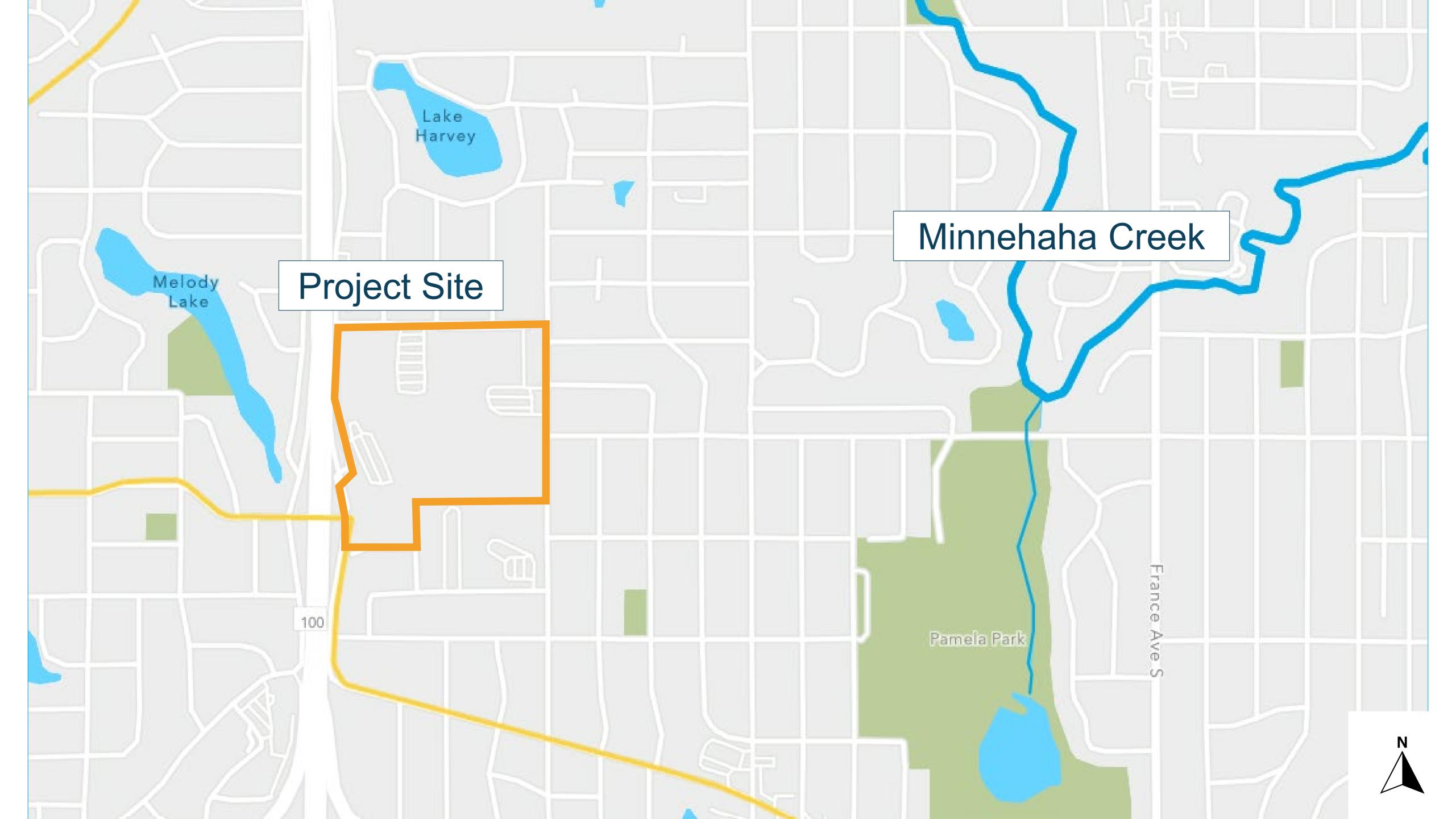
Therefore, staff recommends approval of the after-the-fact permit application, if the Board concurs in the requested exception, with the condition listed at the beginning of this report.

### **Attachments:**

Attachment A – Project Location Map Attachment B – Site Plans Attachment C – Draft Agreement

## <u>Attachment A – Project Location Map</u>





# <u>Attachment B – Site Plans</u>



# EDINA ECC TENNIS COURTS





SHEET LIST

DEFINING EXCELLENCE

# VICINITY MAP PROJECT LOCATION— PROJECT LOCATION

	GENERAL NOTES	
1.	ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.	Ī
2.	THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.	
3.	OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.	
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.	
5.	INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.	
6.	INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.	
7.	REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.	
8.	CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.	
9.	REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET C4.03, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.	
10.	MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.	
11.	MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.	
12.	ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.	
13.	MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.	
14.	PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.	
15.	PROPOSED ELEVATIONS SHOWN TYPICALLY AS 90.5 OR 90 SHALL BE UNDERSTOOD TO MEAN 890.5 OR 890.	
16.	SPOT ELEVATIONS SHOWN INDICATE FINISH GRADES, UNLESS NOTED OTHERWISE.	
17.	THE CONTRACTOR WILL 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 COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL, AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.	

19. ALL DISTURBED AREAS WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED. REFER TO LANDSCAPING PLANS FOR SOD LOCATIONS. ALL

20. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE

26. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS, AND MANHOLES. ADJUST MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS

21. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN

AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.

25. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. BEFORE BEGINNING CONSTRUCTION.

a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.

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	SHEET LIST TABLE
SHEET N	UMBER SHEET TITLE
G0.01	TITLE SHEET
C1.01	REMOVALS PLAN
C2.01	<b>GEOMETRIC PLAN</b>
C3.01	FINISHING PLAN
C4.01	EROSION CONTROL PL
C4.02	SWPPP PLAN
C4.03	SWPPP NARRATIVE
C4.04	SWPPP SOILS
C5.01	GRADING PLAN
C6.01	UTILITY PLAN
C6.02	UTILITY PLAN
C6.03	UTILITY PLAN
L1.01	LANDSCAPE PLAN
C7.01	DETAILS
C7.02	DETAILS
C7.03	DETAILS

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18. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.

i. FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"

SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.

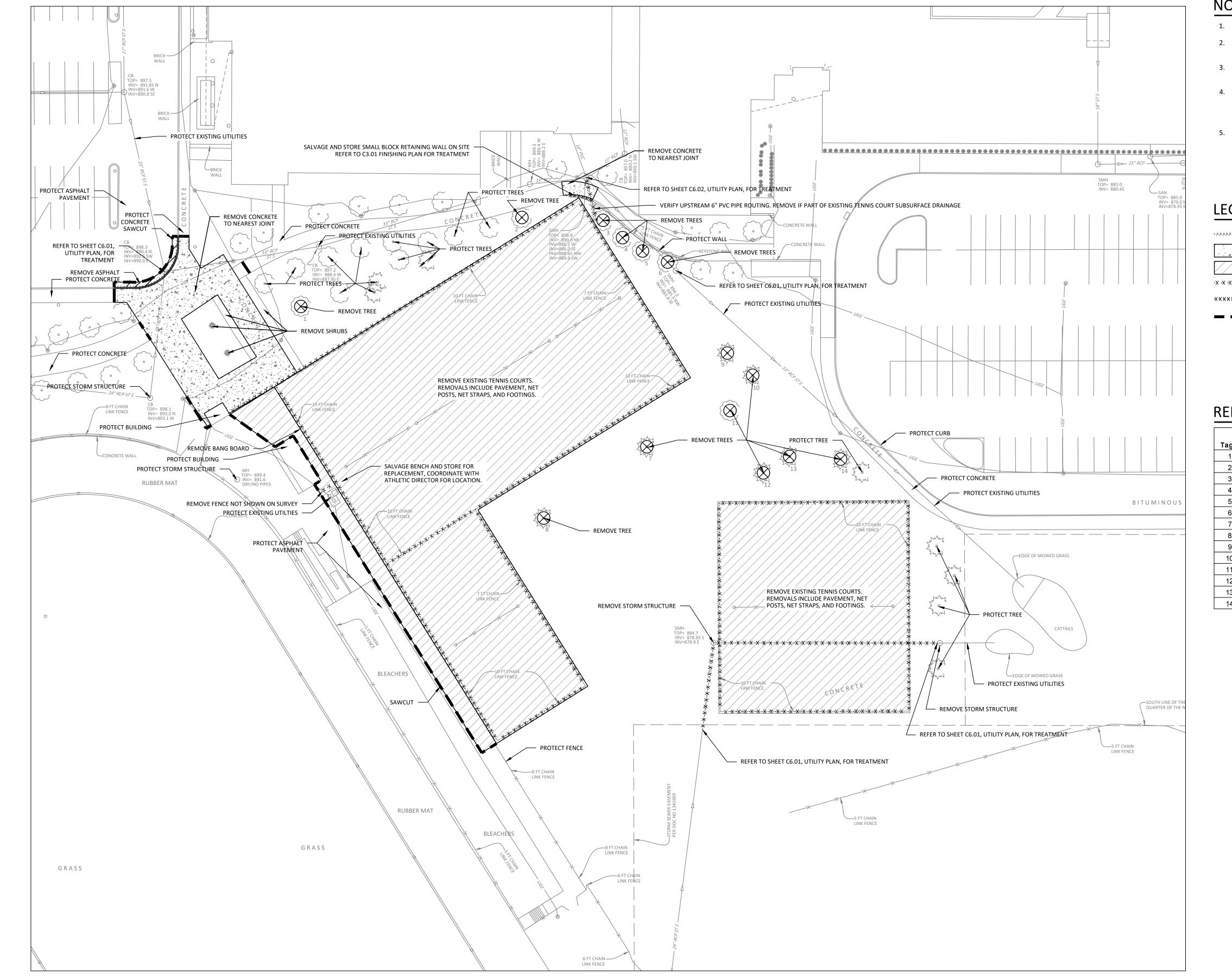
b. ACCEPTABLE MANUFACTURERS / PRODUCTS:

iii. OR APPROVED EQUAL.

ii. PRESS-SEAL, WATERSTOP GROUTING RINGS"

22. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:



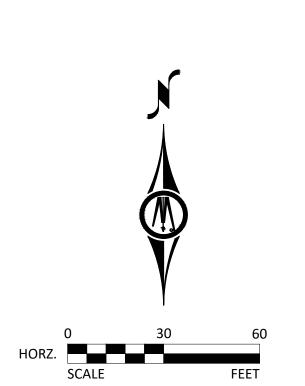


- 1. REFER TO SHEET GO.01, TITLE SHEET, FOR GENERAL NOTES.
- 2. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING VEGETATION AND SITE FEATURES (CURBS, WALKS, PAVEMENTS, OVERHEAD AND UNDERGROUND UTILITIES, SIGNAGE, FENCING, ROADWAYS, ETC.) WHICH ARE TO REMAIN.
- 3. REPAIR OR REPLACE EXISTING PROPERTY AND SITE FEATURES, INCLUDING GRASS AND VEGETATION, WHICH IS TO REMAIN THAT IS DAMAGED BY THE WORK, TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST TO THE OWNER.
- 4. VISIT THE SITE PRIOR TO BIDDING; BE FAMILIAR WITH ACTUAL CONDITIONS IN THE FIELD. EXTRA COMPENSATION WILL NOT BE ALLOWED FOR CONDITIONS WHICH COULD HAVE BEEN DETERMINED OR ANTICIPATED BY EXAMINATION OF THE SITE, THE CONTRACT DRAWINGS AND THE INFORMATION AVAILABLE PERTAINING TO EXISTING SOILS, UTILITIES AND OTHER SITE CHARACTERISTICS
- 5. HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.

