

Permit Application No.: 16-502	Rules: <u>Erosion Control and Stormwater Management</u>
Applicant: The Lander Group (Tony Kriha)	Received: 9/12/2016
Project: 38th Street Mixed Use	Complete: 10/27/2016
Location: 2707 38th St E; 3800, 3806, and 3812 28th Ave S	Noticed: 9/26/2016

Recommendation:

Approval of MCWD permit application on the following conditions:

1. Submission of a draft declaration for maintenance of stormwater facilities for MCWD approval, then recordation; and
2. Reimbursement of engineering and mailing fees.

Background

The Lander Group (represented by Tony Kriha) has applied for a Minnehaha Creek Watershed District (MCWD) permit for Erosion Control and Stormwater Management for the construction of a mixed-use development at 2707 38th St E, 3800 28th Ave S, 3806 28th Ave S, 3812 28th Ave S in the City of Minneapolis.

The project proposes a 0.08-acre increase of impervious cover over the 0.55-acre area. Of the area, 0.24 acres ultimately drain to the Middle Mississippi and 0.31 acres ultimately drain to Minnehaha Creek. The project is located wholly within MCWD's legal boundary.

The applicants have submitted all exhibits, plans, and materials necessary to analyze compliance with MCWD rules. No variances from MCWD rule provisions are needed for approval of the permit. This permit is before the Board of Managers for determination at the request of a member of the public.

District Rule Summary

Erosion Control

The District exercises regulatory authority for erosion control in the City of Minneapolis. The Erosion Control rule is applicable for any project exceeding 5,000 square feet of land disturbance or 50 cubic yards of excavation. The proposed project involves approximately 0.77 acres of land disturbance, therefore the Erosion Control rule is triggered.

Erosion control best management practices including a rock construction entrance, silt fence, inlet protection, and tree protection are provided where necessary. Concrete washout will be contained within a container with an impermeable liner onsite. An NPDES permit is not needed, because less than one acre of land disturbance is proposed.

Erosion control practices meet District requirements.

Stormwater Management

The District exercises regulatory authority for Stormwater Management in the City of Minneapolis.

The Stormwater Management rule is applicable anytime there is new impervious surface or replacement of existing impervious surface. This project proposes reconstruction of impervious areas and a 0.08-acre increase of impervious surface, therefore the rule is triggered.

For sites undergoing redevelopment that are less than one acre, BMPs must be installed in accordance with Subsection 3(d). This project proposes to install a sump catch basin to pre-treat stormwater entering the storm sewer system as well as providing additional green space in accordance with the Minnesota Pollution Control Agency's *Minnesota Stormwater Manual*.

Under existing conditions, stormwater enters the storm sewer system as sheet flow off the site. Under the proposed conditions, stormwater will enter the storm sewer system through direct connection from the roof drain or as sheet flow off the site. No new point source discharging to a waterbody are created such as would require pretreatment under subsection 8(a) of the rule. Discharge into any downstream waterbodies is dissipated into the storm sewer system, so there are no bounce or inundation impacts requiring analysis under 8(b) of the rule.

Stormwater Management practices meet District Requirements

Summary:

The Lander Group is proposing a mixed-use development that will trigger the District's Erosion Control and Stormwater Management rules. The project as proposed meets the applicable requirements under each of these District rules. Staff recommends approval of the MCWD permit application with the Conditions provided above.

Attachments:

1. Permit Application
2. Site Location
3. Site Plan
4. Stormwater Plan

Received

WATER RESOURCE PERMIT APPLICATION FORM

Use this form to notify/apply to the Minnehaha Creek Watershed District (MCWD) of a proposed project or work which may fall within their jurisdiction. Fill out this form completely and submit with your site plan, maps, etc. to the MCWD at: 15320 Minnetonka Blvd. Minnetonka, MN 55345.

Keep a copy for your records.

By: _____

YOU MUST OBTAIN ALL REQUIRED AUTHORIZATIONS BEFORE BEGINNING WORK.

1. Name of each property owner: Tony Kriha
Mailing Address: 3802 Nicollet Ave S. City: Minneapolis State: MN Zip: 55409
Email Address: Tony@landergroup.com Phone: 612-986-2511 Fax: _____

2. Property Owner Representative Information (not required) (licensed contractor, architect, engineer, etc...)
Business Name: BKBM Engineers Representative Name: Kevin Bohl
Business Address: 5930 Brooklyn Blvd City: Minneapolis State: MN Zip: 55429
Email Address: kbohl@bkbm.com Phone: 763-843-0427 Fax: _____

3. Project Address: 2707 38th Street East 13800, 3806, 3812 29th Ave S. City: Minneapolis
State: MN Zip: 55406 Qtr Section(s): _____ Section(s): _____ Township(s): _____ Range(s): _____
Lot: _____ Block: 001 Subdivision: _____ PID: 1202824120028

