WILLMAR

PLANNING AND DEVELOPMENT SERVICES

City Office Building
333 SW 6th Street, Box 755
Willmar, MN 56201

GENERAL DEPARTMENT & INFORMATION	320-235-8311
DIRECTOR	320-214-5184
PLANNER	320-214-5195
BUILDING OFFICIAL	320-214-5185
BUILDING INSPECTION TECH	320-214-5187

FAX: 320-235-4917

MEMO

TO: Willmar Planning Commission

Chair: Mark Klema
Members: Charles Oakes, Andrew Engan, Scott Thaden, Gary Geiger, Randy Czarnetzki, Nick Davis, Virgilio Aguirre, Jr, and Bob Poe.

FROM: Megan M. Sauer, Planner MMS

DATE: May 2, 2012

SUBJECT: MAY 9, 2012 MEETING

The Willmar Planning Commission will meet at 7:00 p.m. on Wednesday, May 9, 2012, in Conference Room #2 (upper level) of the City Office Building. Please call me at 214-5195 if you cannot attend.

1. Call the meeting to order
2. Minutes of the April 25, 2012 meeting *
3. Goodwill Store Plan Review *
4. Miscellany
5. Adjourn

* included
** to be presented

Willmar
All-America City
2005

WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, APRIL 25, 2012

MINUTES

1. The Willmar Planning Commission met on Wednesday, April 25, 2012, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

   ** Members Present: Charlie Oakes, Scott Thaden, Nick Davis, Andrew Engan, Randy Czarnetzki, and Virgilio Aguirre Jr.

   ** Members Absent: Mark Klema, Gary Geiger, and Bob Poe.

   ** Others Present: Joanna Schrupp, Christie Kurth, Jean Lindeman, Travis Foster, and Megan Sauer-Planner/Airport Manager.

2. MINUTES: The minutes of the April 11, 2012 meeting were approved as submitted.

3. FOOD SHELF ADDITION PRELIMINARY/FINAL PLAT- FILE NO. 12-3: The public hearing opened at 7:05 p.m. Christie Kurth, Executive Director of the Food Shelf, presented the plat of the combination of two parcels on property described as: part of Government Lot 2, Section 15, Township 119, Range 35 (624 Pacific Ave. SW and 400 Pacific Ave. SW). Ms. Kurth explained that the Food Shelf wishes to buy this additional property to add parking, which is direly needed as the number of staff persons and number of families being served in a week exceeds the current space they have. They are in the process of buying the additional land from the BNSF Railroad. Once the acquisition is final then the plat will be recorded. Staff informed Ms. Kurth that once a parking layout plan is done that can be reviewed and approved by the City Engineer.

   With no comments for or against the request the public hearing was closed at 7:15 p.m.

   Staff comments were reviewed and discussed (see Attachment A).

   Mr. Czarnetzki made a motion, seconded by Mr. Davis, to approve the preliminary/final plat as presented and forward it onto the City Council for approval.

   The motion carried.

4. MINNWEST TECH CAMPUS PLAN REVIEW- OPTIMUM COMMUNICATIONS CORP- FILE NO. 12-3: Joanna Schrupp presented plans on behalf of MinnWest Tech Campus for lease space to Optimum Communications Corp on property described as: Unit 5, MinnWest Technology Campus CIC #40 (1700 Technology Dr. NE). Optimum Communications is a computer, phone and other communication technologies business.

   The Planning Commission reviewed and discussed staff comments (see Attachment A).

   The Commission talked about this use being similar to other technology based businesses on the campus that will create synergy.

Mr. Thaden made a motion, seconded by Mr. Czarnetzki, to approve the plan review with the following condition:
A. The use shall meet all applicable local, state, and federal laws and regulations.

The Planning Commission reviewed and made affirmative findings of fact in Zoning Ordinance Section 9.E.4.a.1-7.

The motion carried.

5. TRAV'S DINO MART DRIVE UP WINDOW PLAN REVIEW- FILE NO. 12-4: Travis Foster of Trav's Dino Mart, Willmar, MN presented his plans for a drive through window at his gas station/convenience store on property described as: Lots 1 and 2 excluding the westerly 50' and excluding the east 12' of Lot 1 and excluding the east 11' of Lot 2, Block 67, First Addition to the Town of Willmar (602 1st St. S.). The applicant proposes a 10' drive lane west of the gas pumps that would have traffic entering from the south access on the property and exiting out the north side of the lot. There is ample room on site for vehicle stacking.

Staff comments were reviewed and discussed (see Attachment A).

The applicant plans on having onsite striping and signage to help guide vehicles.

Mr. Engan made a motion, seconded by Mr. Davis, to approve the plan review with the following conditions:
A. Signage and striping of the parking lot shall be done to help with motorist way finding.
B. The use shall meet all applicable local, state, and federal laws and regulations at all times.

The Planning Commission reviewed and made affirmative findings of fact in Zoning Ordinance Section 9.E.4.a.1-7.

The motion carried.

6. MISCELLANY: The Planning Commission discussed hookah lounges as requested by the Mayor at the previous meeting. Staff distributed some sample ordinance packets from the League of Minnesota Cities. The Commission talked about hookahs and smoke shops and sampling of products. The State of Minnesota does not prohibit sampling lounges and food and drink are not served at the establishments. No consensus could be reached by the Commission to take further action.

7. There being no further business to come before the Commission, the meeting adjourned at 7:44 p.m.

Respectfully submitted,

Megan M. Sauer, AICP
Planner/Airport Manager

Attachment A

PLANNING COMMISSION- APRIL 25, 2012

STAFF COMMENTS

1. FOOD SHELF ADDITION- PRELIMINARY/FINAL PLAT- FILE NO. 12-3:
    - The applicant is the Willmar Area Food Shelf, Willmar, MN.
    - They are proposing a plat combining a lot they currently own and a lot they have recently purchased on property legally described as: part of Government Lot 2, Section 15, Township 119, Range 35 (624 Pacific Ave. SW & 400 Pacific Ave. SW).
    - The applicant is purchasing the property from BNSF and combining it with their current property. The land will be used for future possible building expansion and parking lot development.
    - The property is accessed via Pacific Ave. SW.
    - The property is zoned I-2 General Industry.
    - Any future building or parking lot expansion will require review by the Planning Commission or City staff (permits).

    Fire Marshal Comments: No fire issues.

    MUC Comments: Electric service is available at the current building but anything to the west will require construction from the south side of Pacific Ave. SW. There is a 12" water main in Pacific Ave. SW and a 12" water main in 7th St. SW. The Old Farm Service elevator service was abandoned at the main.

    Engineering/Public Works Comments: No comments at this time.

    Assessor's Comments: Plat a part of 95-915-2810 and part of 95-915-2600. Currently part is owned by the Food Shelf and part is owned by the RR. After sale of RR property to Food Shelf it should be confirmed that legal on the sale matches legal on new plat.

    RECOMMENDATION: Approve the preliminary/final plat as presented.

2. TRAV'S DINO MART DRIVE UP WINDOW PLAN REVIEW- FILE NO. 12-4:
    - The applicant is Travis Foster, of Trav's Dino Mart, Willmar, MN.
    - The applicant requests plan review for a drive up window on the front side of the gas station on property described as: Lots 1 and 2 excluding the westerly 50' and excluding the east 12' of Lot 1 and excluding the east 11' of Lot 2, Block 67, First Addition to the Town of Willmar (602 1st St. S.).
    - The applicant proposes a 10' drive lane west of the existing gas pumps to allow drive up window for pick up cigarettes, lottery tickets, and other convenience items.
    - The Applicant proposes striping and signage to help motorists with onsite way finding.

- The curb cut and traffic flow will not be affected, except that the drive through traffic will be flowing one direction.

  RECOMMENDATION: Approve the drive through window plan review with the following conditions:

  A. Signage and striping of the parking lot shall be done to help with motorist way finding.

  B. The use shall meet all applicable local, state, and federal laws and regulations at all times.

Site Development Plans

for

GOODWILL

Willmar, Minnesota

Presented by:

Fendler Patterson Construction

CONSULTANT CONTACT LIST:

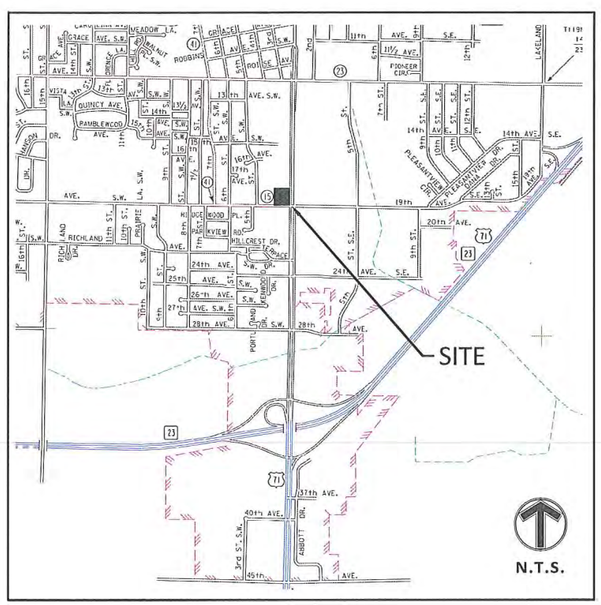
GENERAL CONTRACTOR
FENDLER PATTERSON CONSTRUCTION
4839 WEST 124TH STREET
SAVAGE, MN 55378
TEL 952-890-4346
FAX 952-890-2916
CONTACT: JOHN PATTERSON

CIVIL ENGINEER
MFRA INC.
14800 28TH AVENUE, SUITE 140
PLYMOUTH, MN 55447
TEL 763-476-6010
FAX 763-476-8532
CONTACT: MICHAEL C. BRANDT PE.

ARCHITECT
DJR ARCHITECTURE INC.
333 WASHINGTON AVENUE N.
SUITE 210 UNION PLAZA
MINNEAPOLIS, MN 55401
TEL 612-676-2700
FAX 612-676-2796
CONTACT: SCOTT NELSON

SURVEYOR
MFRA INC.
14800 28TH AVENUE, SUITE 140
PLYMOUTH, MN 55447
TEL 763-476-6010
FAX 763-476-8532
CONTACT: MARCUS F. HAMPTON RLS.

LANDSCAPING
MFRA INC.
14800 28TH AVENUE, SUITE 140
PLYMOUTH, MN 55447
TEL 763-476-6010
FAX 763-476-8532
CONTACT: JAMES A. KALKES, RLA



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C2.02	DEMOLITION PLAN
C3.01	SITE PLAN
C4.01	GRADING PLAN
C5.01	EROSION & SEDIMENT CONTROL PLAN - PHASE 1
C5.02	EROSION & SEDIMENT CONTROL PLAN - PHASE 2
C5.03	EROSION CONTROL NOTES & DETAILS
C6.01	UTILITY PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAILS

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered professional ENGINEER under the laws of the state of Minnesota.