# LEGEND

# REMOVED TREE TABLE

ag#	Botanical Name	Common Name	Diameter or Height	Replacement
1	Acer ginnala	Maple, Amur	11"	0%
2	Acer ginnala	Maple, Amur	14"	0%
3	Acer ginnala	Maple, Amur	7"	0%
4	Acer ginnala	Maple, Amur	7"	0%
5	Acer ginnala	Maple, Amur	8"	0%
6	Acer ginnala	Maple, Amur	8"	0%
7	Pinus strobus	Pine, Eastern White	35'	100%
8	Pinus strobus	Pine, Eastern White	37'	100%
9	Abies concolor	Fir, White	18'	75%
10	Abies concolor	Fir, White	22'	75%
11	Quercus bicolor	Oak, Pin	18"	75%
12	Abies concolor	Fir, White	25'	75%
13	Abies concolor	Fir, White	30'	100%
14	Abies concolor	Fir, White	18'	75%
			Totals	



SHEET

C1.01

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

JAY R. POMEROY

LIC. NO. 23543 DATE 02/04/2025



3300 FERNBROOK LANE NORTH, SUITE 300 PLYMOUTH, MN 55447 Phone: (763) 544-7129 Email: Plymouth@bolton-menk.com www.bolton-menk.com

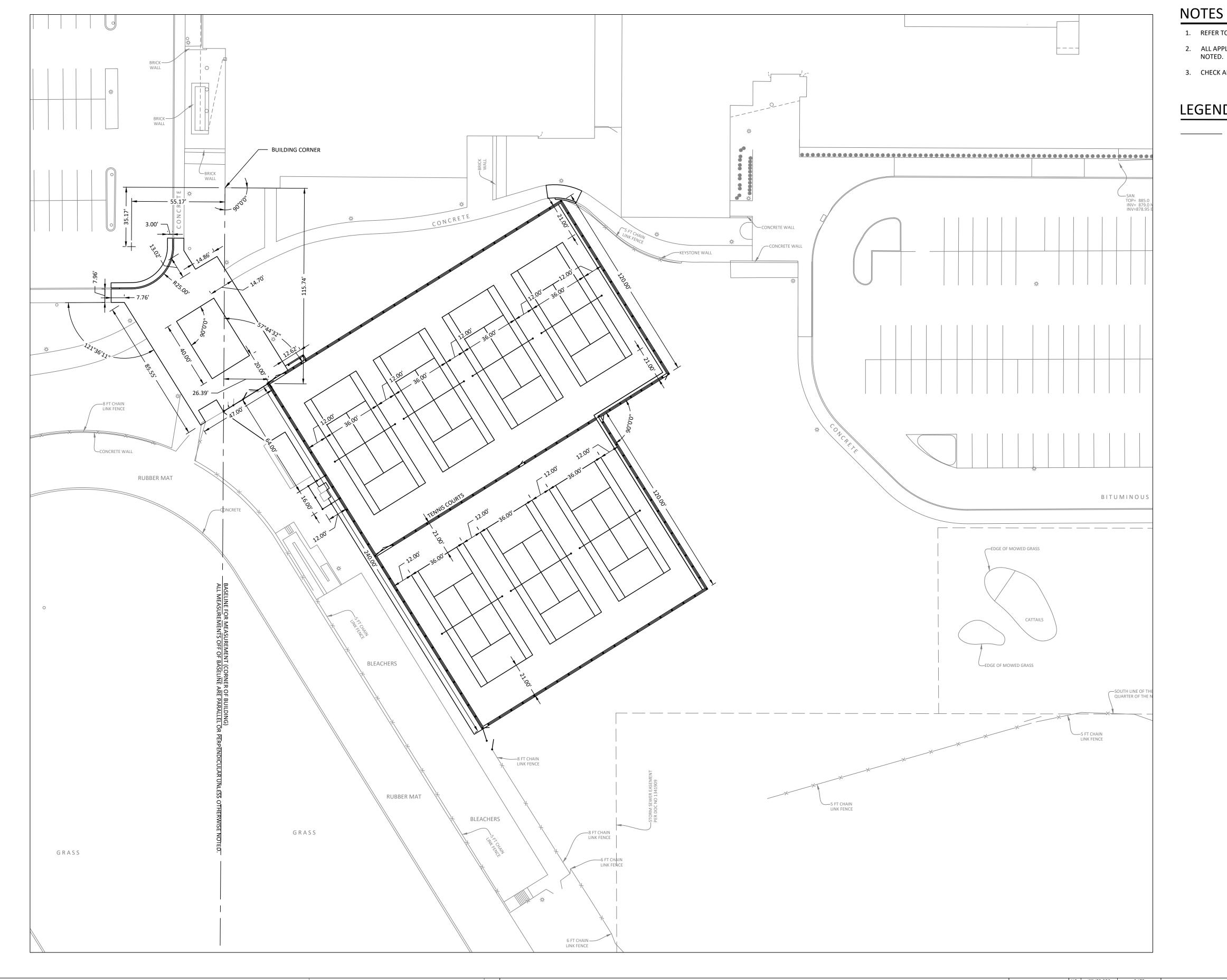
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EDINA PUBLIC SCHOOLS

EDINA ECC TENNIS COURTS RECONSTRUCTION

REMOVALS PLAN

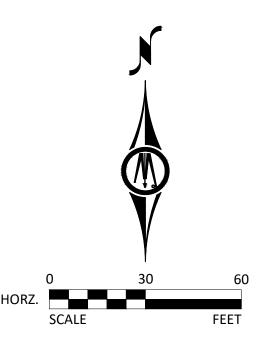
13.5 inches



- 1. REFER TO SHEET GO.01, TITLE SHEET, FOR GENERAL NOTES.
- 2. ALL APPLICABLE DIMENSIONS ARE TO EDGE OF PAVEMENT, CENTERLINE OF FENCE, OR PROPERTY LINE UNLESS OTHERWISE
- 3. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.

# LEGEND

BASELINE FOR DIMENSIONS



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE JAY R. POMEROY LIC. NO. 23543 DATE 02/04/2025



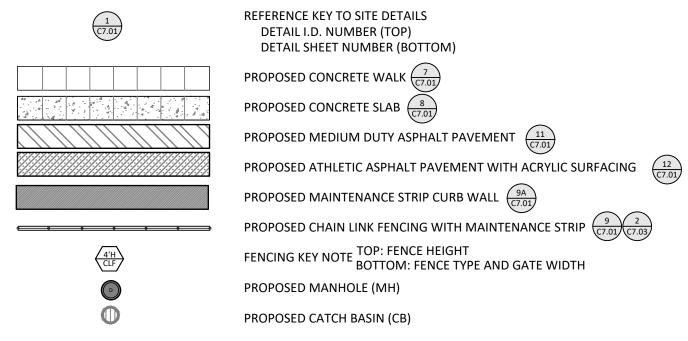
3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MN 55447
Phone: (763) 544-7129
Email: Plymouth@bolton-menk.com
www.bolton-menk.com

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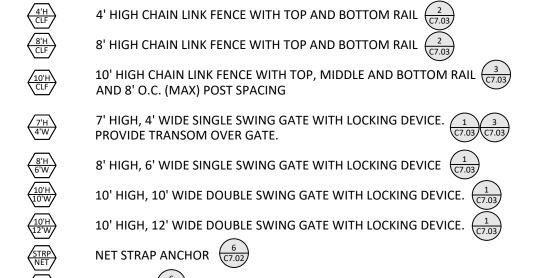


- 1. REFER TO SHEET GO.01, TITLE SHEET, FOR GENERAL NOTES.
- CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
- 3. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED. ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.
- 4. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE

# LEGEND



# FENCING KEY NOTES



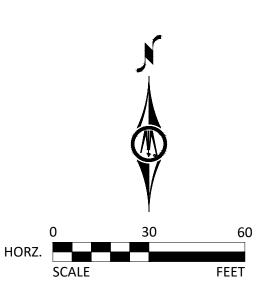
# **EGRESS REQUIREMENTS**

180 LF = 2,160 INCHES/ 18" PER PERSON = 120 PEOPLE x 12 = 1,440 OCCUPANTS

- = 4 REQUIRED EXITS
- = 1,440 OCCUPANTS x .20 = 288" REQUIRED WIDTH

NORTHWEST 10' GATE = 120" NORTHWEST X' GATE = XX" NORTHEAST 6' GATE = 72" SOUTHEAST 10' EXISTING GATE = 120"