4. Size of project parcel (square feet or acres): 23958
Area of disturbance (square feet): 32670 Volume of excavation/fill (cubic yards): 56.79
Area of existing impervious surface: 17424 Area of proposed impervious surface: 20909
Length of shoreline affected (feet): 0 Waterbody (& bay if applicable): NA

5. Type of permit being applied for (Check all that apply):
 EROSION CONTROL WATERBODY CROSSINGS/STRUCTURES
 FLOODPLAIN ALTERATION STORMWATER MANAGEMENT
 WETLAND PROTECTION APPROPRIATIONS
 DREDGING ILLICIT DISCHARGE
 SHORELINE/STREAMBANK STABILIZATION

6. Project purpose (Check all that apply):
 SINGLE FAMILY HOME MULTI FAMILY RESIDENTIAL (apartments)
 ROAD CONSTRUCTION COMMERCIAL or INSTITUTIONAL
 UTILITIES SUBDIVISIONS (include number of lots)
 DREDGING LANDSCAPING (pools, berms, etc.)
 SHORELINE/STREAMBANK STABILIZATION OTHER (DESCRIBE): _____

7. NPDES/SDS General Stormwater Permit Number (if applicable): NA

8. Waterbody receiving runoff from site: Hiawatha Lake

9. Project Timeline: Start Date: Fall 2016 Completion Date: _____

Permits have been applied for: City X County _____ MN Pollution Control Agency _____ DNR _____ COE _____
Permits have been received: City _____ County _____ MN Pollution Control Agency _____ DNR _____ COE _____

By signing below, I hereby request a permit to authorize the activities described herein. I certify that I am familiar with MCWD Rules and that the proposed activity will be conducted in compliance with these Rules. I am familiar with the information contained in this application and, to the best of my knowledge and belief, all information is true, complete and accurate. I understand that proceeding with work before all required authorizations are obtained may be subject to federal, state and/or local administrative, civil and/or criminal penalties.

Signature of Each Property Owner: [Signature] Date: 9/6/16

Security features are included. Details on back.

BKBM ENGINEERS

5930 Brooklyn Blvd.
Minneapolis, MN 55429
PH. (763) 843-0420

US BANK
Minneapolis, MN 55428
17-2/910

39320

Check date

August 2, 2016

Pay

Ten and 00/100 Dollars

Amount

10.00

To

Minnehaha Creek Watershed District
18202 Minnetonka Blvd
Deephaven, MN 55391

[Signature] MP

⑈039320⑈ ⑆091000022⑆ 104781059316⑈

BKBM ENGINEERS

39320

Check Date: 8/2/2016

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Application Fee	8/2/2016	0044376	10.00			10.00
Minnehaha Creek Watershed District		TOTAL	10.00			10.00
Checking Account	1	1494				

RECEIPT DATE 9-9-16 No. 770830

RECEIVED FROM BKBM Engineers \$ 10.00

Ten and 00/100 DOLLARS

FOR RENT
 FOR 2707 38th St. East Minneapolis

check # 39320

ACCOUNT		<input type="checkbox"/> CASH
PAYMENT	<u>10 00</u>	<input checked="" type="checkbox"/> CHECK
BAL. DUE		<input type="checkbox"/> MONEY ORDER
		<input type="checkbox"/> CREDIT CARD

FROM _____ TO _____

BY [Signature]