NOT FOR CONSTRUCTION

Michael C. Brandt
Registration No. 42661 Date: 04/18/2012

If applicable, contact us for a wet signed copy of this document which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

Revision History

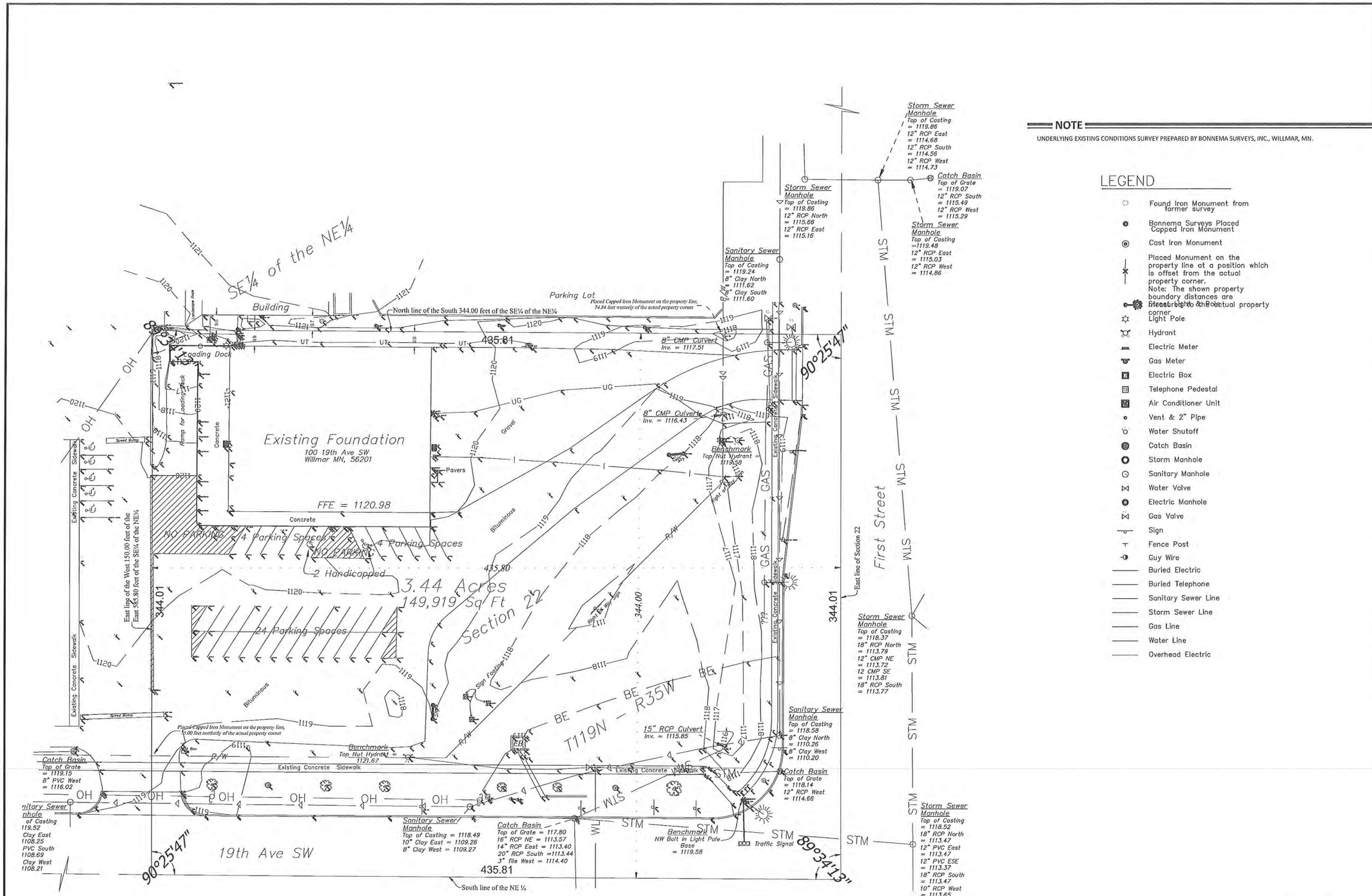
No. Date By Submittal / Revision

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. FEN19263

Apr 19, 2012 - 12:08pm - User:237 L:\PRO\ECT3\FEN19263\dwg\Civil\19263-C1.01-TITLE.dwg



NOTE

UNDERLYING EXISTING CONDITIONS SURVEY PREPARED BY BONNEMA SURVEYS, INC., WILLMAR, MN.

LEGEND

- Found Iron Monument from former survey
- Bonnema Surveys Placed Capped Iron Monument
- Cast Iron Monument
- Placed Monument on the property line at a position which is offset from the actual property corner. Note: The shown property boundary distances are measured to the actual property corner
- Light Pole
- Hydrant
- Electric Meter
- Gas Meter
- Electric Box
- Telephone Pedestal
- Air Conditioner Unit
- Vent & 2" Pipe
- Water Shutoff
- Catch Basin
- Storm Manhole
- Sanitary Manhole
- Water Valve
- Electric Manhole
- Gas Valve
- Sign
- Fence Post
- Guy Wire
- Buried Electric
- Buried Telephone
- Sanitary Sewer Line
- Storm Sewer Line
- Gas Line
- Water Line
- Overhead Electric

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIASCE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO ACTIVE DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

Apr 19, 2012 - 12:09pm - User:237 L:\PROJECTS\FEN19263\dwg\Civil\19263-C2.01-EXIST.dwg

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification
NOT FOR CONSTRUCTION

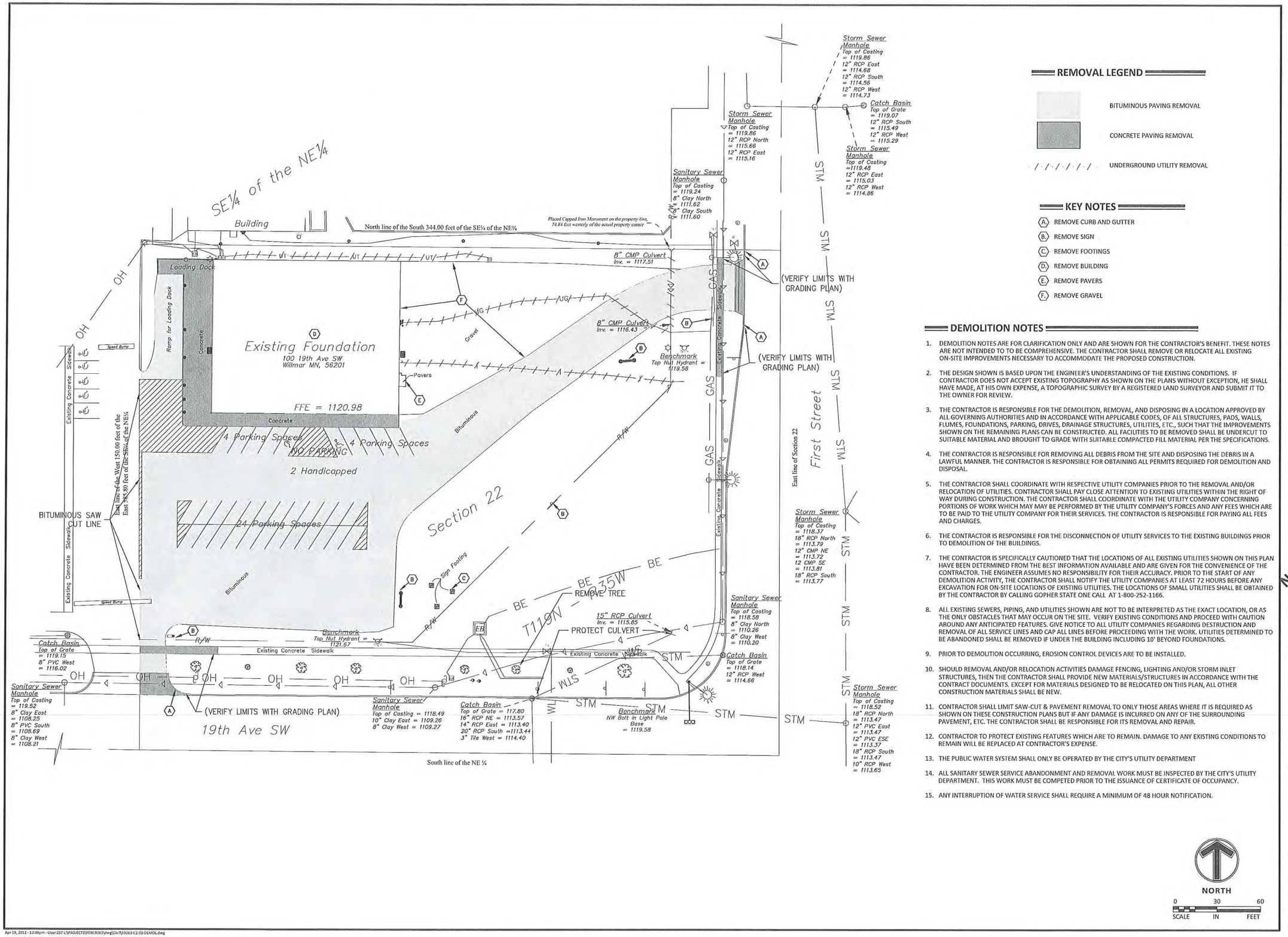
Summary
Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

Revision History
No. Date By Submittal / Revision

Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.01

Project No. FEN19263



REMOVAL LEGEND

- BITUMINOUS PAVING REMOVAL
- CONCRETE PAVING REMOVAL
- UNDERGROUND UTILITY REMOVAL

KEY NOTES

- A. REMOVE CURB AND GUTTER
- B. REMOVE SIGN
- C. REMOVE FOOTINGS
- D. REMOVE BUILDING
- E. REMOVE PAVERS
- F. REMOVE GRAVEL

DEMOLITION NOTES

1. DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE RIGHT OF WAY DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL AT 1-800-252-1166.
8. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
9. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR STORM INLET STRUCTURES, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
11. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
13. THE PUBLIC WATER SYSTEM SHALL ONLY BE OPERATED BY THE CITY'S UTILITY DEPARTMENT
14. ALL SANITARY SEWER SERVICE ABANDONMENT AND REMOVAL WORK MUST BE INSPECTED BY THE CITY'S UTILITY DEPARTMENT. THIS WORK MUST BE COMPETED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. ANY INTERRUPTION OF WATER SERVICE SHALL REQUIRE A MINIMUM OF 48 HOUR NOTIFICATION.