= 312" OF GATE WIDTH



C3.01

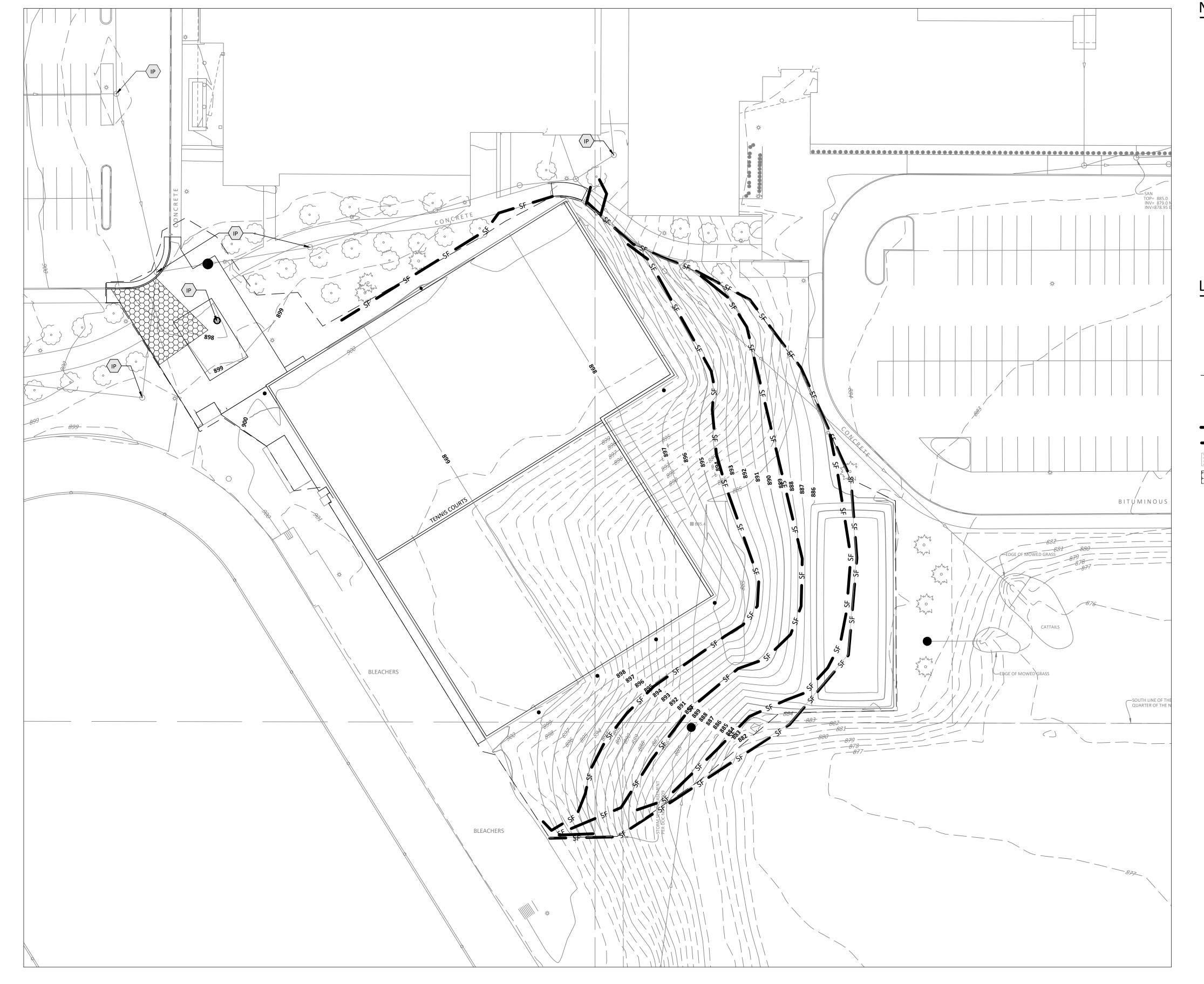
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE JAY R. POMEROY DATE 02/04/2025



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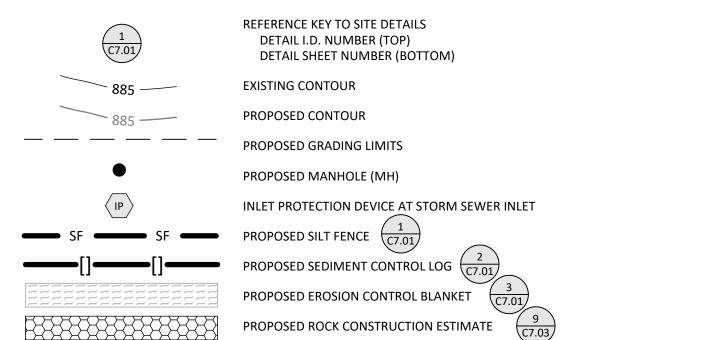
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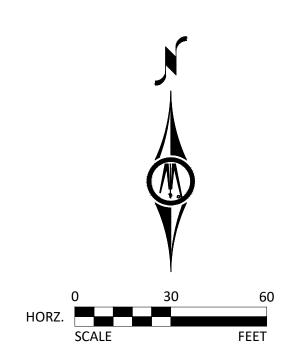
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- 1. REFER TO SHEET GO.01, TITLE SHEET, FOR GENERAL NOTES.
- 2. REFER TO SWPPP NARRATIVE, SHEET C4.02, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
- 3. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
- 4. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
- 5. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND OTHER LOCAL REGULATIONS.
- 6. IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENTATION, CLEAN OUT DOWNSTREAM STORM SEWERS AND OTHER CONVEYANCE DEVICES AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
- 7. INLET PROTECTION DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST OF APPROVED PRODUCTS:
  - a. ROAD DRAIN "TOP SLAB", MANUFACTURED BY WIMCO
  - b. ROAD DRAIN "CURB & GUTTER", MANUFACTURED BY WIMCO
  - c. INFRASAFE "SEDIMENT CONTROL BARRIER", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC. d. INFRASAFE "DEBRIS COLLECTION DEVICE", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
  - e. INFRASAFE "CULVERT INLET PROTECTOR", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
  - f. DANDY SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
  - g. DANDY CURB SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
  - h. OR APPROVED EQUAL.
- 8. PRIOR TO CONSTRUCTION, DELINEATE TURF AND VEGETATED AREAS NOT TO BE DISTURBED WITH ORANGE SNOW FENCE. DO NOT ALLOW CONSTRUCTION TRAFFIC, EQUIPMENT, OR MATERIALS TO UTILIZE, ACCESS, OR OTHERWISE ENTER THE DELINEATED AREAS. MINIMIZE SOIL COMPACTION AND DISRUPTION OF TOPSOIL IN AREAS OUTSIDE THE CONSTRUCTION LIMITS TO COMPLY WITH THE MN CONSTRUCTION STORMWATER PERMIT.

# LEGEND





C4.01

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

JAY R. POMEROY

LIC. NO. 23543 DATE 02/04/2025

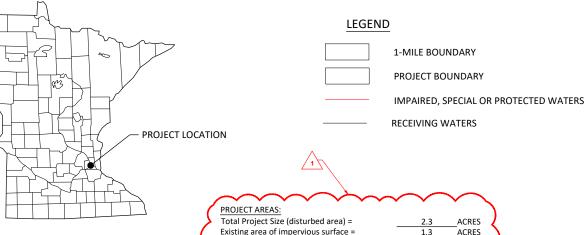


3300 FERNBROOK LANE NORTH, SUITE 300 PLYMOUTH, MN 55447 Phone: (763) 544-7129 Email: Plymouth@bolton-menk.com www.bolton-menk.com

DESIGNED	NO. ISSUED FOR	DATE	
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24X.134862			

## STORMWATER **POLLUTION PREVENTION** PLAN (SWPPP)

<ECC Tennis Courts -2024> CITY OF FDINA HENNIPEN COUNTY, MINNESOTA



### RESPONSIBLE PARTIES:

The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	Edina School District	Rodney Peterson	612-270-4310
SWPPP DESIGNER:	Bolton & Menk, Inc.	Paul Strong	612-247-8789
CONTRACTOR:	TBD	TBD	TBD
CONSTRUCTION SWPPP MANAGER:	TBD	TBD	TBD
PARTY RESPONSIBLE FOR LONG TERM O&M:	Edina School District	Rodney Peterson	612-270-4310

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

### ADDITIONAL COMPENSATION

Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

### DOCUMENT RETENTION

Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

### GENERAL STORMWATER DISCHARGE REQUIREMENTS

All requirements listed in Section 5.1 of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

- 1. The expected amount, frequency, intensity, and duration of precipitation.
- The nature of stormwater runoff and run-on at the site
- Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
- The range of soil particle sizes expected to be present on the site.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the Engineer.

### Existing area of impervious surface = Post construction area of impervious surface = \_\_ACRES Total new impervious surface area created = -0.1 ACRES Estimated Construction Completion Date: 08/15/2025

### PERMANENT STORMWATER MANAGEMENT SYSTEM:

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

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

### PROJECT LOCATION

	COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
ĺ	HENNEPIN	T28N	R24W	19	44.898429°	-93.346375°

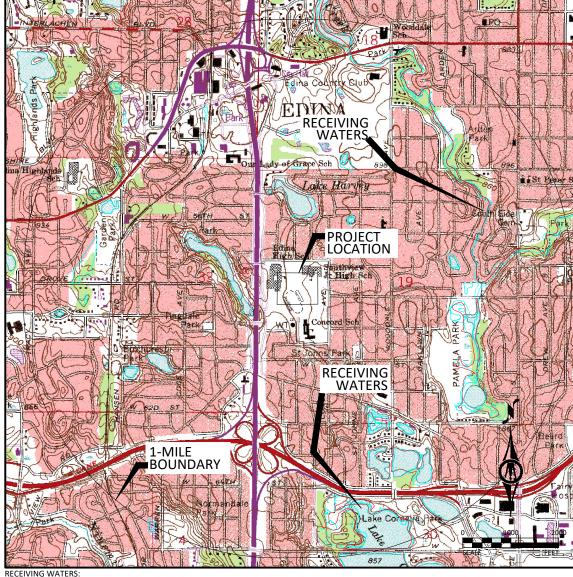
BMP SUMMARY	QUANTITY	UNIT
Inlet Protection Device	6	EACH
Silt Fence	1550	LF
Sediment Log	35	LF
Rock Construction Entrance	1	EA

### DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include: Site grading, replace current tennis courts (impervious) by removing court surface, nets, straps, and footings. Implement temporary erosion and sediment control through silt fences and inlet protection devices, and permanent stabilization. Throughout the project the protection of existing stormwater infrastructure will be implemented.