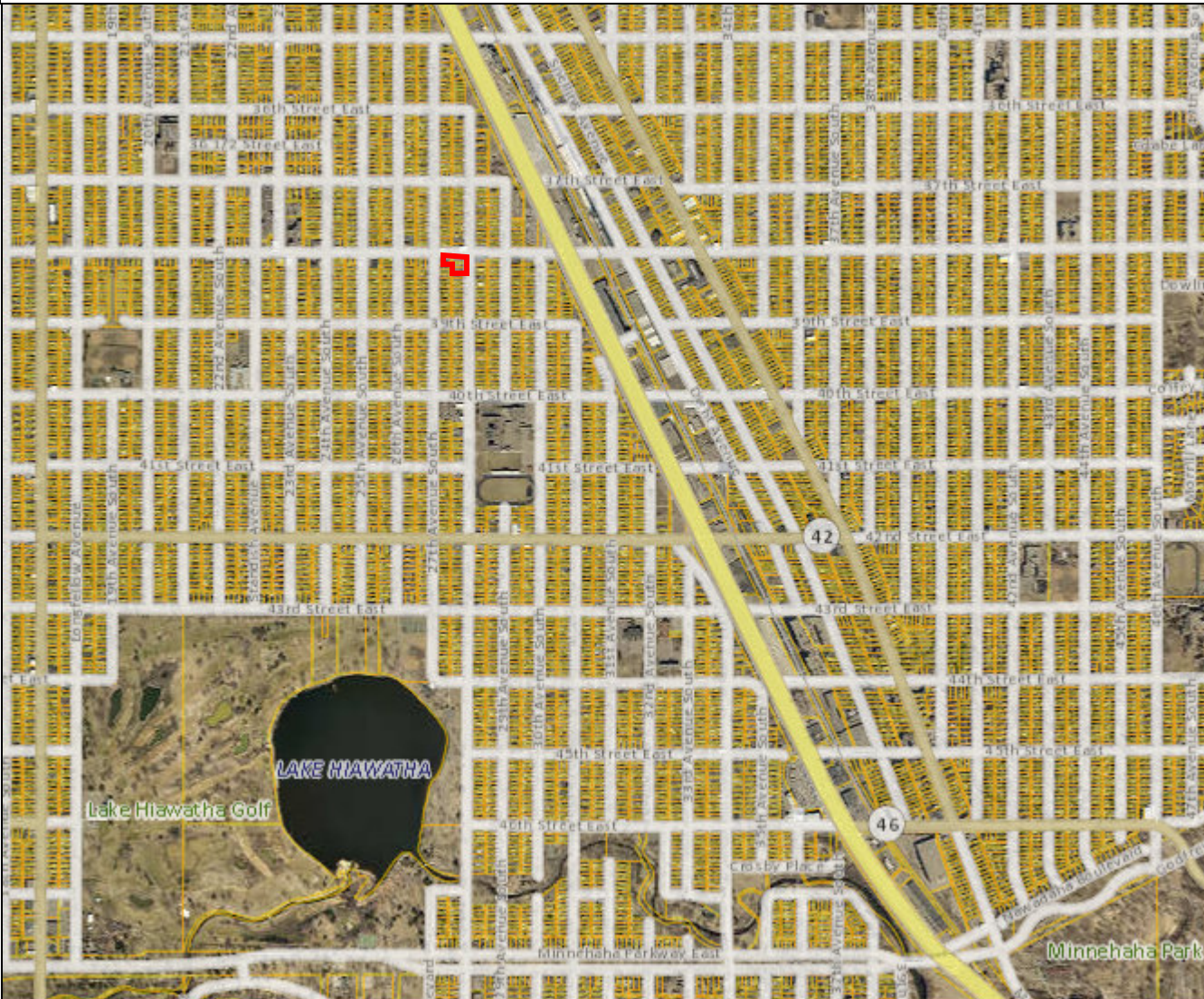
3-11



Hennepin County Natural Resources Map

Date: 10/31/2016

Legend



No results

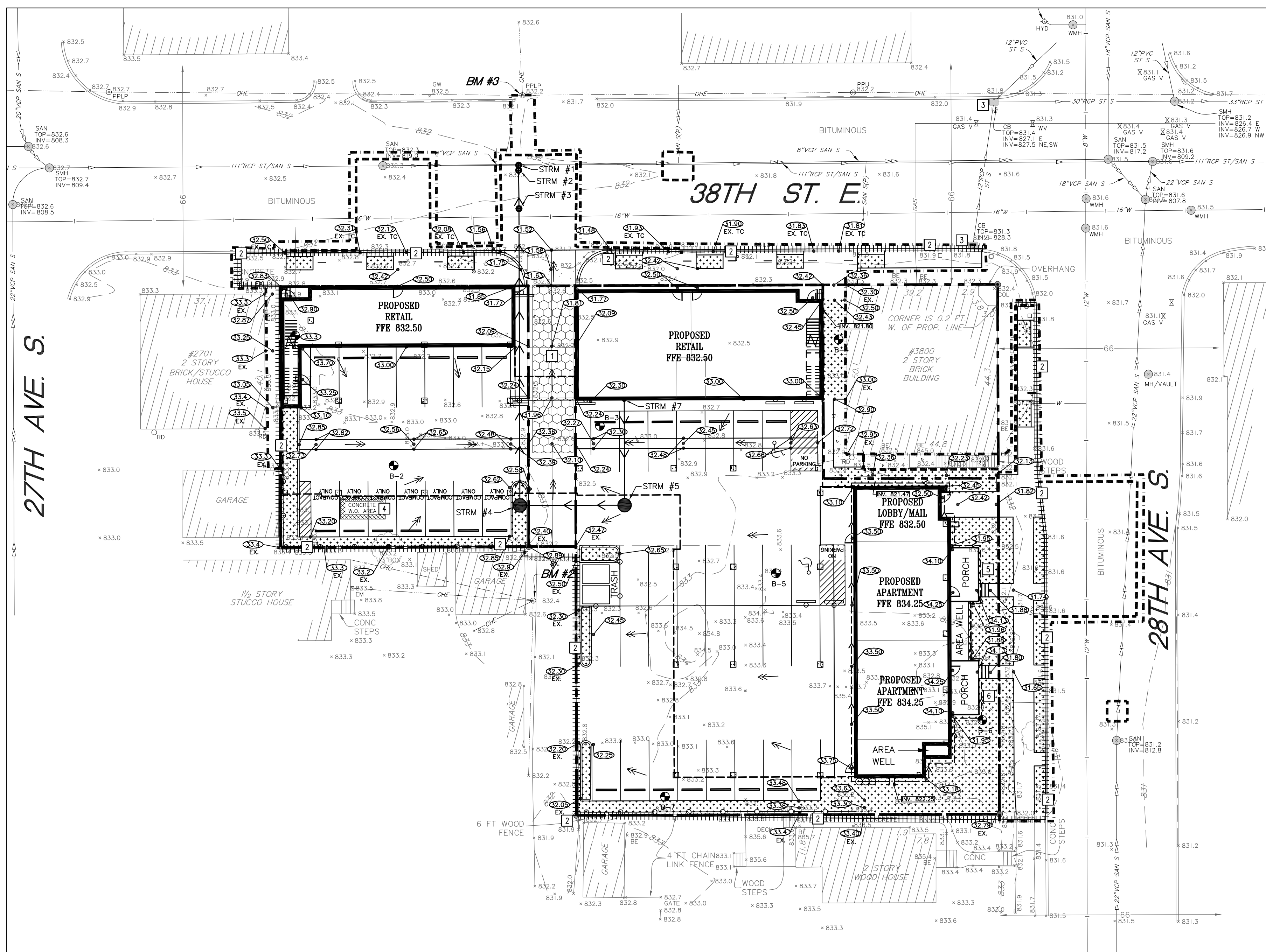
Comments:

1 inch = 1,600 feet



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

COPYRIGHT © HENNEPIN COUNTY 2016



1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C2.0 1"=20'

MINNEAPOLIS STANDARD EROSION CONTROL NOTES - (JANUARY 7, 2011)

- CONTRACTOR MUST CALL A CONSTRUCTION START 48 HOURS PRIOR TO ANY LAND DISTURBANCES 612-673-3867. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
- INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES.
- BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO CONSTRUCTION SITE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
- REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
- INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
- LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS ALONG THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
- MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
- TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7-14 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-Biodegradable EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENuded AREA.
- READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS SHOWN IN THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCE MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
- CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
- IF DEWATERING OR PUMPING OF WATER IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND/OR APPROVALS PRIOR TO DISCHARGE OF ANY WATER FROM THE SITE. IF THE DISCHARGE FROM THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF SEDIMENT TRAPS, VEGETATIVE FILTER STRIPS, OR OTHER SEDIMENT REDUCING MEASURES SUCH THAT THE DISCHARGE IS NOT VISIBLY DIFFERENT FROM THE RECEIVING WATER. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE DISCHARGE POINT TO PREVENT SOIL EROSION. THE CONTRACTOR SHALL PROVIDE A DEWATERING/PUMPING PLAN TO THE EROSION CONTROL INSPECTOR PRIOR TO INITIATING DEWATERING ACTIVITIES.

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	-----
PERIMETER SEDIMENT PROTECTION	
PROPERTY LINE	-----
SAWCUT LINE (APPROX.)	-----
ROCK CONSTRUCTION ENTRANCE	XXXXXX
STORM SEWER	---S---
DRAINAGE FLOW ARROW	→
SPOT ELEVATION	833.5
SOIL BORING	B-1
CONCRETE WASHOUT AREA	XXXXXX
SEE LANDSCAPE PLANS FOR PAVEMENT/PLANTING DETAILS	XXXXXX
CONCRETE PAVEMENT/SIDEWALK	XXXXXX

ABBREVIATIONS

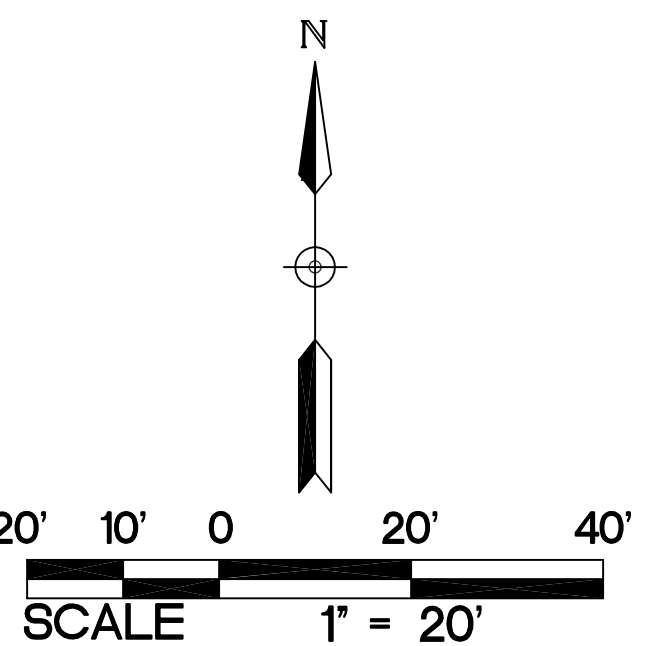
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
W.O.	Washout