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification
NOT FOR CONSTRUCTION

Summary
Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

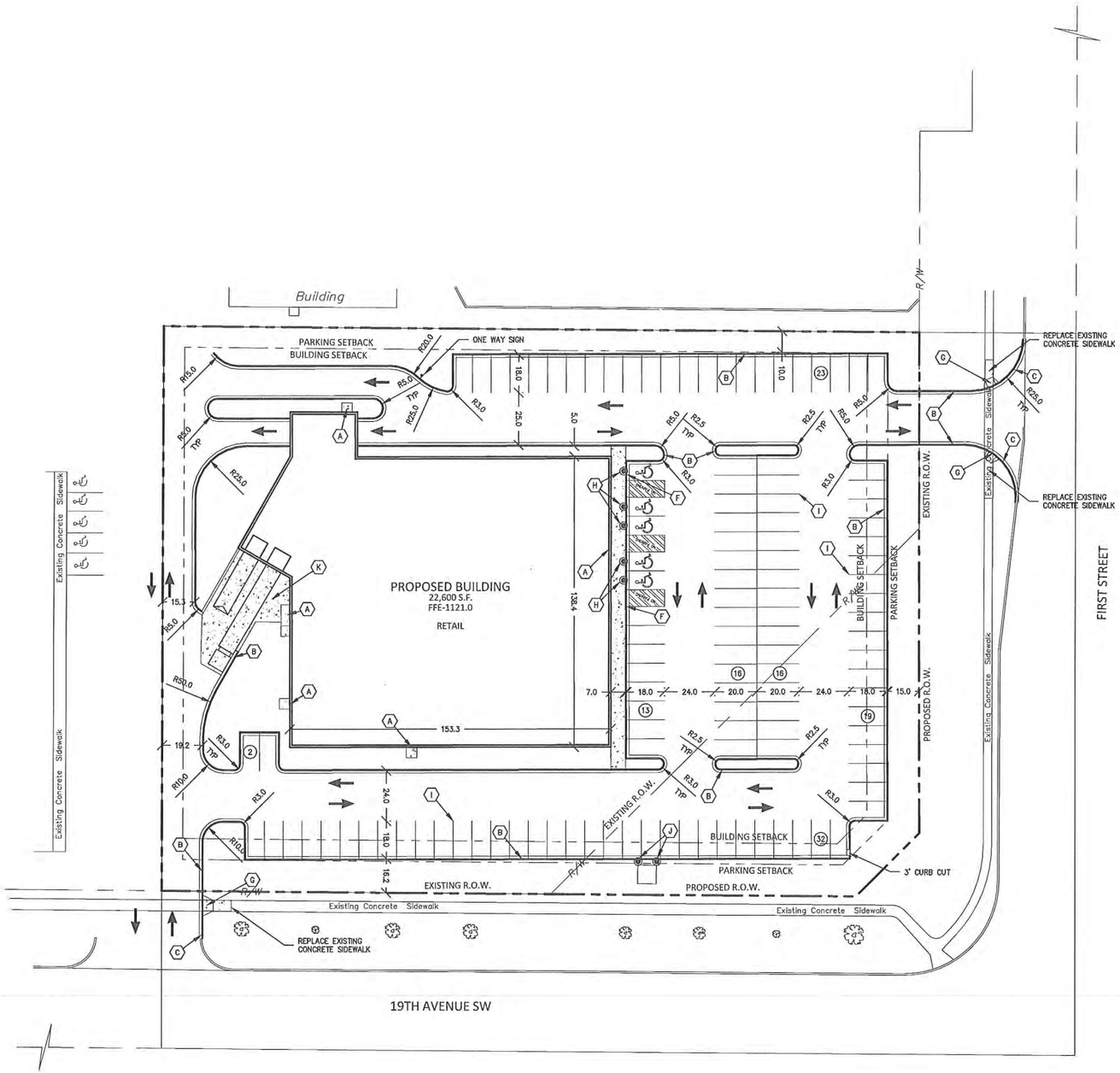
Revision History
No. Date By Submittal / Revision

Sheet Title
DEMOLITION PLAN

Sheet No. Revision
C2.02

Project No. FEN19263

Apr 19, 2012 - 12:09pm - User:237 L:\PROJECTS\FEN19263\dwg\Civil\19263-C2.02-DEMOL.dwg



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
SAWCUT LINE		
SIGN		
PIPE BOLLARD		
NUMBER OF PARKING STALLS PER ROW		
KEY NOTE		

STANDARD DUTY ASPHALT PAVING

HEAVY DUTY ASPHALT PAVING

CONCRETE PAVING

DEVELOPMENT SUMMARY

PARKING ANALYSIS	
REQUIRED	121 STALLS
PROVIDED	121 STALLS
BUILDING SETBACKS	
FRONT YARD	25 FEET
REAR YARD	10 FEET
SIDE YARD (INTERIOR)	10 FEET
SIDE YARD (STREET)	25 FEET
PARKING SETBACKS	
FRONT YARD	15 FEET
REAR YARD	10 FEET
SIDE YARD (INTERIOR)	10 FEET
SIDE YARD (STREET)	15 FEET
ZONING	
EXISTING ZONING	GB - GENERAL BUSINESS DISTRICT
PROPOSED ZONING	GB - GENERAL BUSINESS DISTRICT

DEVELOPMENT NOTES

A. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

B. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.

C. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.

D. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.

E. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

F. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS

G. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.

H. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.

I. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE ARE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.

J. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

K. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

L. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS

KEY NOTES

(A) BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS.

(B) B-612 CONCRETE CURB AND GUTTER.

(C) B-618 6CONCRETE CURB AND GUTTER.

(D) TIP OUT CURB SECTION

(E) CONCRETE APRON

(F) FLAT CURB SECTION.

(G) ACCESSIBLE RAMP.

(H) H/C PARKING SIGN WITH BOLLARD.

(I) PAVEMENT STRIPING.

(J) BOLLARD.

(K) CONCRETE LOADING DOCK PAVEMENT

NORTH

0 30 60

SCALE IN FEET

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client

Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification

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.

NOT FOR CONSTRUCTION

Michael C. Brandt
Registration No. 42661 Date: 04/18/2012

If applicable, contact us for a wet signed copy of this document which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

Revision History

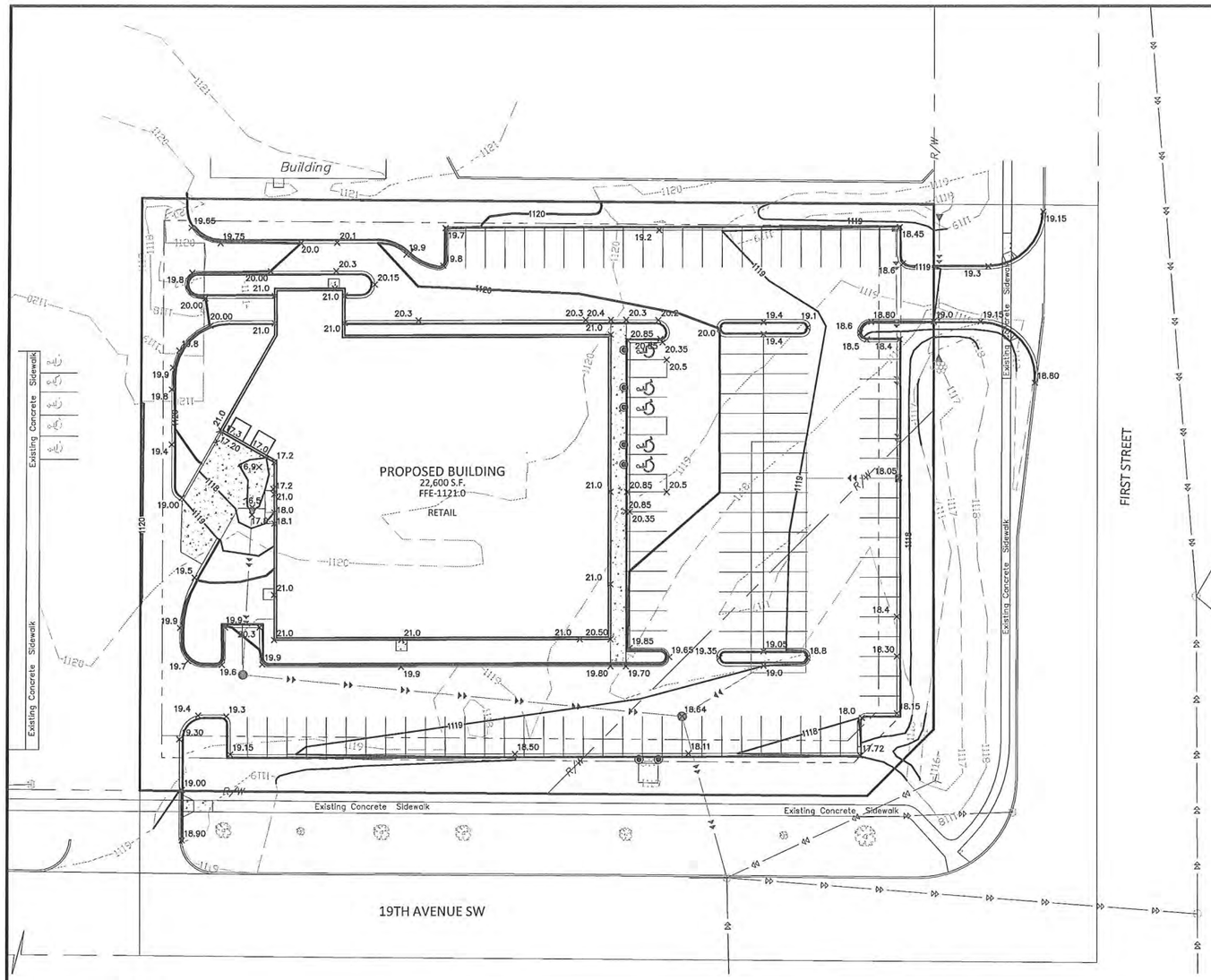
No. Date By Submittal / Revision

Sheet Title
SITE PLAN

Sheet No. Revision
C3.01

Project No. FEN19263

Apr 19, 2012 - 12:09pm - User:237 L:\PROJECTS\FEN19263\dwg\Civil\19263-C3.01-SITE.dwg



NORTH

0 30 60
SCALE IN FEET

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
SPOT ELEVATION	962.5 X	962.5 X
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF XXX.X	
SOIL BORINGS		ST 5 1042.56

GRADING NOTES

A. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.

B. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.

C. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.

D. THE CONTRACTOR IS CAUTIONED THAT "THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL C. THIS QUALITY LEVEL WAS DETERMINED ACCORING TO THE GUIDELINES OF CI/ASCE 38-02 TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA AT 1-800-252-1166). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

E. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

G. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY: NORTHERN TECHNOLOGIES, INC
ADDRESS: 6588 141ST AVENUE SW, RAMSEY, MN
PHONE: 763-433-9175
DATED: APRIL 27, 2011

THE CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.

H. THE CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.

I. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.

J. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

L. THE TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS. HE WILL BE REQUIRED TO PROTECT THE TREES WHICH ARE TO BE SAVED TO BE SURE THAT EQUIPMENT IS NOT NEEDLESSLY OPERATED UNDER NEARBY TREES AND SHALL EXERCISE EXTREME CAUTION IN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, HE SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD THE CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification
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.