Stormwater currently drains off the tennis courts and into the grass area to the Southeast. The Parking lot Northwest of the tennis courts drain into an existing stormwater system. During large rainfall events the water will runoff the tennis courts, onto the grass and into a play area, then into the existing stormwater system that will transport the water to current BMPs located Southeast of both tennis courts. Ultimately the water exits the property through a culvert end located West of the intersection of Concord Ave and W

After construction is complete stormwater will run off the reconstructed tennis courts into a trench drain. During large rainfall events the stormwater will runoff into the trench drain to the UGS structure. Ultimately the water exits the property through a culvert end located West of the intersection of Concord Ave and W 58th St This project includes the following stormwater management BMPs, Silt Fence and Inlet



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

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water <sup>1</sup>	Flows to Impaired Water Within 1-Mile <sup>2</sup>	USEPA Approved Construction Related TMDL <sup>3</sup>
Minnehaha Creek	stream	Impaired	No	N/A
Cornelia (North)	Lake	Nutrient/Euro	No	N/A

<sup>1</sup> Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).

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

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





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<sup>&</sup>lt;sup>2</sup> Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota. 3 Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

### SWPPP AMENDMENTS AND SUBMITTALS

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

- 1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
- 2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
- a. Types and/or Locations of BMPs
- b. Material Storage and Spill Response
- c. Fueling Plans
- d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
- e. Project Phasing
- 3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
- 4. The SWPPP is not consistent with the terms and conditions of the permit.

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

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

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

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

### **EROSION PREVENTION PRACTICES**

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

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

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

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

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

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

### SEDIMENT CONTROL PRACTICES

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

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

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

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

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

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

### TEMPORARY SEDIMENTATION BASINS

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

### DEWATERING

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

### POLLUTION PREVENTION

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

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

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

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

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

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

### INSPECTION & MAINTENANCE

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

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

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

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

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

Inspections must include

- 1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and
- 2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
- 3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles
- 4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

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

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

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

### PUBLIC WATER RESTRICTIONS:

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

### FINAL STABILIZATION

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

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

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

### SITE STABILIZATION COMPLETION:

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

### SITE INSPECTION INTERVAL

A trained person shall routinely inspect the entire construction site during active construction at an interval of no more than:	7 calendar days
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### SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

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

TYPE OF PERMIT	PERMITTING AGENCY	PERMIT STATUS AND CONDITIONS
Construction Stormwater NPDES	MPCA	

### SWPPP DESIGNER TRAINING DOCUMENTATION:

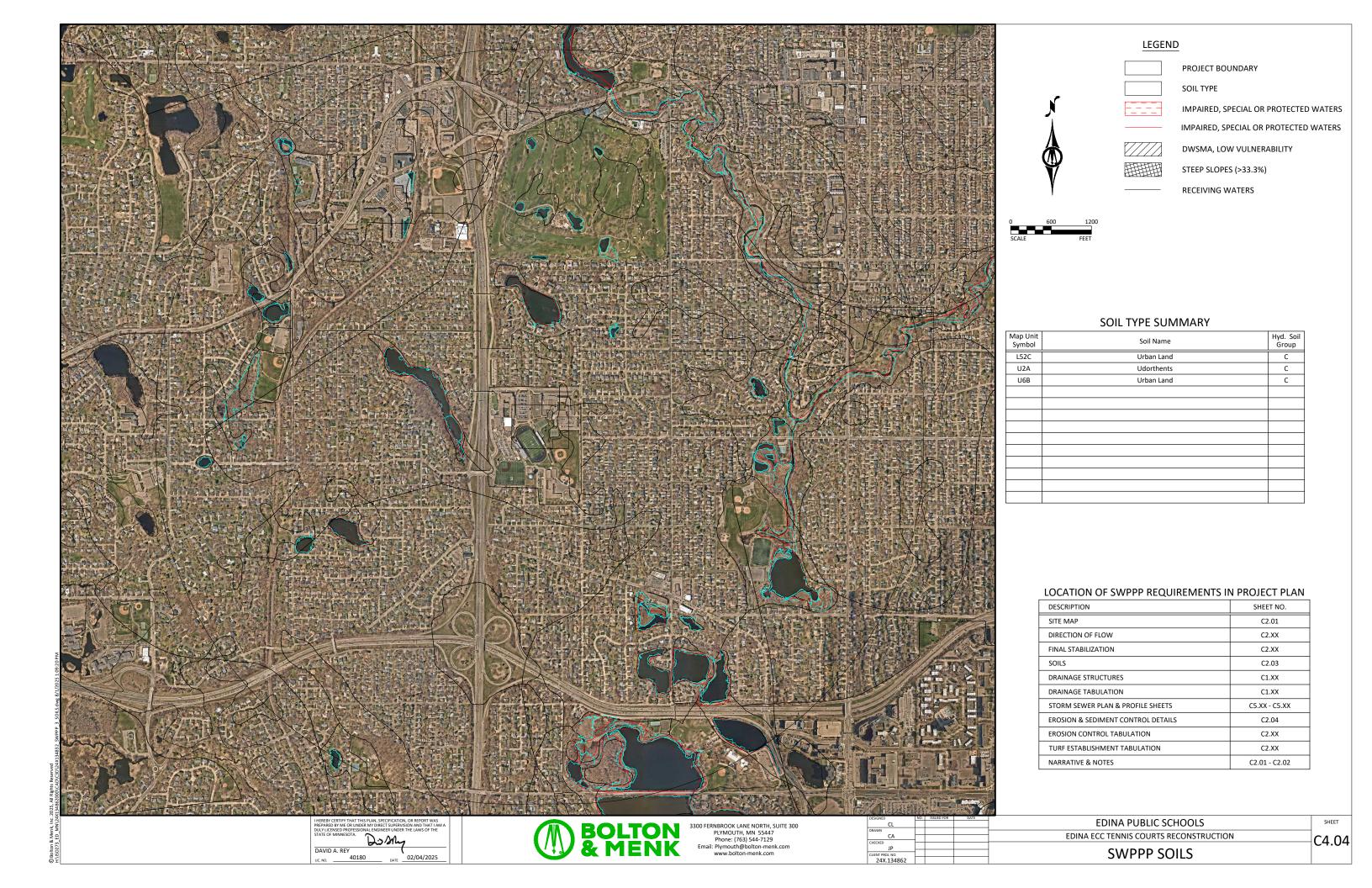
University of Minnesota

**Paul Strong** 

Design Construction of SWPPP (May 31 2026)

Dismy 40180 02/04/2025





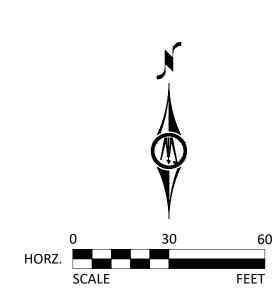


- 1. REFER TO SHEET GO.01, TITLE SHEET, FOR GENERAL NOTES.
- EXCAVATED SOILS FROM TENNIS COURT REMOVALES AND FUTURE BASIN AREA UNDER TENNIS COURTS TO BE USED AS FILL.
   ADDITIONAL FILL SOILS FOR GRADING TO BE FROM ON SITE. LOCATION TO BE COORDINATED WITH ENGINEER.

# LEGEND

REFERENCE KEY TO SITE DETAILS DETAIL I.D. NUMBER (TOP) DETAIL SHEET NUMBER (BOTTOM) **EXISTING CONTOUR** EXISTING SPOT ELEVATION PROPOSED CONTOUR PROPOSED SPOT ELEVATION TC = TOP OF CURB TW = FINISH GRADE AT HIGH SIDE OF WALL BW = FINISH GRADE AT LOW SIDE OF WALL PROPOSED GRADING LIMITS APPROXIMATE SOIL BORING PROPOSED CATCH BASIN (CB)

PROPOSED MANHOLE (MH)



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE JAY R. POMEROY
LIC. NO. 23543 DATE 02/04/2025

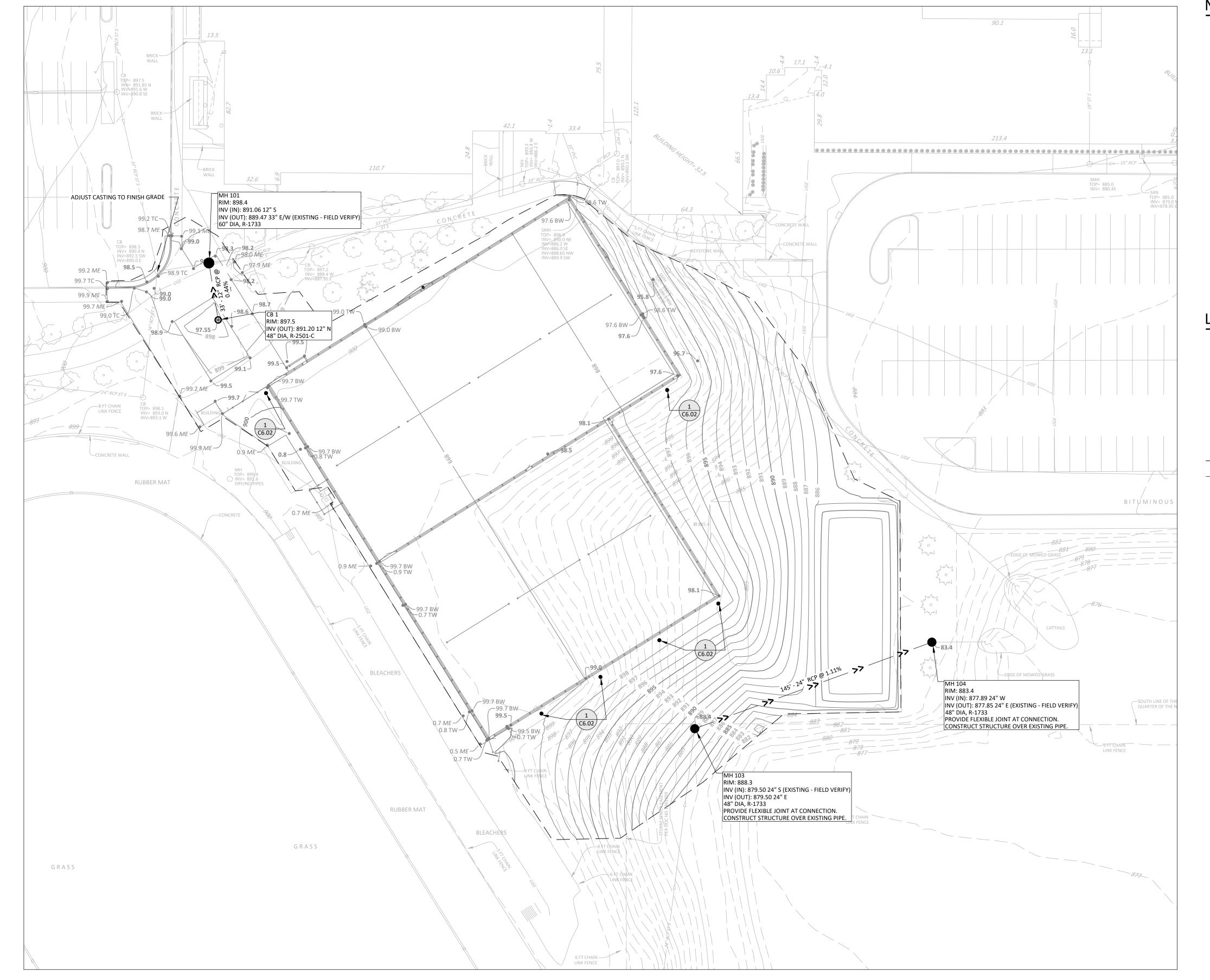


3300 FERNBROOK LANE NORTH, SUITE 300 PLYMOUTH, MN 55447 Phone: (763) 544-7129 Email: Plymouth@bolton-menk.com www.bolton-menk.com