NOTE:
APPROXIMATE DISTURBED AREA IS 0.73 ACRES

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO AND EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT BMP. CONTACT PAUL CHELSEN, 612-673-2406 OR PAUL.CHELSEN@MINNEAPOLIS.MN.GOV.

UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.



WALKWAY NOTES:

- GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
- ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

NOTE: ALL SIDEWALK, CURB AND GUTTER, DRIVEWAY ENTRANCES, AND ALLEYS ARE TO CONSTRUCTED PER:
STANDARD SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE IN THE CITY OF MINNEAPOLIS 2011 EDITION
BY
DEPARTMENT OF PUBLIC WORKS
MINNEAPOLIS, MINNESOTA
FEBRUARY 1, 2011

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0.
 - INSTALL PERIMETER SEDIMENT CONTROL. REFER TO DETAIL(S) 2&3/C5.0.
 - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C5.0.
 - APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
 - INSTALL 4-6.75" RISERS FOR PROPOSED PORCHES.
 - INSTALL 4-7" RISERS FOR PROPOSED PORCHES.

GRADING NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. CONTACT MARK HANSON AT (952) 881-2455.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher One at 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SPOT ELEVATIONS SHOWN AS 33.5, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 833.5.
- ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
- NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
- PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
- PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY CIVIL ENGINEER AND WATERSHED WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
- ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
- PRIOR TO FINAL STABILIZATION, SIX INCHES OF TOPSOIL OR ORGANIC MATERIAL IS TO BE SPREAD AND INCORPORATED IN THE UNDERLYING SOILS. THE TOPSOIL SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
- IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- WINTER MULCHING:
17.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
17.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAYBE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE. OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- PORCHES AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

EROSION CONTROL NOTES:

- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
- ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR WATERSHED, BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
- NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
- FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
- SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
- DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR WATERSHED.
- ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
 - ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MM/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
 - WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
 - MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.
- RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
- GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
- ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS AND DITCHES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
- EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR WATERSHED.



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.