NOT FOR CONSTRUCTION

Michael C. Brandt
Registration No. 42661 Date: 04/18/2012

If applicable, contact us for a wet signed copy of this document which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary
Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

Revision History

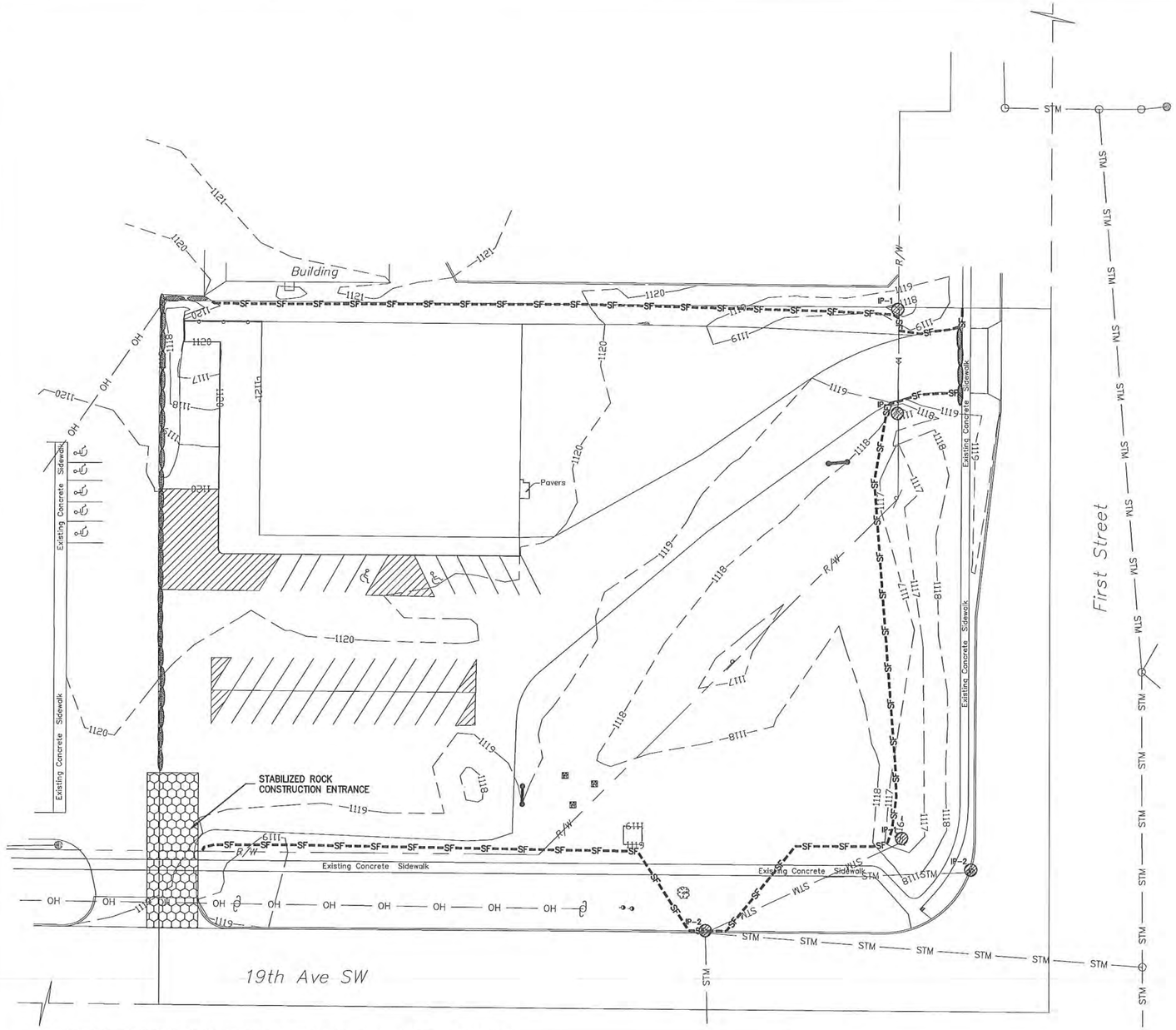
No.	Date	By	Submittal / Revision

Sheet Title
GRADING PLAN

Sheet No. Revision
C4.01

Project No. FEN19263

Apr 19, 2012 - 12:09pm - User:237 L:\PROJECTS\FEN19263\dwg\Civil\19263-C4.01-GRADE.dwg



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF XXX.X	
SILT FENCE	SF	
SILT DIKE	SD	
LIMITS OF DISTURBANCE		
SOIL BORINGS		ST-9 PA-10
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION DITCH		
CHECK DAM		
LIMITS OF DRAINAGE SUB-BASIN		
BIO-ROLL		
INLET PROTECTION DEVICE 1	IP-1	
INLET PROTECTION DEVICE 2	IP-2	
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN	SB	
TEMPORARY STORAGE AND PARKING AREA	TS	
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)	TSM	

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
5. CLEAR AND GRUB THE SITE.
6. BEGIN GRADING THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS QUANTITIES - PHASE 1

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1100
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	320
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	3
INLET PROTECTION DEVICE (IP-2)	UNIT	2

AREA SUMMARY IN ACRES - PHASE 1

PAVEMENT AREA	0.87 AC±
BUILDING AREA	0.306 AC±
SEEDED AREA	0.724 AC±
TOTAL DISTURBED	2.220 AC±
PRE - CONSTRUCTION IMPERVIOUS	1.176 AC±
POST - CONSTRUCTION IMPERVIOUS	1.725 AC±

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NORTH

0 30 60
SCALE IN FEET

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

Apr 19, 2012 - 12:09pm - User:237 L:\PROJECTS\FEN19263\dwg\Civil\19263-C5.01-SWPPP.dwg

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification

NOT FOR CONSTRUCTION

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.

Michael J. Brandt
Registration No. 42661 Date: 04/18/2012

If applicable, contact us for a wet signed copy of this document which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed: SEG Drawn: SEG/DID
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

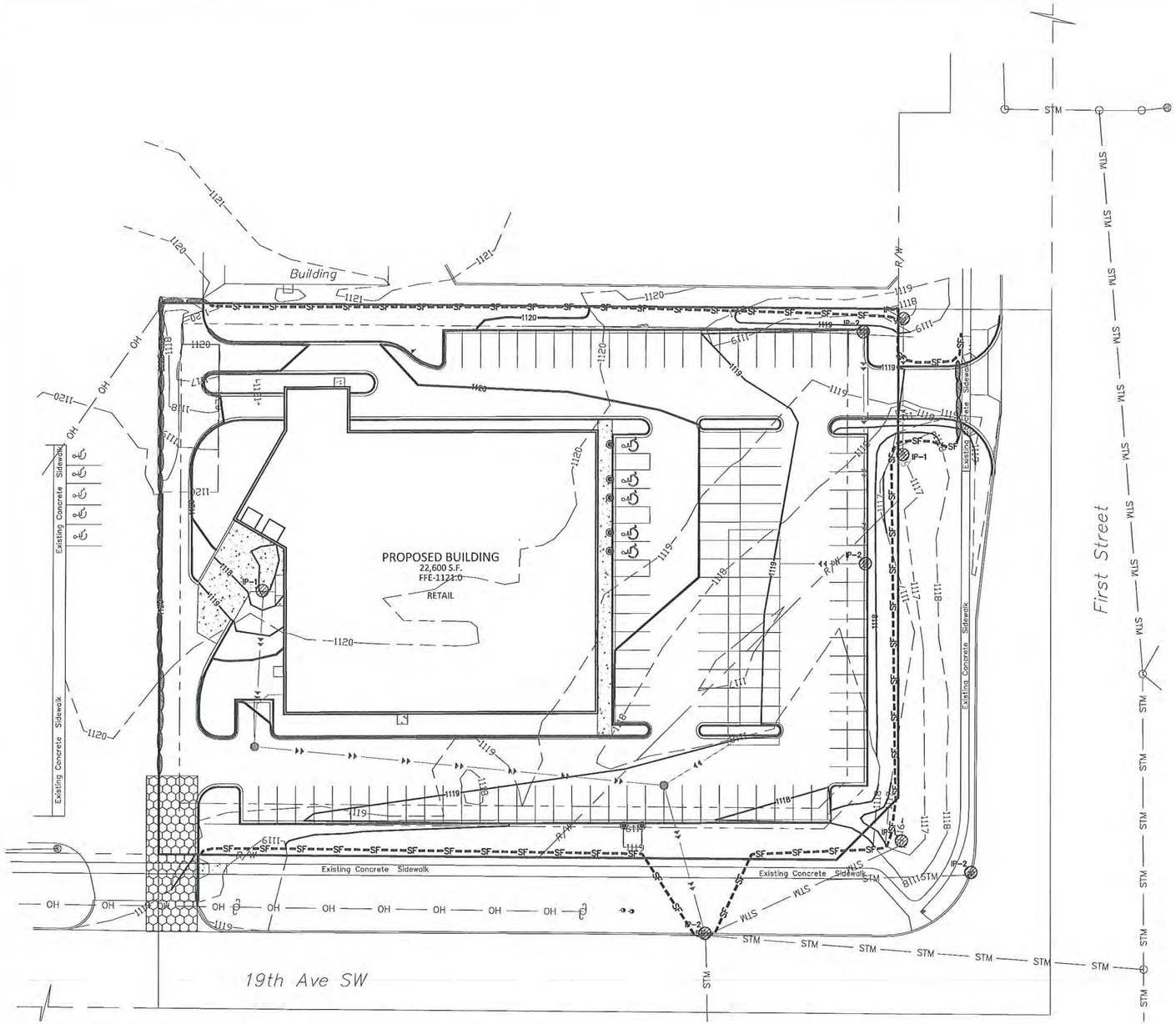
Revision History

No. Date By Submittal / Revision

Sheet Title
EROSION & SEDIMENT CONTROL PLAN - PHASE 1

Sheet No. Revision
C5.01

Project No. FEN19263



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF XXX.X	
SILT FENCE	SF	
SILT DIKE	SD	
LIMITS OF DISTURBANCE		
SOIL BORINGS	ST-9	PA-10
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION DITCH		
CHECK DAM		
LIMITS OF DRAINAGE SUB-BASIN		
BIO-ROLL		
INLET PROTECTION DEVICE 1	IP-1	
INLET PROTECTION DEVICE 2	IP-2	
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN	SB	
TEMPORARY STORAGE AND PARKING AREA	TS	
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)	TSM	

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
5. CLEAR AND GRUB THE SITE.
6. BEGIN GRADING THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS QUANTITIES - PHASE 2

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1100
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	320
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	4
INLET PROTECTION DEVICE (IP-2)	UNIT	4

AREA SUMMARY IN ACRES - PHASE 2

PAVEMENT AREA	XX.XX AC±
BUILDING AREA	XX.XX AC±
SEEDED AREA	XX.XX AC±
TOTAL DISTURBED	XX.XX AC±
PRE - CONSTRUCTION IMPERVIOUS	1.176 AC±
POST - CONSTRUCTION IMPERVIOUS	1.725 AC±

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NORTH

0 30 60
SCALE IN FEET

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

Apr 19, 2012 - 12:09pm - User:237 L:\PROJECTS\FEN19263\dwg\Civil\19263-C5.01-SWPPP.dwg

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client

Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification

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.