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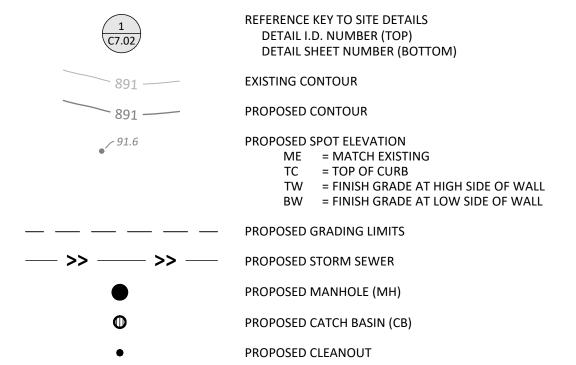
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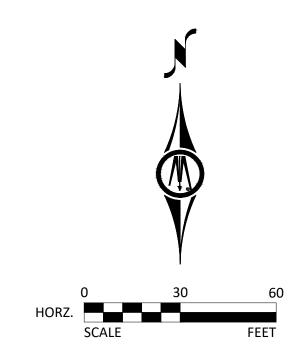
C5.01



- 1. REFER TO SHEET GO.01, TITLE SHEET, FOR GENERAL NOTES.
- 2. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
- 3. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
  - a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
  - b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
  - i. FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
  - ii. PRESS-SEAL, WATERSTOP GROUTING RINGS" iii. OR APPROVED EQUAL.
- 6. INSTALL MANOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
- 7. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
- 8. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
- 9. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS AND MANHOLES. ADJUST MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER

# **LEGEND**





DAVID A. REY

LIC. NO.

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

DAVID A. REY

LIC. NO.

DATE

02/04/2025



3300 FERNBROOK LANE NORTH, SUITE 300 PLYMOUTH, MN 55447 Phone: (763) 544-7129 Email: Plymouth@bolton-menk.com www.bolton-menk.com

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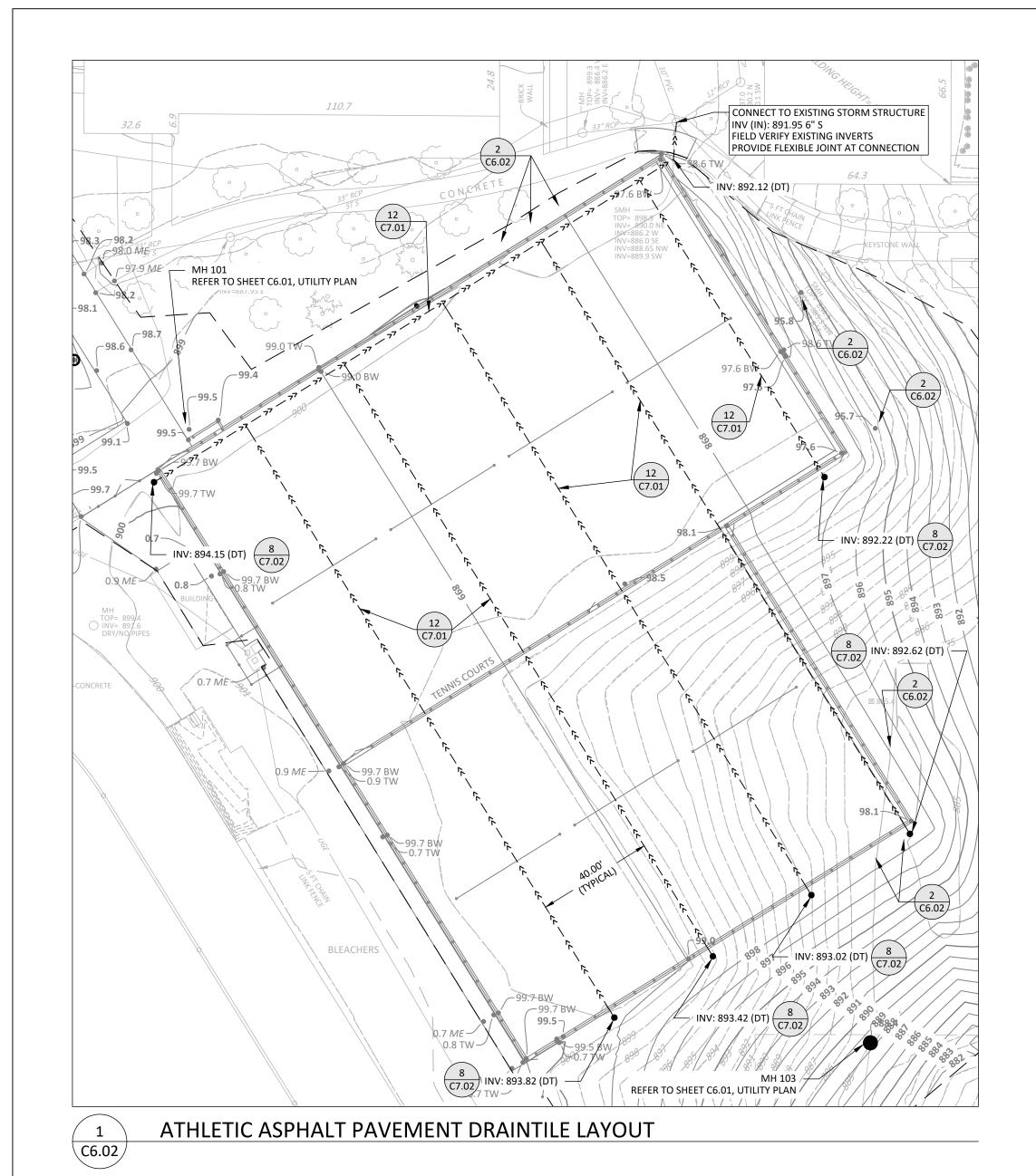
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SHEET

UTILITY PLAN



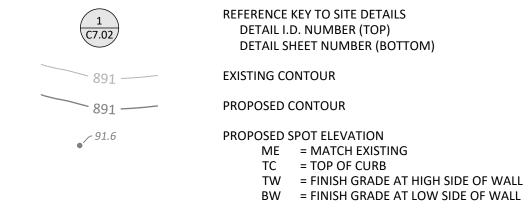
C6.02

TRENCH DRAIN AND UGS DRAIN TILE LAYOUT



- 1. REFER TO SHEET GO.01, TITLE SHEET, FOR GENERAL NOTES.
- 2. REFER TO SHEET C6.01, UTILITY PLAN, FOR UTILITY NOTES.

# LEGEND



PROPOSED STORM SEWER

PROPOSED DRAIN TILE (DT)

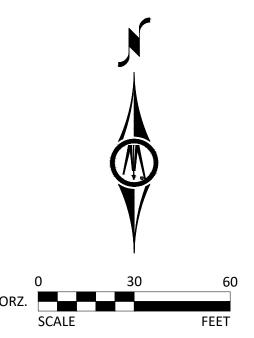
PROPOSED TRENCH DRAIN (TD)

PROPOSED MANHOLE (MH)

PROPOSED CATCH BASIN (CB)

PROPOSED CLEANOUT

— — PROPOSED GRADING LIMITS



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

DAVID A. REY

LIC. NO. 40180 DATE 02/04/2025



3300 FERNBROOK LANE NORTH, SUITE 300 PLYMOUTH, MN 55447 Phone: (763) 544-7129 Email: Plymouth@bolton-menk.com www.bolton-menk.com

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1. REFER TO SHEET G0.01, TITLE SHEET, FOR GENERAL NOTES.