Kevin A. Bohl
Kevin Bohl

Date 09-16-2016 Lic. No. 52209

NO.	DESCRIPTION	DATE
1	CD'S	10/11/2016
2	Permit Set Revisions	10/17/2016

LANDER GROUP
38TH STREET MIXED USE
 3806 28TH AVE SOUTH, MINNEAPOLIS, MN

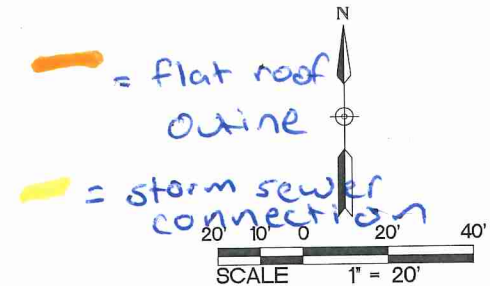
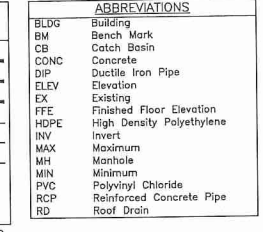
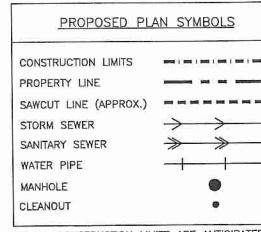
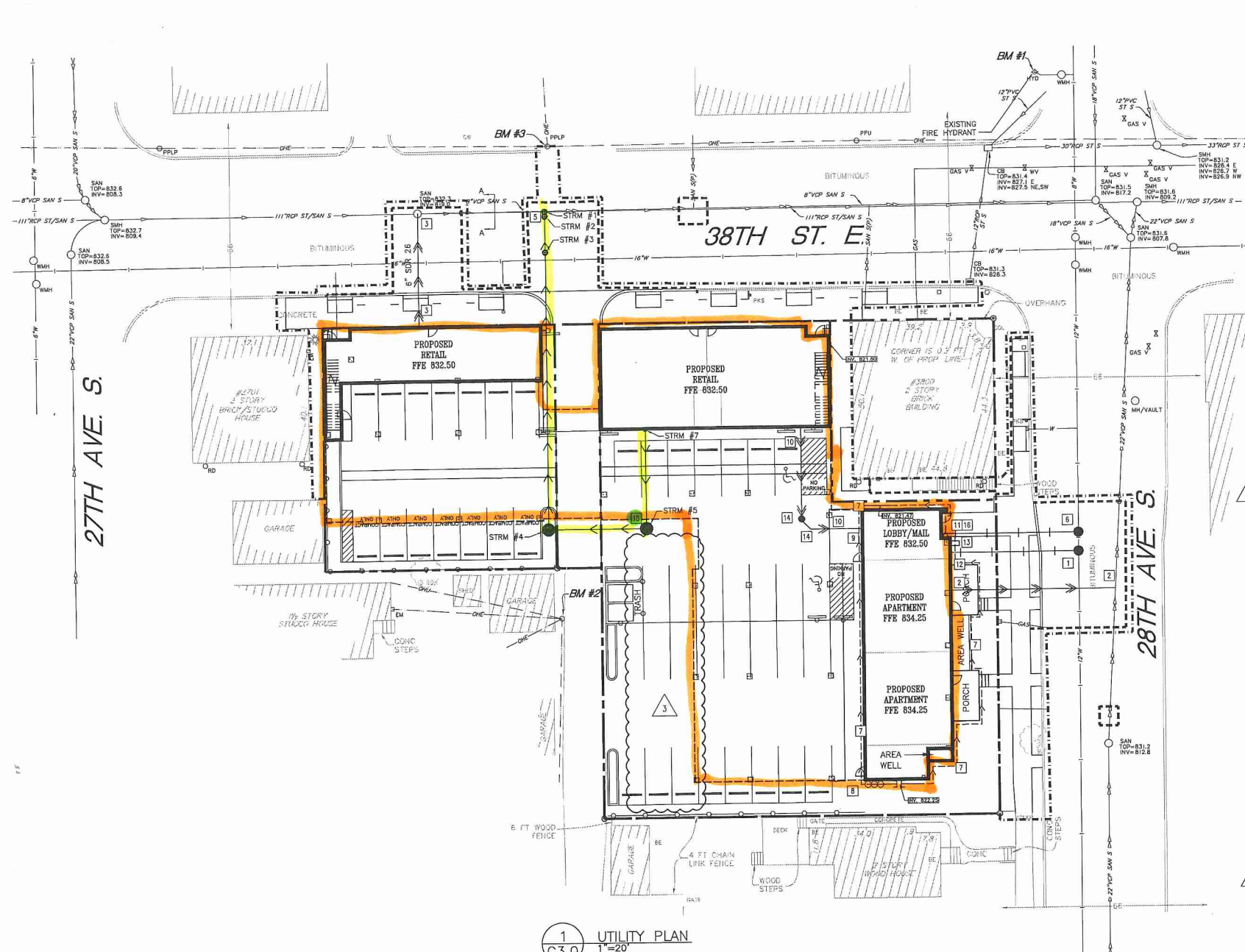
DATE
10/11/16