NOT FOR CONSTRUCTION

Michael J. Brandt
Registration No. 42661 Date: 04/18/2012

If applicable, contact us for a wet signed copy of this which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

Revision History

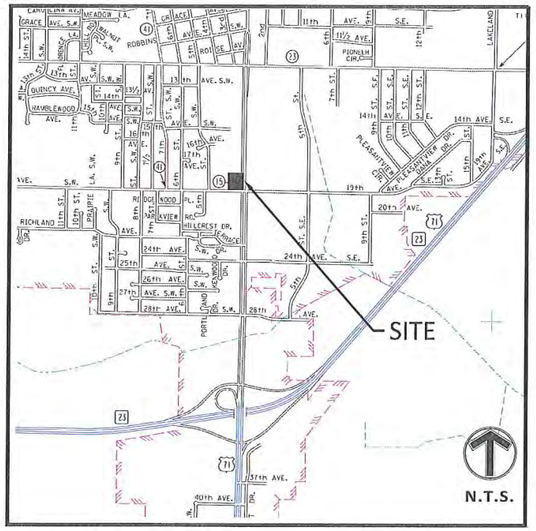
No. Date By Submittal / Revision

Sheet Title
EROSION & SEDIMENT CONTROL PLAN - PHASE 2

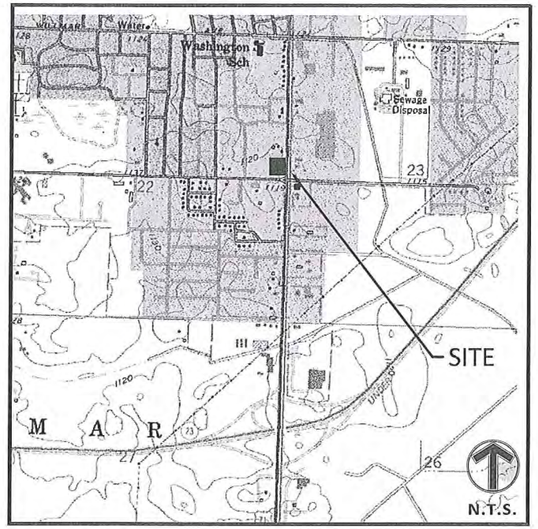
Sheet No. Revision
C5.02

Project No. FEN19263

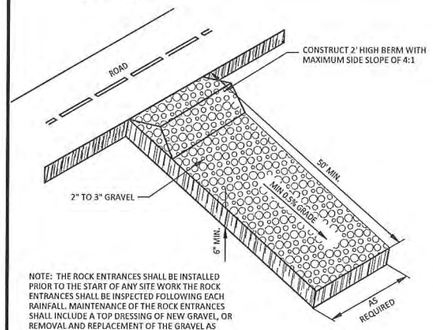
EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP
NOT TO SCALE

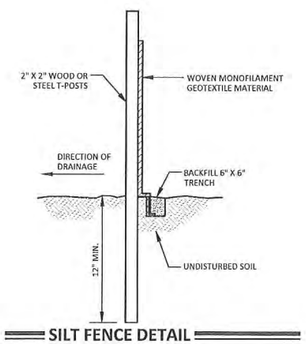


USGS MAP
NOT TO SCALE

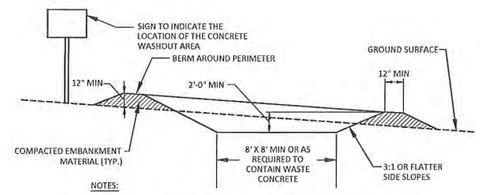


NOTE: THE ROCK ENTRANCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK THE ROCK ENTRANCES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. MAINTENANCE OF THE ROCK ENTRANCES SHALL INCLUDE A TOP DRESSING OF NEW GRAVEL, OR REMOVAL AND REPLACEMENT OF THE GRAVEL AS NEEDED, TO KEEP THE ENTRANCE FREE FROM COLLECTED MUD.

ROCK ENTRANCE DRIVE
NOT TO SCALE



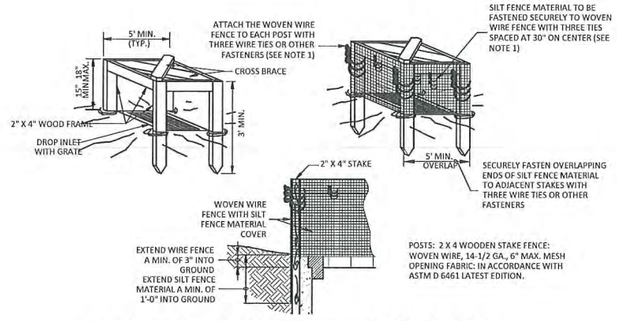
SILT FENCE DETAIL
NOT TO SCALE



NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

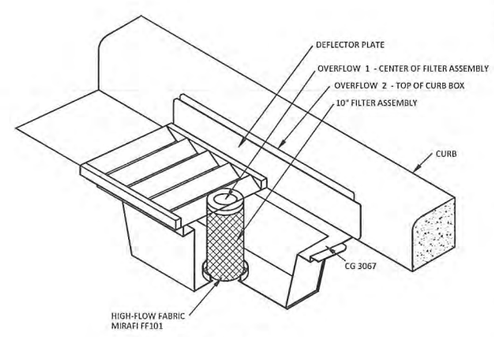
CONCRETE WASHOUT AREA
NOT TO SCALE



POSTS: 2 X 4 WOODEN STAKE FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)
NOT TO SCALE



ROAD DRAIN CASTING APPLICABILITY

- NEENAH R-3067
- NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE

DEVELOPER/OWNER:
XXXXXXX XXXXXXX XXXXXXXX XXX-XXX-XXXX
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND MFRA STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL X. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002
3. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA OR TOPOGRAPHIC SURVEY PREPARED BY ____ DATED XX-XX-XXXX. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. SEE ATTACHED SURVEY SHEETS.
4. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES OCCURRING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
7. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. THE CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART III.A.2 OF THE GENERAL PERMIT.
9. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
10. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
11. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
12. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
13. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
14. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
15. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
17. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
18. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
19. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
20. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 100 OR 110 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
21. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
22. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
23. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
24. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
25. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
26. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
27. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART IV.D. OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. THE CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. THE CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART IV.C.6 OF THE GENERAL PERMIT.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL ACCORDING TO PART II.B.5 OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOT HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered professional ENGINEER under the laws of the state of Minnesota.

NOT FOR CONSTRUCTION

Michael C. Brandt
Registration No. 42661 Date: 04/18/2012
If applicable, contact us for a wet signed copy of this document which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary
Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

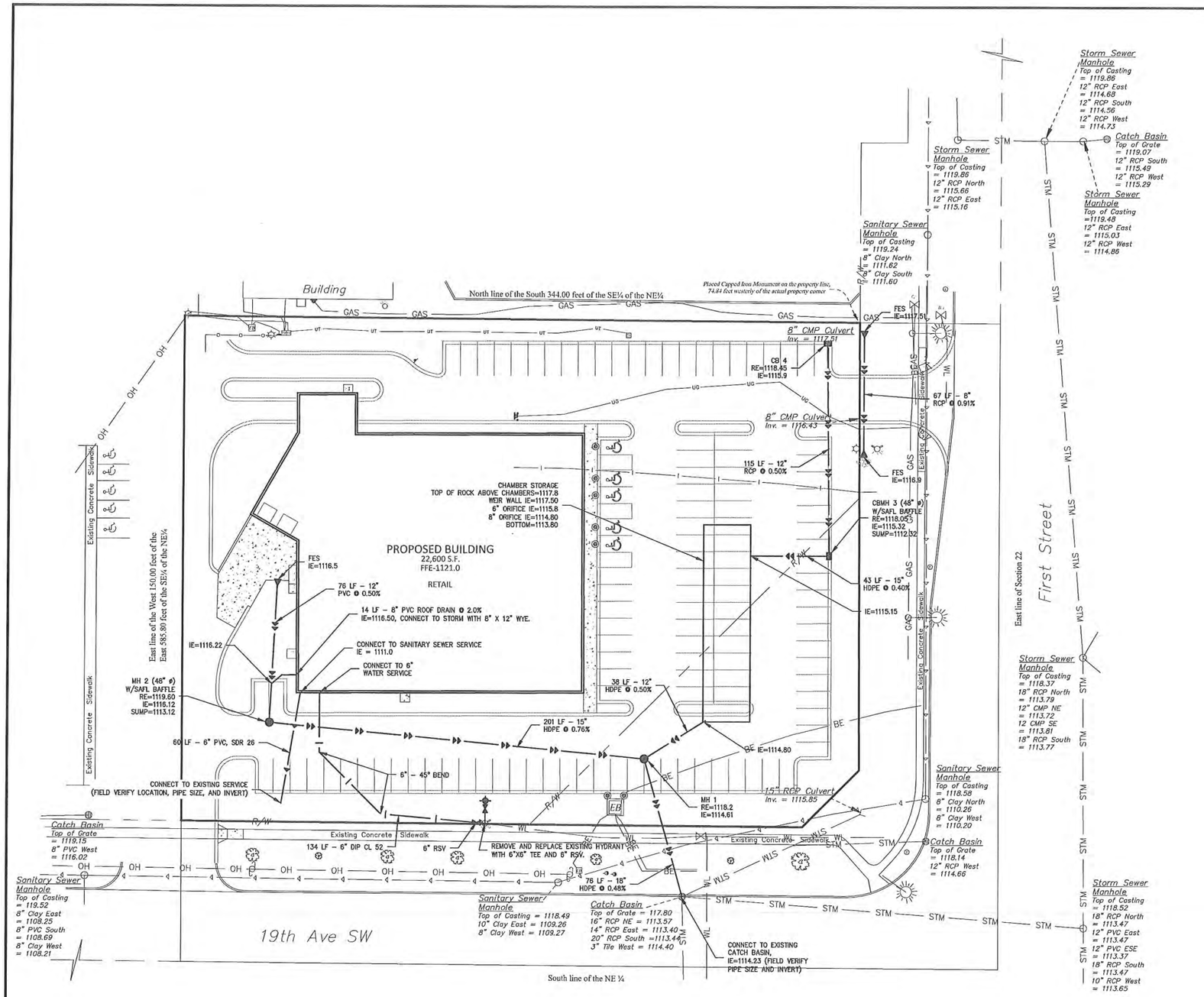
Revision History

No.	Date	By	Submittal / Revision

Sheet Title
EROSION CONTROL NOTES & DETAILS

Sheet No. C5.03 **Revision**

Project No. FEN19263



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
EASEMENT		
DRAINTILE		
GAS LINE	UG	UG
ELECTRIC	UE	UE
TELEPHONE	UT	UT

UTILITY CONSTRUCTION NOTES

A. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

B. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR, BY CALLING GOPHER STATE ONE CALL AT 454-0002.

C. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

D. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

E. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

G. PRIOR TO PLACEMENT OF AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.

H. THE CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

NORTH

0 30 60
SCALE IN FEET

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered professional ENGINEER under the laws of the state of Minnesota.

NOT FOR CONSTRUCTION

Michael G. Brandt
Registration No. 42661 Date: 04/18/2012
If applicable, contact us for a wet signed copy of this which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary
Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

Revision History

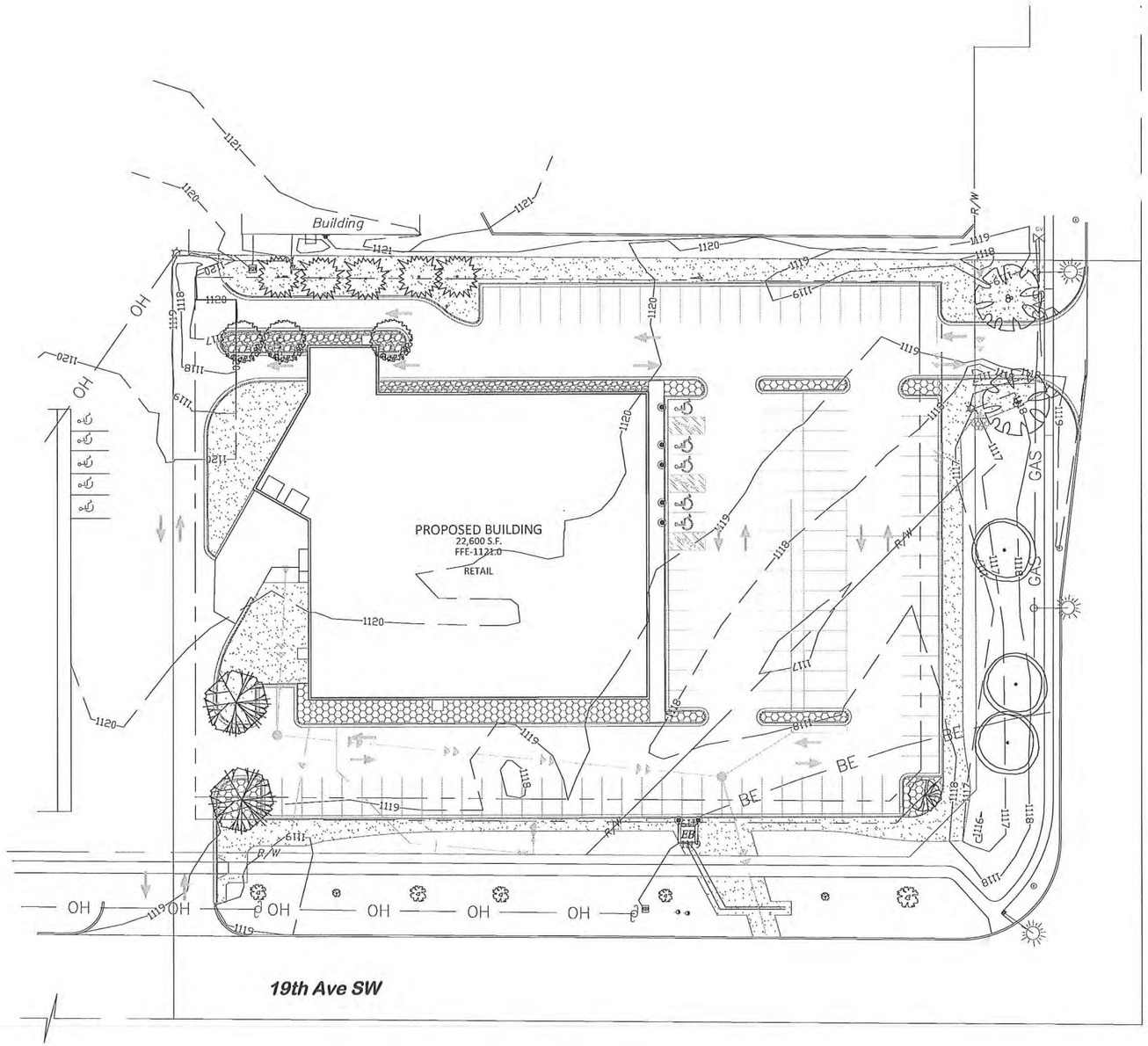
No.	Date	By	Submittal / Revision

Sheet Title
UTILITY PLAN

Sheet No. Revision
C6.01

Project No. FEN19263

Apr 19, 2012 - 12:09pm - User237 L:\PROJECTS\FEN19263\dwg\Civil\19263-C6.01-UTIL.dwg



LANDSCAPE LEGEND

KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.		INSTALL HEIGHT	MATURE HEIGHT
		DECIDUOUS TREES							
SM		Acer saccharum	SUGAR MAPLE	2.5"	BB	3	STRAIT LEADER NO "V" CROTCH	15'	50'
BL		Tilia americana 'Boulevard'	BOULEVARD LINDEN	2.5"	BB	2		15'	60'
HB		Celtis occidentalis	HACKBERRY	2.5"	BB	2		14'	55'
		ORNAMENTAL TREES							
RB		Betula nigra	RIVER BIRCH	1.5"	BB	-	CLUMP FORM	8'	25'
SB		Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	-	STRAIT LEADER NO "V" CROTCH	8'	20-25'
SS		Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	-		8'	25-30'
		EVERGREEN TREES							
BH		Picea glauca var. Densata	BLACK HILLS SPRUCE	6'	BB	-	FULL FORM TO GRADE	6'	35-40'
CB		Picea pungens	COLORADO BLUE SPRUCE	6'	BB	-		6'	55'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE.CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

SEED MIX LEGEND

(FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	NATIVE WET PRAIRIE	WET SEED MIX W/ "NO MOW FESCUE MIX"
	WETLAND FRINGE	UPLAND SEED MIX W/ "NO MOW FESCUE MIX"
	COMMERCIAL TURF	MnDOT TURF MIX
	COMMERCIAL TURF WITH FORBES	MnDOT TURF MIX & MnDOT DRY FORBES MIX
	HARDWOOD MULCH (NATURAL COLOR) SHREADED HARDWOOD MULCH	
	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE
	ROADSIDE TURFGRASS MIX ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED TO BE SODDED, OR RETENTION BASINS	MnDOT TURF MIX

WILMAR CITY CODE

MINIMUM % OF TOTAL NET AREA TO BE LANDSCAPED -	10%
LOT AREA - (149,919SF X 10%) -	14,919SF
• OVERSTORY TREES (7 X 600SF)	4,200SF
• EVERGREEN TREES (5 X 300SF)	1,500SF
• ORNIMENTAL TREES (4 X 250SF)	1,000SF
• SHRUB AREAS (TOTAL AREAS)	4,150SF
• EXISTING TREES (7 X 600SF)	4,200SF
• TOTAL PROPOSED / EXISTING	15,050SF

NORTH

0 30 60
SCALE IN FEET

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification

I hereby certify that this survey, plan 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.

NOT FOR CONSTRUCTION

James A. Stikes
Registration No. 45071 Date: 04/19/2012

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of the survey which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

Revision History

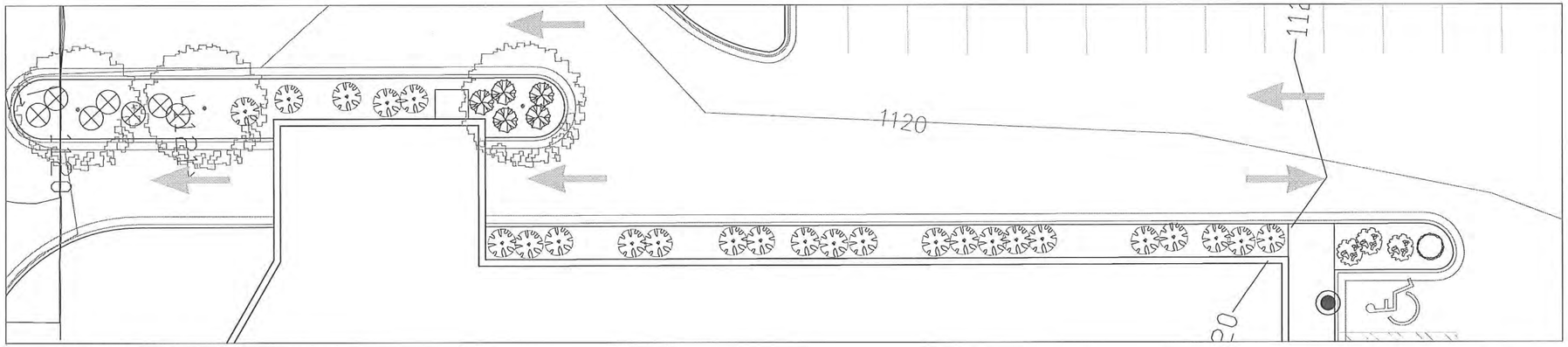
No. Date By Submittal / Revision

Sheet Title
LANDSCAPE PLAN

Sheet No. Revision
L1.01

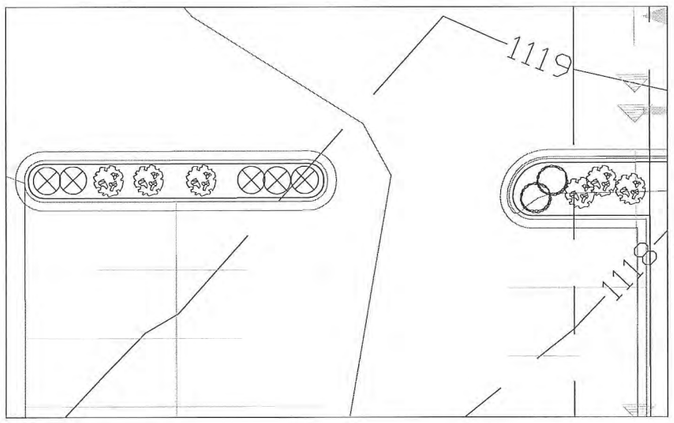
Project No. FEN19263

Apr 19, 2012 - 1:51pm - User:273 L:\PROJECTS\FEN19263\dwg\Civil\19263-L1.01-LAND.dwg