# LEGEND



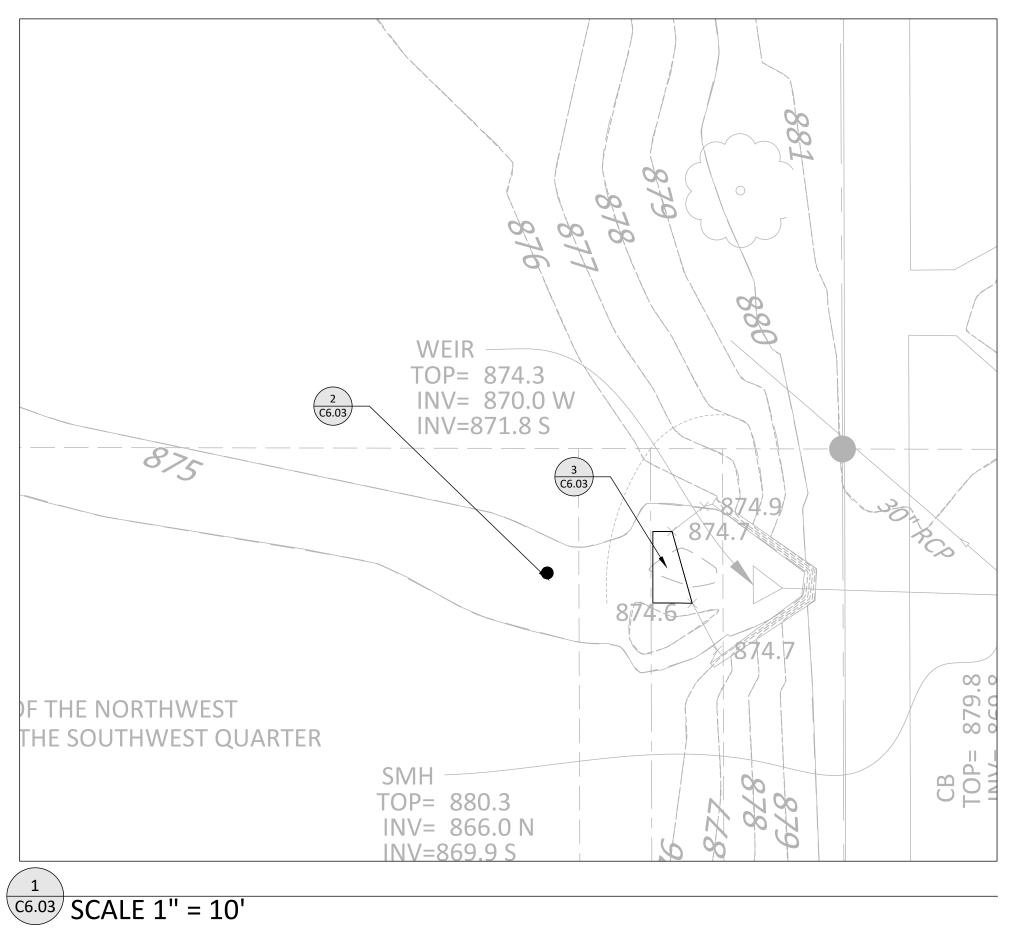
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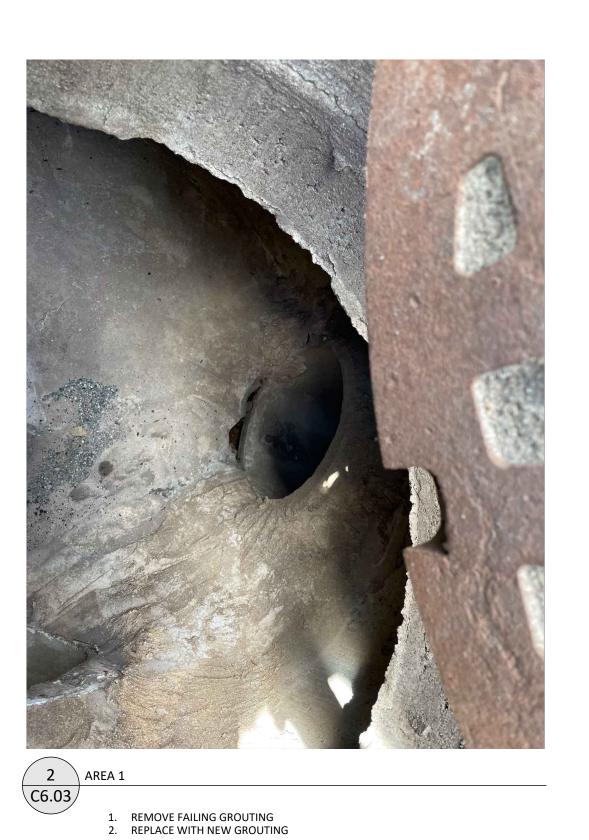
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EXISTING CONTOUR

EXISTING SPOT ELEVATION

PROPOSED CONTOUR

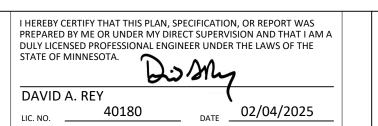








COMPACT EXISTING SOIL
 EXTEND CONCRETE APRON APPROXIMATELY 10" THICK IN 2'X5' AREA.