PHASE
CONSTRUCTION

DOCUMENTS

PROJECT
JLG 16002

SHEET
C2.0
GRADING, DRAINAGE,
AND EROSION
CONTROL PLAN



*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
- WETAP EXISTING 12-INCH WATER MAIN FOR PROPOSED 6-INCH FIRE PROTECTION SERVICE. THE CITY OF MINNEAPOLIS WILL PROVIDE AND INSTALL THE WETAP AND VALVE AS PART OF THE PERMIT FEE. THE CONTRACTOR IS TO EXCAVATE FOR THE WETAP, CONSTRUCT THE WATER VALVE MANHOLE, CONNECT TO THE VALVE AND BACKFILL THE TRENCH PER CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 5/C5.0. COORDINATE ALL WORK WITH CITY OF MINNEAPOLIS. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO CITY PRIOR TO CONSTRUCTION.
 - CORE DRILL EXISTING SANITARY MAIN AND CONNECT WITH A SADDLE TEE FITTING. ANTICIPATED INVERT OF EXISTING 22" SANITARY SEWER IS 811.20. INSTALL 52'-FEET OF 6-INCH SDR 26 PIPE AT 12.00% TO INVERT OF 817.44. STUB TO WITHIN 5'-FEET OF PROPOSED BUILDING. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - CORE DRILL EXISTING SANITARY MANHOLE AT INVERT 819.00 FOR PROPOSED SANITARY SEWER SERVICE CONNECTION. INTENT IS TO CONNECT BUILDING SERVICE TO 8" SANITARY MAIN IN 38TH STREET. NOT 11" RCP INTERCEPTOR. INSTALL 38'-FEET OF 6-INCH SDR 26 PIPE AT 2.00% TO INVERT OF 819.72. STUB TO WITHIN 5'-FEET OF PROPOSED BUILDING. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - NOT USED.
 - CORE DRILL EXISTING 11" STORM SEWER AT SPRINGLINE OF PIPE (APPROXIMATE INVERT=813.94). REFER TO 3/C3.0 FOR EXISTING SEWER SECTION.
 - WETAP EXISTING 12-INCH WATER MAIN FOR PROPOSED 4-INCH DOMESTIC WATER SERVICE. THE CITY OF MINNEAPOLIS WILL PROVIDE AND INSTALL THE WETAP AND VALVE AS PART OF THE PERMIT FEE. THE CONTRACTOR IS TO EXCAVATE FOR THE WETAP, CONSTRUCT THE WATER VALVE MANHOLE, CONNECT TO THE VALVE AND BACKFILL THE TRENCH PER CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 5/C5.0. COORDINATE ALL WORK WITH CITY OF MINNEAPOLIS. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO CITY PRIOR TO CONSTRUCTION.
 - INSTALL PERMETER DRAIN TILE. REFER TO DETAIL 2/C5.2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF CONNECTION TO BUILDING SUMP WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. PROVIDE SOLID PIPE AND WATER TIGHT CONNECTIONS TO 10'-FEET OF EITHER SIDE OF ALL WATER CROSSINGS PER MN PLUMBING CODE.
 - APPROXIMATE LOCATION OF ELECTRICAL METERS. REFER TO ARCHITECTURAL PLANS FOR METER LOCATIONS.
 - STUB SANITARY SEWER LINE TO ANTICIPATED INVERT OF 818.42 AT PROPOSED BUILDING. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - INSTALL APPROXIMATELY 50'-FEET OF 6-INCH SDR 26 PIPE AT 22.00% TO ANTICIPATED INVERT OF 824.29 AT PROPOSED BUILDING. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - STUB 4-INCH DOMESTIC WATER SERVICE TO WITHIN 5'-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.
 - STUB 6-INCH FIRE PROTECTION LINE TO WITHIN 5'-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.
 - INSTALL SPLASH PAD PER DETAIL 5/C5.2 FOR SUMP PUMP OUTLET. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - PROVIDE 2 45-DEGREE BENDS AND SEWER CLEANOUT PER DETAIL 9/C5.2.
 - PROVIDE SUMP CATCH BASIN PER DETAIL 3/C3.0.
 - THE CITY OF MINNEAPOLIS REQUIRES A BYPASS ASSEMBLY PER DETAIL 2/C3.0 FOR DOMESTIC WATER SERVICES LARGER THAN 3-INCHES. MECHANICAL/PLUMBING ENGINEER SHALL VERIFY SIZE OF DOMESTIC WATER SERVICE AND, IF NECESSARY, PROVIDE BYPASS ASSEMBLY PER MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

- FOLLOW ALL CITY OF MINNEAPOLIS AND HENNEPIN COUNTY STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT OF WAY AND OBTAIN ALL APPLICABLE PERMITS.

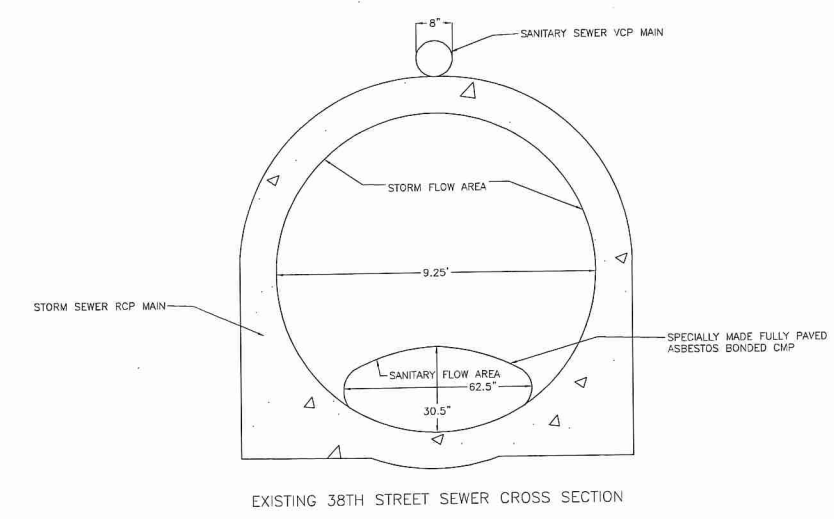
UTILITY NOTES:

- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- ALL SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE ARE TO BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HENNEPIN COUNTY STANDARDS.
- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
- ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
- PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF MINNEAPOLIS. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
- SANITARY SEWER PIPING SHALL BE SDR 26 PVC UNLESS NOTED OTHERWISE.
- CONTRACTORS ARE TO COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10'-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. GROUT RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.
- STORM SEWER PIPING SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (ASTM D2885 FOR SCHEDULE 40).