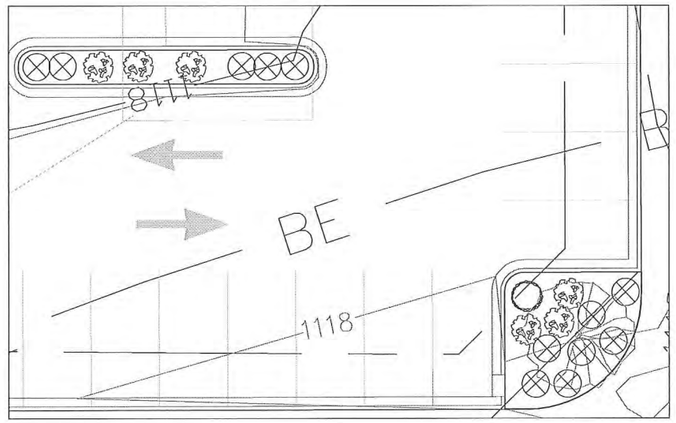
1 / L1.02 NORTH OF BUILDING DETAIL
SCALE 1" = 20'

NORTH



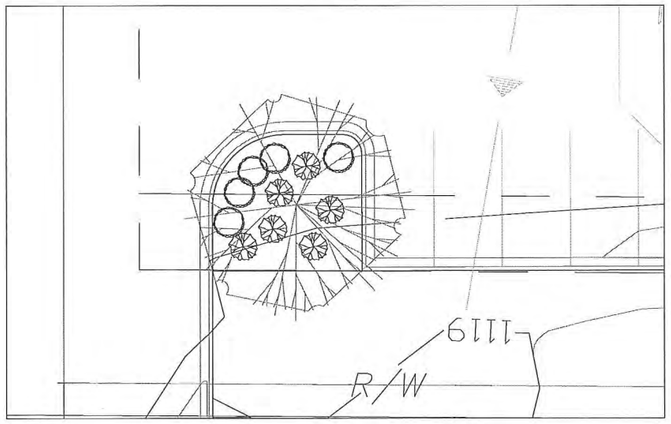
2 / L1.02 NORTH PARKING LOT DETAIL
SCALE 1" = 20'

NORTH



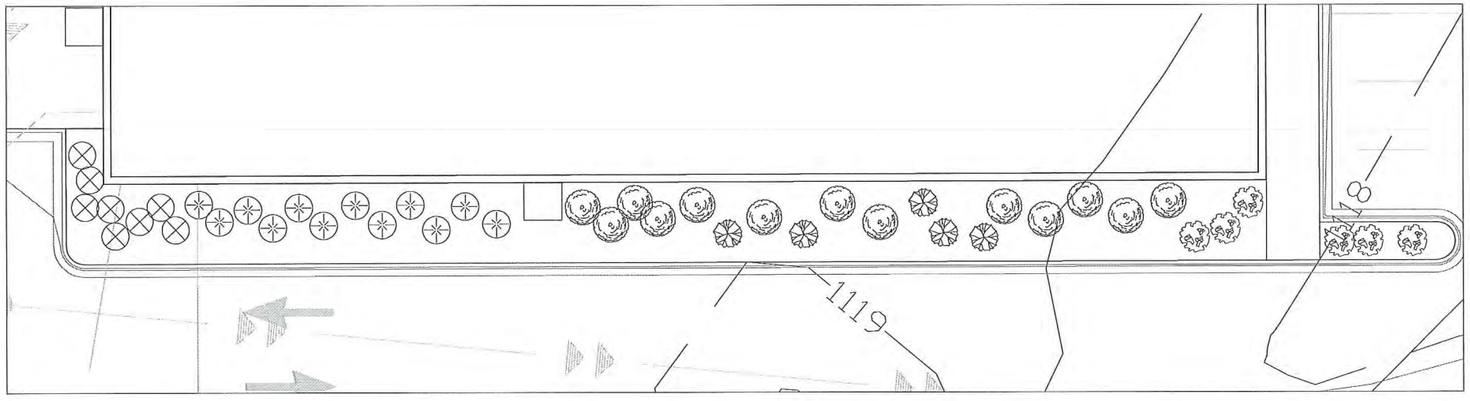
3 / L1.02 SOUTH PARKING LOT DETAIL
SCALE 1" = 20'

NORTH



4 / L1.02 SOUTH PARKING LOT DETAIL
SCALE 1" = 20'

NORTH



5 / L1.02 NORTH OF BUILDING DETAIL
SCALE 1" = 20'

NORTH

LANDSCAPE LEGEND

	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	REMARKS	INSTALL HEIGHT	MATURE HEIGHT
		SHRUBS							
	SVJ	Juniperious Horizoantalis 'Savin'	SAVIN JUNIPER	#5	CONT.	-		1'	3'x4'
	DBB	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	#5	CONT.	-		1.5'	4'x4'
	DBW	Salix purpurea 'Nana'	DWARF BLUE ARCTIC WILLOW	#5	CONT.	-		1'	3'x4'
	GLS	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#5	CONT.	-		1'	2.5'x5'
	BCA	Viburnum trilobum 'Bailey Compact'	COMPACT AMERICAN CRANBERRYBUSH	#5	CONT.	-		1.5'	4'x4'
	AWS	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	#5	CONT.	-		1.5'	3'x4'
	SNS	Spiraea nipponica 'Snowmound'	SNOWMOUND SPIREA	#5	CONT.	-		1.5'	3'x4'
	MYS	Spiraea thunbergii 'Ogon'	MELLOW YELLOW SPIREA	#5	CONT.	-		1'	3'x4'
	GFS	Spiraea x bumalda 'Gold Flame'	GOLD FLAME SPIREA	#5	CONT.	-		1.5'	3'x4'
	TEC	Forsythia 'Sunrise'	SUNRISE FORSYTHIA	#5	CONT.	-		1.5'	5'x5'
	SPF	Syringa x "Bailsugar'	SUGAR PLUM LILAC	#5	CONT.	-		1.5'	4'x4'
	RTD	Cornus Sericea 'Bailey'	RED TWIG DOGWOOD	#5	CONT.	-		1.5'	5'x5'
	BCB	Aronica melonocarpa elata	BLACK CHOKEBERRY	#5	CONT.	-		1.5'	4'X4'
	JDW	Ilex verticillata 'Jim Dandy'	JIM DANDY WINTERBERRY	#5	CONT.	-		1.5'	3'X3'
	RSW	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	#5	CONT.	-		1.5'	3'X3'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE.
CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
Fendler Patterson CONSTRUCTION

Project
GOODWILL

Location
WILLMAR, MN

Certification
I hereby certify that this survey, plan 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.

NOT FOR CONSTRUCTION

First M. Name
Registration No. 12345 Date: MM/DD/YYYY

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary
Designed: SEG Drawn: SEG/DJD
Approved: MCB Book / Page:
Phase: PRELIM Initial Issue: 04/18/2012

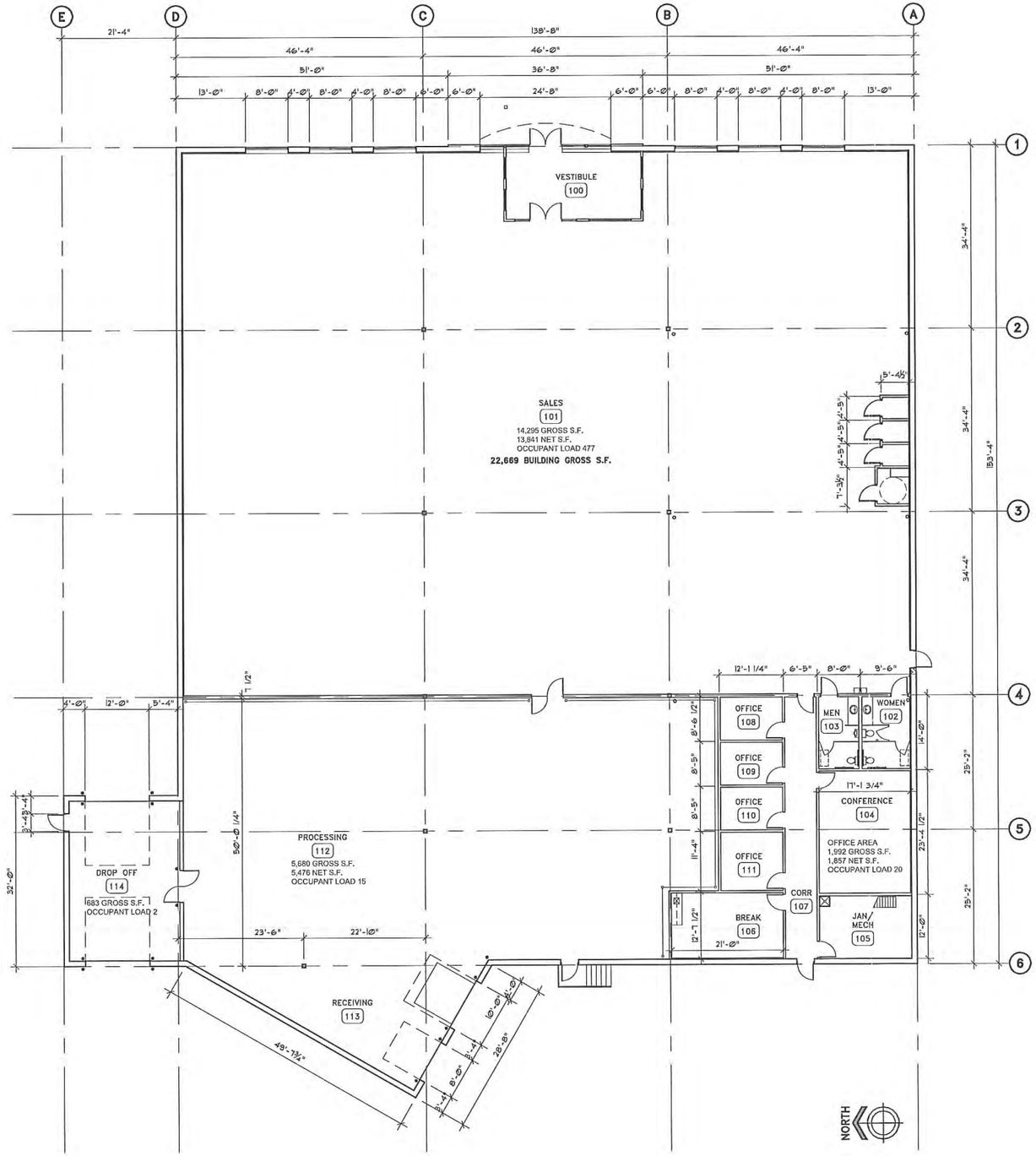
Revision History
No. Date By Submittal / Revision

Sheet Title
LANDSCAPE DETAILS

Sheet No. Revision
L1.02

Project No. FEN19263

Apr 19, 2012 - 1:53pm - User273 L:\PROJECTS\FEN19263\dwg\Civil\19263-L1.01-LAND.dwg