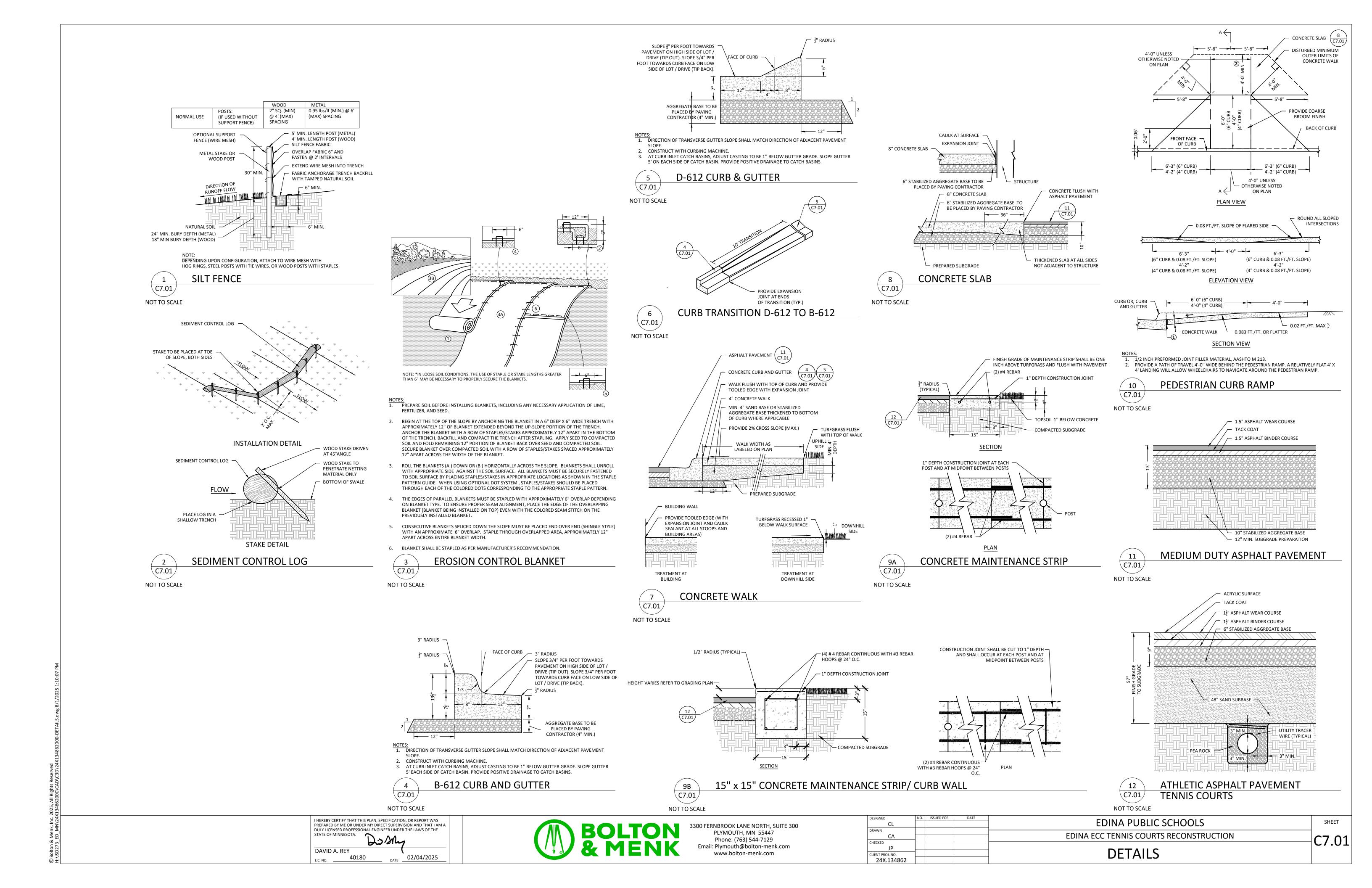


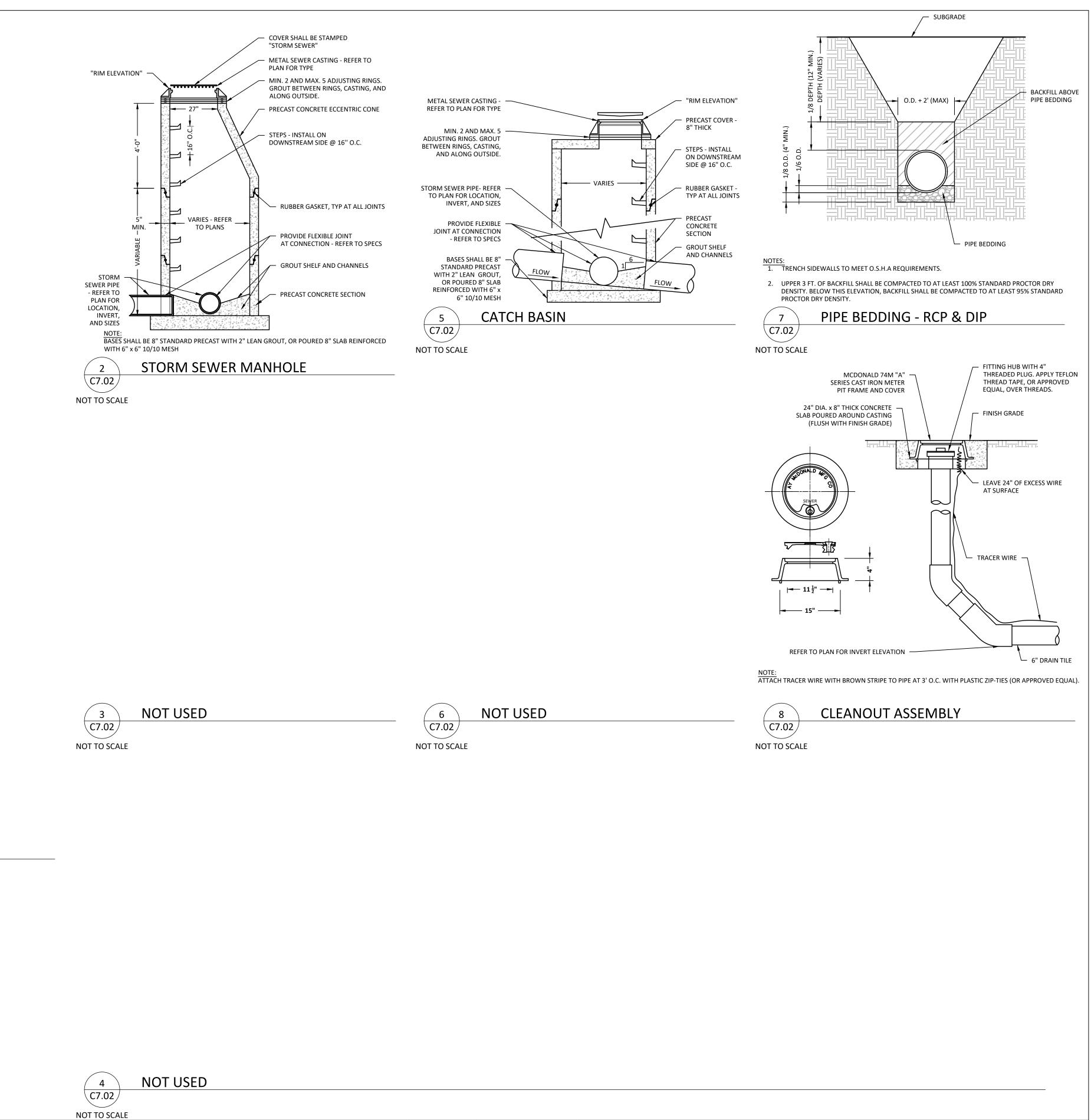


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DAVID A. REY

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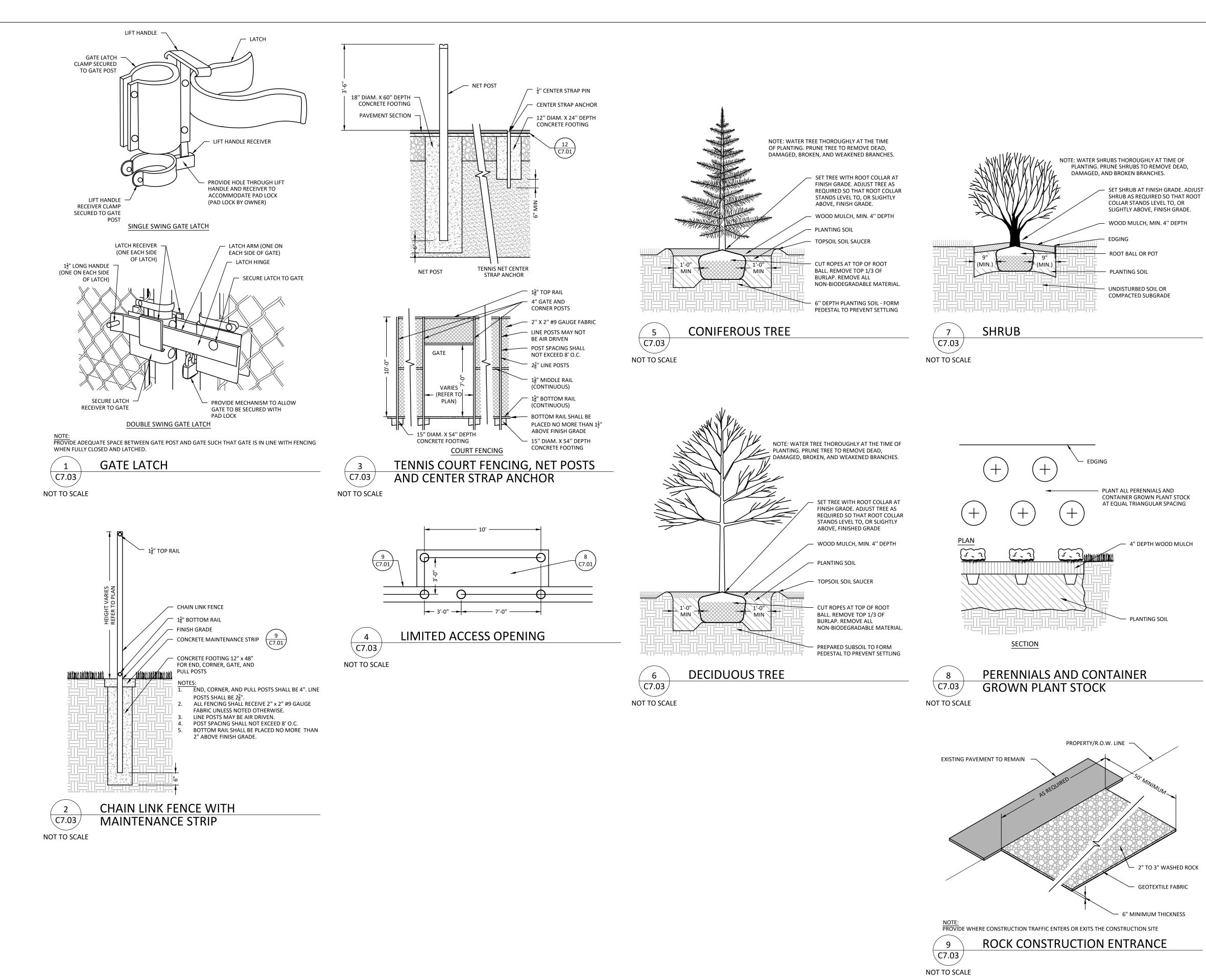
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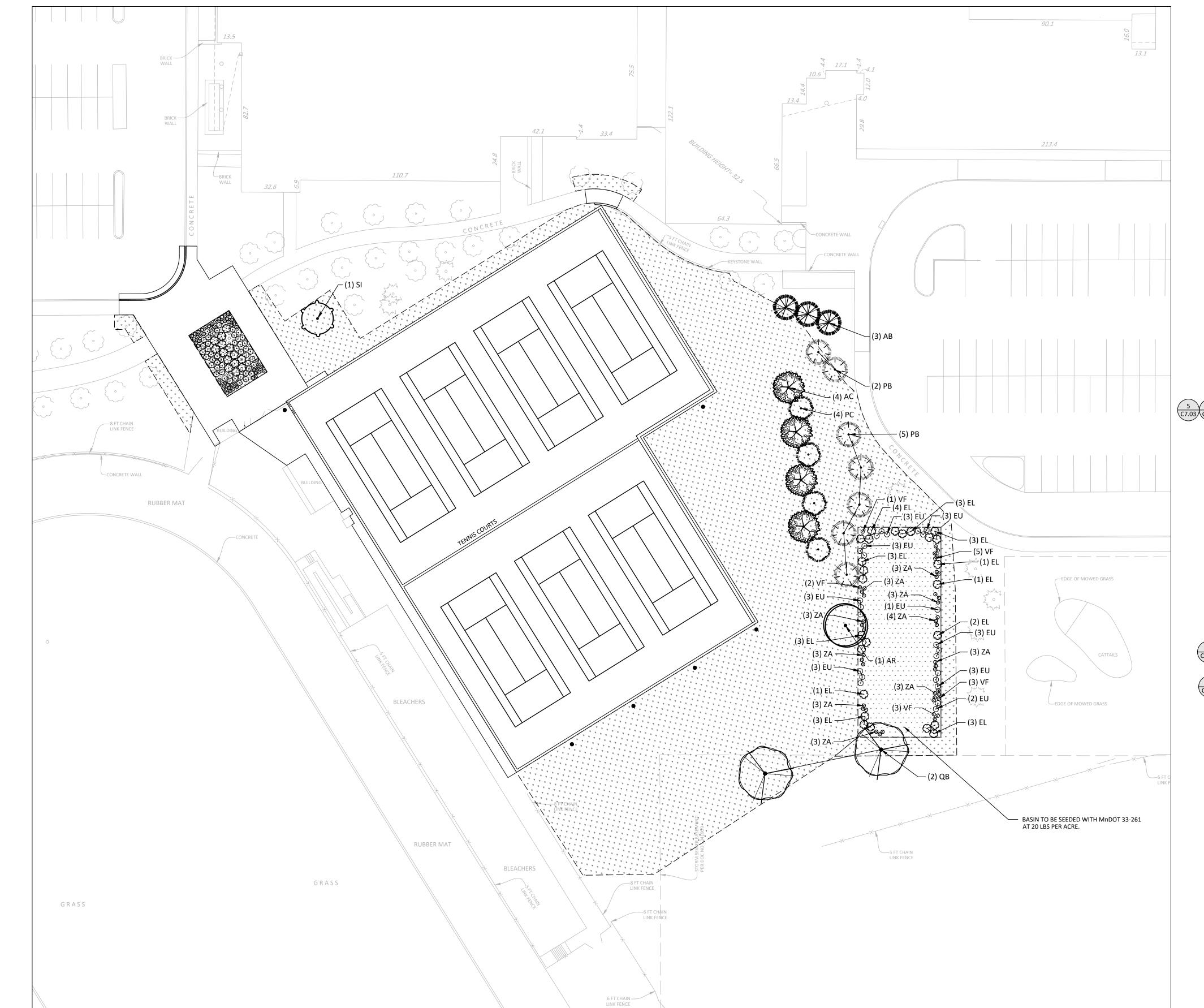


I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. DAVID A. REY DATE 02/04/2025



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- 1. REFER TO SHEET GO.01, TITLE SHEET, FOR GENERAL NOTES.
- 2. REFER TO SWPPP NARRATIVE, SHEET C4.03, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
- 3. LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINE GRADING BEFORE CONTRACTOR PROCEEDS WITH SODDING.
- 4. ALL DISTURBED AREAS, WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE
- 5. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
- 6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
- 7. BEGIN TURF ESTABLISHMENT IMMEDIATELY AFTER SODDING. REFER TO SPECIFICATION FOR PROCEDURE.
- 8. ALL SHRUBS SHALL RECEIVE 4" DEPTH OF WOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- 9. ALL PLANT MATERIALS SHALL BE NO. 1 QUALITY, NURSERY GROWN AND SPECIMENS MUST BE MATCHED.