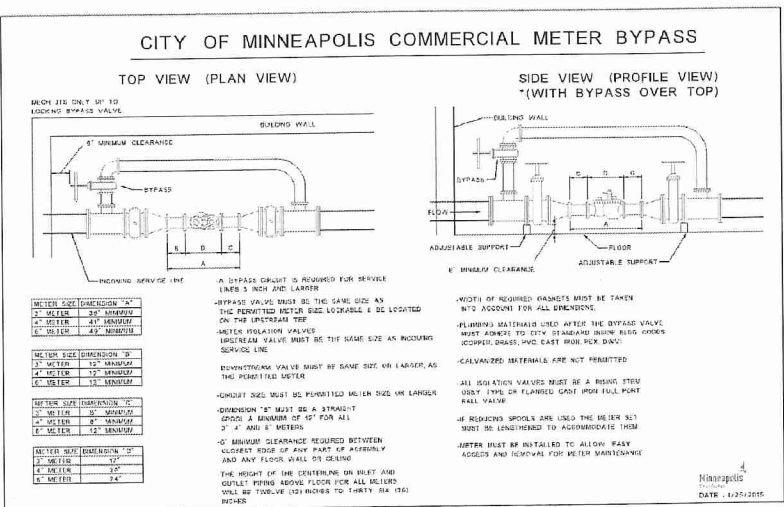
CITY OF MINNEAPOLIS UTILITY NOTES:

- ALL WORK DONE OUTSIDE OF THE LOT LINE ON PUBLIC RIGHT-OF-WAY MUST BE DONE BY A CONTRACTOR LICENSED TO WORK IN THE CITY OF MINNEAPOLIS WHO HAS THE \$100,000.00 SIDEWALK CONTRACTOR'S BOND ON FILE WITH THE SIDEWALK DIVISION.
- ALL UTILITIES MUST BE INSTALLED BY A MINNEAPOLIS LICENSED CONTRACTOR.
- THE CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORM WATER MANAGEMENT BMP. CONTACT PAUL CHELSEN, 812-673-2406 PAUL.CHELSEN@MINNEAPOLIS.MN.GOV.
- UPON THE PROJECT'S COMPLETION, THE GENERAL CONTRACTOR SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORM WATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

1 UTILITY PLAN
C3.0
1" = 20'



3 SECTION A-A
C3.0
NOT TO SCALE



2 METER BYPASS ASSEMBLY
C3.0
NOT TO SCALE

SEWER STRUCTURE TABLE						
STRUCTURE ID	STRUCTURE DIMENSION(S) (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE	
STRM #1	CONNECTION TO STORM SEWER	NA	NA	S = 813.94	2 L.F. OF 15" PVC @ 1.00%, STRM #2	
STRM #2	45 DEGREE BEND	NA	NA	N = 813.96 S = 813.96	16 L.F. OF 15" PVC @ 100.00%, STRM #3	
STRM #3	45 DEGREE BEND	NA	NA	N = 825.41 S = 825.41	88 L.F. OF 15" PVC @ 2.00%, STRM #4	
STRM #4	48" MH	R-1733	833.15	N = 827.18 E = 827.18	31 L.F. OF 12" PVC @ 1.99%, STRM #5	
STRM #5	48" SUMP MH	R-1733	832.48	W = 827.80 N = 827.80	31 L.F. OF 10" PVC @ 1.00%, STRM #7	
STRM #7	ROOF DRAIN CONNECTION	NA	NA	S = 828.11	-----	

JLG
DESIGN FOR LIFE
322 First Avenue North
Suite #600
Minneapolis, MN 55401
phone 612.746.4220
fax 612.746.4228
www.jlgdesign.com
LANDERGROUP
urban development

BKBM
3600 Brooklyn Boulevard
Minneapolis, MN 55426-2018
Phone: (763) 844-0000
Fax: (763) 844-0000
www.bkbm.com
© 2016 BKBM Professional Engineers, Inc.
All rights reserved.
This document is an instrument of service and is the property of BKBM Professional Engineers, Inc. and may not be used or copied without prior written consent.
BKBM Job No. 16234.00

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.

Kevin A. Bohl
Kevin Bohl
Date: 09-16-2016 Lic. No. 52209

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	C3.0	10/11/2016
2	Permit Set Revisions	10/17/2016
3	Addendum #1	10/28/2016

LANDER GROUP
38TH STREET MIXED USE
3806 28TH AVE SOUTH, MINNEAPOLIS, MN

DATE
10/11/16
PHASE
CONSTRUCTION DOCUMENTS
PROJECT
JLG 16002
SHEET
C3.0
UTILITY PLAN