Fendler Patterson CONSTRUCTION

4839 WEST 124TH STREET
SAVAGE, MN 55378

952-890-4364 TEL
952-890-2916 FAX

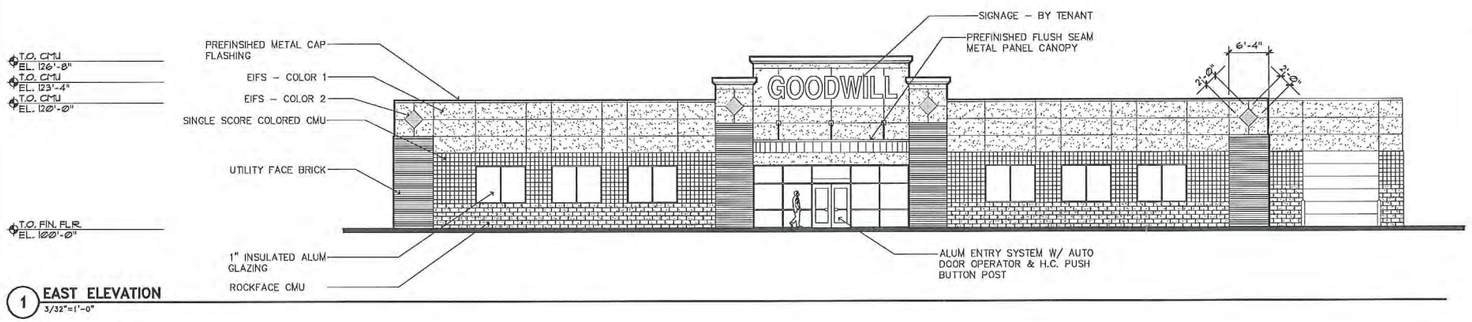
GOODWILL
100 19TH AVE SW
WILLMAR, MN

FLOOR PLAN

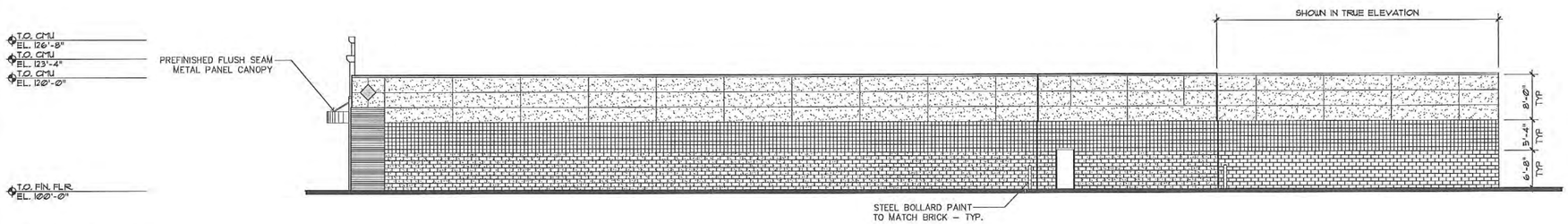
REVISIONS

DATE ISSUED	4-11-12
SCALE	3/32" = 1'-0"
JOB NO.	112-0032

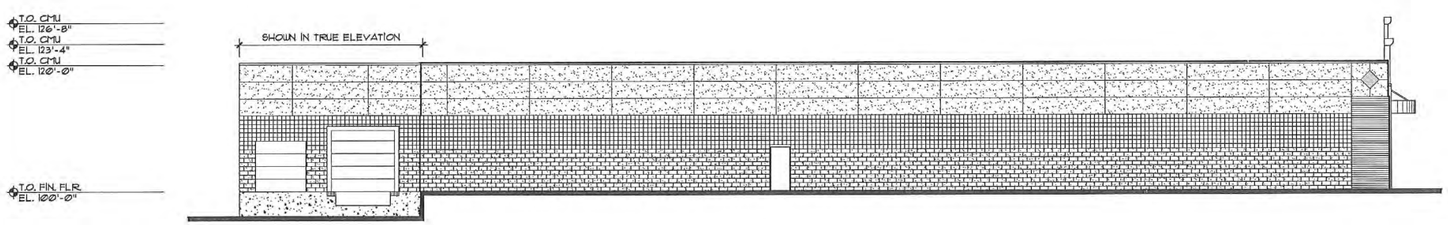
A1



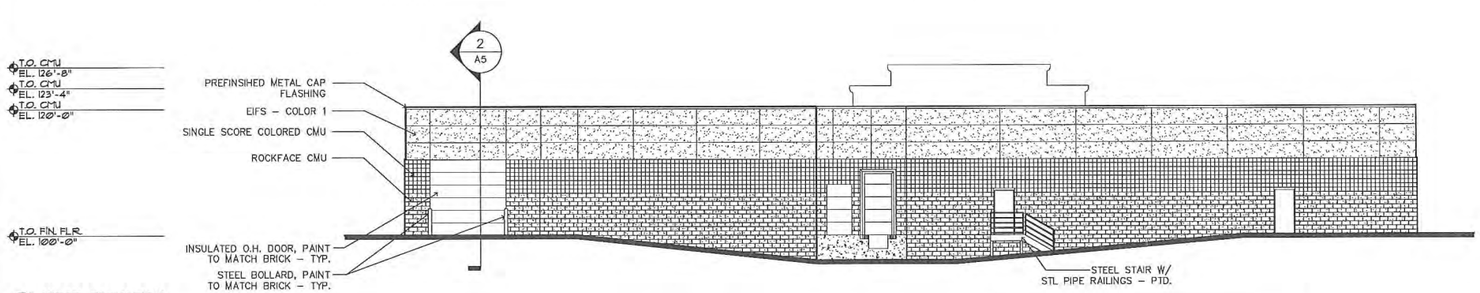
1 EAST ELEVATION
3/32"=1'-0"



2 NORTH ELEVATION
3/32"=1'-0"



3 SOUTH ELEVATION
3/32"=1'-0"



4 WEST ELEVATION
3/32"=1'-0"

MATERIAL LEGEND

ROCKFACE CMU	ROCKFACE, ANCHOR BLOCK "MOJAVE"
UTILTIY FACE BRICK	CLOUD CERAMICS "CORAL VELOUR"
SINGLE SCORE CMU	BURNISHED, ANCHOR BLOCK "WARMTONE"
EIFS – COLOR 1	307 STO SWIRL FINISH – SY3071
EIFS – COLOR 2	307 STO SWIRL FINISH – SY3105

Fendler Patterson CONSTRUCTION
4839 WEST 124TH STREET
SAVAGE, MN 55378
952-890-4364 TEL
952-890-2916 FAX

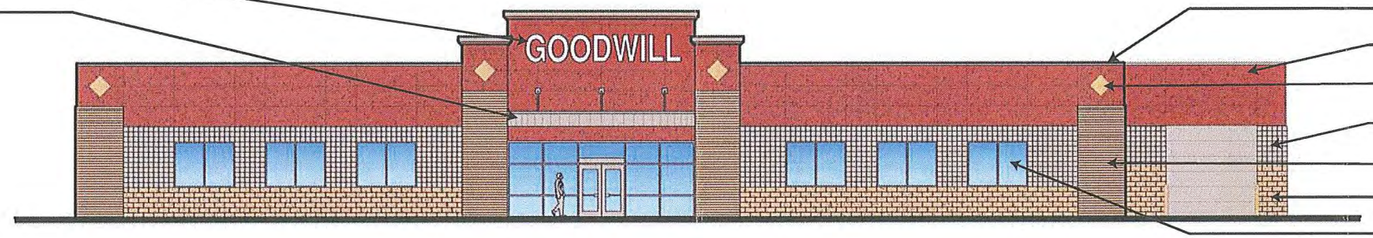
GOODWILL
100 19th AVE SW
WILLMAR, MN

PRELIMINARY ELEVATIONS

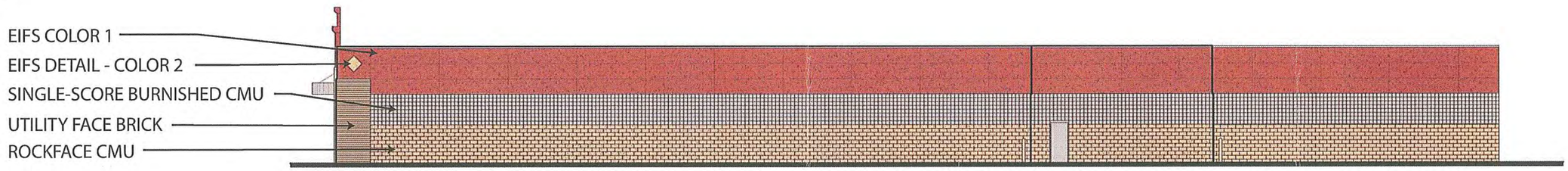
REVISIONS

DATE ISSUED	4-11-12
SCALE	3/32" = 1'-0"
JOB NO.	112-0032

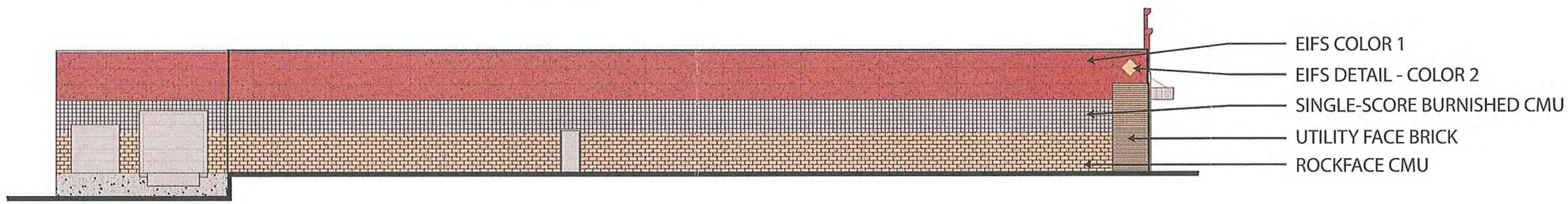
A2



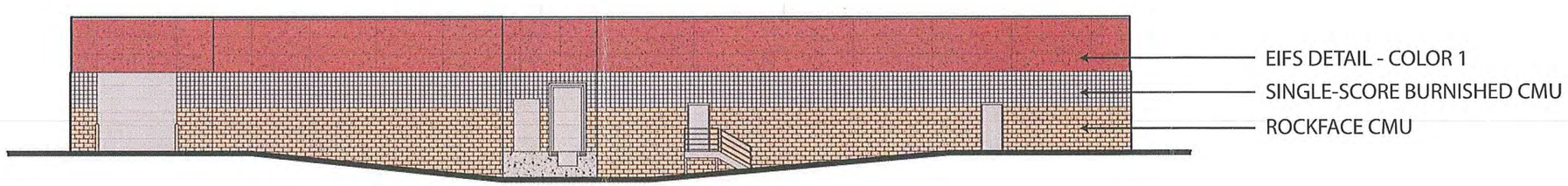
1 EAST ELEVATION
3/32"=1'-0"



2 NORTH ELEVATION
3/32"=1'-0"



3 SOUTH ELEVATION
3/32"=1'-0"



4 WEST ELEVATION
3/32"=1'-0"

GOODWILL

Willmar, Minnesota

4-16-2012

Exterior Rendering

112-0032

Fendler Patterson CONSTRUCTION

GOODWILL