# LEGEND



REFERENCE KEY TO SITE DETAILS DETAIL I.D. NUMBER (TOP) DETAIL SHEET NUMBER (BOTTOM)

PROPOSED SOD LIMITS

PROPOSED SEED MnDOT 33-261

PROPOSED MULCH BED

# **PLANT SCHEDULE**

	SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	CONTAINE
6 03 (C7.03)	TREES							
	A STATE OF THE STA	AB	3	BALSAM FIR	ABIES BALSAMEA	N.A.	10 - 12` HT.	
		РВ	7	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	N.A.	10 - 12` HT.	
		AC	4	COLUMNAR WHITE FIR	ABIES CONCOLOR 'FASTIGIATA'	N.A.	8 - 10` HT.	
		SI	1	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	3.5" CAL.		B&B
	$\odot$	AR	1	RED MAPLE	ACER RUBRUM	3.5" CAL.		B&B
		QB	2	SWAMP WHITE OAK	QUERCUS BICOLOR	3.5" CAL.		B&B
	A CONTRACT OF THE PROPERTY OF	PC	4	SWISS STONE PINE	PINUS CEMBRA	N.A.	8 - 10` HT.	В&В
	SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPREAD	HEIGHT	CONTAINE
(7) (C7.03)	SHRUBS	BS	7	SOLAR FLARE PRAIRIEBLUES™ FALSE INDIGO	BAPTISIA X 'SOLAR FLARE'	42 - 48" SPR.		#1 CONT.
(8) (C7.03)	PERENNIALS							
(07.03)	(•)	NB	13	BLUE WONDER CATMINT	NEPETA RACEMOSA 'BLUE WONDER'	30 - 36" SPR.		#1 CONT.
	$\bullet$	PD	13	DARK TOWERS BEARDTONGUE	PENSTEMON X 'DARK TOWERS'	30 - 36" SPR.		#1 CONT.
	(•)	ZA	55	GOLDEN ALEXANDER	ZIZIA AUREA	24 - 30" SPR.		#1 CONT.
	(**)	VF	19	IRONWEED	VERNONIA FASCICULATA	24 - 30" SPR.		#1 CONT.
	(•)	CL	9	LANCELEAF TICKSEED	COREOPSIS LANCEOLATA	30 - 36" SPR.		#1 CONT.
	$\widetilde{\langle \cdot \rangle}$	EL	32	LITTLE JOE PYE WEED	EUPATORIUM DUBIUM 'LITTLE JOE'	42 - 48" SPR.		#1 CONT.
	$\bullet$	EU	36	POWWOW® WHITE CONEFLOWER	ECHINACEA X 'PAS702918'	30 - 36" SPR.		#1 CONT.
	<b>*</b>	SS	23	SHOWY GOLDENROD	SOLIDAGO SPECIOSA	24 - 30" SPR.		#1 CONT.

# TREE REPLACEMENT CALCULATIONS

1. REQUIRED TREES

HERITAGE TREE REPLACEMENT - MINIMUM 10' HEIGHT

9 - 10' CONIFERS 1 - 12' CONIFER

PROTECTED TREE REPLACEMENT 4 - DECIDUOUS - MINIMUM 3.5" 8 - CONIFERS - MINIMUM 8' HEIGHT

2. WHEN CONSTRUCTION IS COMPLETE ALL TREES TO REMAIN MUST HAVE THE SOIL OUT TO THEIR DRIP LINE AERATED AND DE-COMPACTED. AERATING MUST INCLUDE MULTIPLE CONCENTRIC CIRCLES OF ONE-INCH HOLES, TWO INCHES DEEP, OR AS



L1.01





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EDINA PUBLIC SCHOOLS EDINA ECC TENNIS COURTS RECONSTRUCTION

LANDSCAPE PLAN

# <u>Attachment C – Draft Agreement</u>

### AGREEMENT to CONSTRUCT and MAINTAIN STORMWATER MANAGEMENT FACILITY

# Edina Public School District, City of Edina and Minnehaha Creek Watershed District MCWD Permit No. 25-106

### Recitals

- A. The Minnehaha Creek Watershed District (MCWD), pursuant to Minnesota Statutes §103D.341, has adopted and maintains rules to protect water resources from land use and development impact.
- B. The Edina Public School District (EPSD) has applied to MCWD for a permit (Permit No. 25-106) to remove and replace tennis courts and concrete walkways, with associated site grading and utilities installation (the "Project"), on its property located at 5701 Normandale Road, Edina (the "Property").
- C. MCWD rules require, as a condition of the permit, that EPSD install and maintain, indefinitely, facilities to manage stormwater generated from new and reconstructed hard surface associated with the Project.
- D. The City of Edina ("City"), pursuant to its Water Resources Management Plan, Appendix A (December 2022), has identified the potential to create 10 to 19 acre-ft of regional stormwater volume storage on the Property upgradient of the City's main trunk storm sewer along West 58th Street, which outlets into Minnehaha Creek (the "Facility"). The Facility catchment would encompass approximately 100 acres of developed land within the City, including the Project hard surface footprint.
- E. MCWD rules require that stormwater be treated by infiltration or another volume reduction method, if infiltration is feasible at the site of the permitted work. MCWD has determined that infiltration is not feasible at the Project site, and that stormwater filtration is an acceptable practice. Permit No. 25-106 requires that EPSD supply a stormwater infiltration water quality volume of at least 8,385 cubic feet or, for a practice other than infiltration, a volume that provides for an equivalent annual Total Phosphorus (TP) removal of 0.59 pounds/yr.
- F. While the City has not yet determined the water quality treatment design for the Facility, it is included in the City's 2025-2030 capital improvement program. The City has budgeted \$10 million for the Facility, and has programmed feasibility work for 2026 and construction for 2028.
- G. EPSD and the City propose that EPSD use the Facility to meet its requirements under Permit No. 25-106. However, the EPSD plans to begin Project construction in Summer 2025, and the MCWD stormwater management rule, at paragraph 10.a, requires that facilities required to treat constructed hard surface must be functional within 24 months of the start of construction of the regulated surface. The MCWD Board of Managers, under the MCWD variances and exceptions rule, has approved an exception to this requirement on the finding that the Facility, over time, will provide water quality volume treatment of a wider area of developed land, and be subject to City maintenance by agreement with MCWD. To account for the delay in stormwater water quality treatment associated with approval of this exception, this agreement requires the Facility to be designed to remove at least 0.83 pounds/yr of TP. A condition of approval is this agreement among EPSD, the City, and MCWD.

Accordingly, the parties, intending to be legally bound, agree to the following terms for construction and maintenance of the Facility. EPSD and the City, separately, have exchanged valuable consideration to support the obligations of each as set forth herein.

### Term:

- 1. The City will contract for feasibility review by February 28, 2026 and the City's consultant will submit the feasibility report by December 31, 2026. On submittal, the City will transmit a copy to EPSD and MCWD. If the City Council finds that the Facility is feasible, the City will retain a design consultant and advance the design. In doing so, the City will inform ESPD and MCWD of the progress of design.
- 2. EPSD agrees that the City may occupy the Property as necessary or convenient to construct and maintain the Facility. EPSD and the City may enter into an easement or other agreement to give more detail to this relationship. The City will issue a notice to proceed for Facility construction tentatively planned for the 2028 construction year. The Facility will be constructed and functional by January 1, 2030.
- 3. On the City consultant's certification of completion, the consultant will provide as-built plans to EPSD and MCWD and affirm that the Facility as constructed conforms to plans, provides an annual total phosphorus load reduction of at least 0.83 lbs/year, and allows for rate control and flood separation standards of the MCWD stormwater management rule to be met under Permit 25-106. MCWD, on the basis of its engineer's advice, will provide its written concurrence that the Facility fulfills the City's construction obligation under this agreement.
- 4. The City will maintain the Facility in accordance with the terms of its NPDES MS4 permit, as well as the following standard MCWD maintenance terms, as applicable:
  - **a.** Raingardens, infiltration basins and filtration basins. Raingardens, infiltration basins and filtration basins will be inspected annually to ensure continued live storage capacity at or above the design volume. Invasive vegetation, excess sediment and debris will be removed as needed and healthy plant growth will be maintained to ensure that the facilities continue to perform per design.
  - **b. Underground storage facilities.** Underground storage facilities will be inspected at least annually to ensure continuing performance per design. Capacity will be considered inadequate if sediment has decreased the storage volume by 50 percent of the original design volume. Accumulated debris and sediment will be removed, and inlet and outlet structures will be kept clear of any flow impediments.
  - **c. Grit chambers, sump catch basins and sump manholes.** Grit chambers, sump catch basins and sump manholes will be inspected in the spring, summer and fall of each year. All sediment and debris will be removed as needed such that the stormwater facilities operate as designed and permitted.
  - **d. Reporting.** The Declarant will submit to the MCWD annually a brief written report that describes stormwater facility maintenance activities performed under this declaration, including dates, locations of inspections and the maintenance activities performed.

If the Facility is of an atypical design that, in MCWD's judgment, requires other maintenance terms, the parties will execute an amendment to this agreement to incorporate those terms. EPSD will not take any action that would render the City unable to fulfill its maintenance obligations.

- 5. Until MCWD has provided its concurrence under paragraph 3, EPSD will take no action that would impede the City's ability to site, within the area delineated on Attachment A hereto, incorporated herein, a Project-specific stormwater management practice meeting the requirements of paragraph 6.
- 6. If the City determines under paragraph 1 that the Facility is not feasible, or has not achieved a constructed and functional Facility by January 1, 2030, the City will proceed, diligently and in consultation with MCWD and EPSD, to identify and design one or more stormwater management practices that meet water quality volume and rate control standards under Permit No. 25-106. The practices may be sited in the area referenced on Attachment A, or may be sited elsewhere, provided they capture the runoff from the new and reconstructed hard surface under the permit and otherwise conform to section 8 of the MCWD stormwater management rule, as it may be amended. This agreement constitutes a regional facility plan as the term is used in paragraph 8.d of the rule.
- 7. If MCWD determines that the Facility will not be constructed and functional by January 1, 2030 and that determination is not unreasonable, the City will proceed to construct Project-specific practices and they will be functional by June 30, 2031. If and when MCWD has concurred that the Facility is constructed and functional, the City may decommission the Project-specific practices. The City will maintain the practices until decommissioned, in accordance with maintenance terms specified by MCWD. Such terms will accord with MCWD's standard maintenance terms for the type of practices.
- 8. EPSD may perform any obligations of the City under paragraphs 6 and 7, pursuant to such terms as those two parties may agree. The City will remain responsible to MCWD to fulfill the obligations.
- 9. If the annual TP reduction of the Facility exceeds 0.83 pounds, the City may use the excess reduction for compliance with MCWD and other permit requirements as follows:
  - a. MCWD will recognize that part of excess capacity that provides treatment for existing hard surface under any permit to redevelop that existing hard surface.
  - b. The City may use the remaining capacity for new development within the Facility catchment.