

Section VIII
Phase 1 Demolition Plans

INDEX OF SHEETS

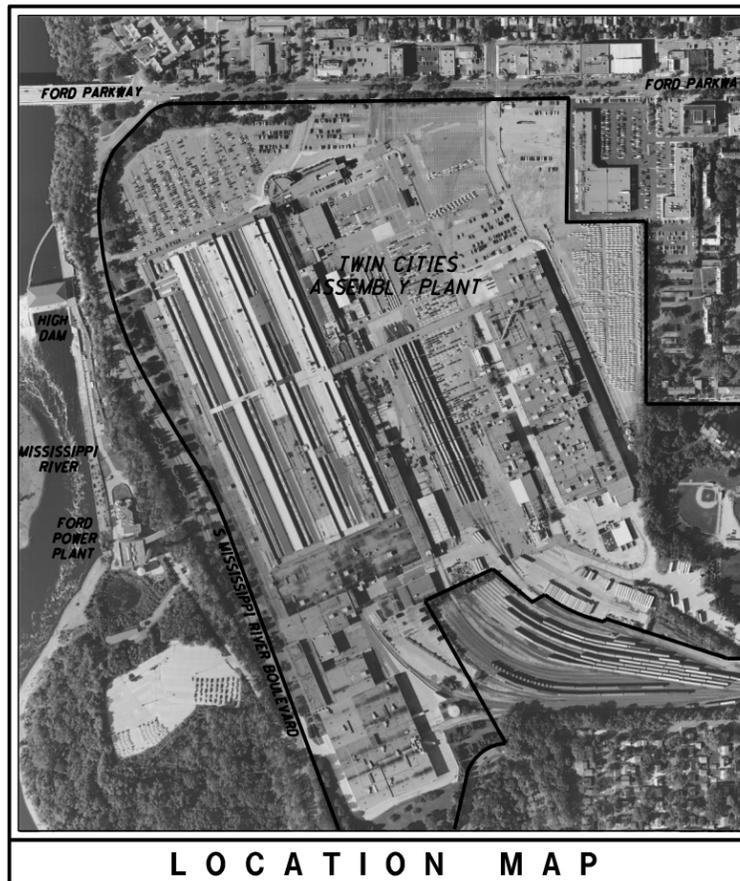
TITLE SHEET	1
GENERAL NOTES	2-3
EXISTING CONDITION PLAN	4-11
SITE PLAN (PHASE 1)	12-19
SITE PLAN (PHASE 2)	20
SITE PLAN (PHASE 3)	21
UTILITY PLAN (PHASE 1)	22-29
UTILITY PLAN (PHASE 2)	30
UTILITY PLAN (PHASE 3)	31
GRADING AND DRAINAGE PLAN (PHASE 1)	32-39
GRADING AND DRAINAGE PLAN (PHASE 2)	40
GRADING AND DRAINAGE PLAN (PHASE 3)	41
SWPPP NARRATIVE (PHASE 1)	42-43
EROSION AND SEDIMENT CONTROL (PHASE 1)	44-51
EROSION AND SEDIMENT CONTROL (PHASE 2)	52
EROSION AND SEDIMENT CONTROL (PHASE 3)	53
EROSION AND SEDIMENT CONTROL DETAILS (PHASE 1)	54-56
EXISTING AND PROPOSED LANDSCAPE PLAN (PHASE 1)	57
PROPOSED LANDSCAPE PLAN (PHASE 2)	58
PROPOSED LANDSCAPE PLAN (PHASE 3)	59
LOGISTICS AND TRAFFIC IMPROVEMENT PLAN (PHASE 1 & 2)	60
DETAILS	61-62
ALTA SURVEY	ALI-AL8

LEGEND

	MONITORING WELL
	POST INDICATOR VALVE (PIV)
	TRAFFIC LIGHT
	STREET LIGHT
	POWER POLE
	GROUND LIGHT
	SIGN POST
	GUARDRAIL
	RAILROAD SWITCH
	DECIDUOUS TREE
	CONIFEROUS TREE
	ROCK
	FIRE HYDRANT
	UTILITY POLE
	SMALL POST OR BOLLARD
	UTILITY COVER PLATE
	UTILITY MANHOLE
	CATCH BASIN
	ELECTRICAL
	GAS
	STORM SEWER
	FIRE LINE
	CITY WATER
	SANITARY SEWER
	RIVERWATER
	CONCRETE BARRIER
	TREE LINE
	RETAINING WALL
	SAND MINING TUNNEL
	UTILITY TUNNEL

2012 DEMOLITION PLANS PHASE 1 BUILDING DEMOLITION FOR TWIN CITIES ASSEMBLY PLANT

CITY OF SAINT PAUL
RAMSEY COUNTY, MINNESOTA



LOCATION MAP

UNDERGROUND UTILITIES
GOPHER STATE ONE CALL
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-252-1166 (TOLL FREE)
or 651-454-0002 (TWIN CITY AREA)
SMART PHONE:
<http://mnticketentry.kortterweb.com>

NOTES

THESE PLANS INCLUDE THE EXISTING CONDITIONS OF THE SITE ALONG WITH THE PROPOSED DEMOLITION PLANS. THE PROPOSED WORK IS THE SITE REHABILITATION DUE TO THE DEMOLITION OF THE PAINT BUILDING, MAIN ASSEMBLY BUILDING, AND VARIOUS SURROUNDING SMALLER BUILDINGS. THE WORK WILL INCLUDE UTILITY REMOVAL FOR THOSE UTILITIES NO LONGER IN USE. SEWER AND STORM WATER DESIGN FOR THE PROPOSED SITE LAYOUT AND USE WILL ALSO BE PERFORMED.

DESIGN CONSULTANTS

<p>CIVIL ENGINEER The Mannik & Smith Group, Inc. 2365 Haggerty Road South Canton, MI 48188</p>	<p>Jeffrey L Snyder P.E. TEL: 734-397-3100 jsnyder@manniksmithgroup.com</p>
<p>CONSULTANT TKDA 444 Cedar Street, Suite 1500 Saint Paul, MN 55101</p>	<p>Matt Wassman, P.E. TEL: 651-925-7181 matt.wassman@tkda.com</p>
<p>CONSTRUCTION MANAGER Devon Industrial Group 535 Griswold Street Suite 2050 Detroit, MI 48226</p>	<p>James F Exline TEL: 937-209-9379 jexline@devonindustrial.com</p>

SUB CONTRACTORS

<p>PHASE 1 DEMOLITION SUBCONTRACTOR Independence Excavating, Inc. 5720 Schaaf Road Independence, OH 44131</p>	<p>Colleen Loreda TEL: 216-446-3412 cloreda@indexc.com</p>
<p>FENCING SUBCONTRACTOR TBD</p>	
<p>PHASE 2 DEMOLITION SUBCONTRACTOR TBD</p>	
<p>PHASE 3 DEMOLITION / SITE RESTORATION SUBCONTRACTOR TBD</p>	

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.

PRINT NAME: JEFFREY LYNN SNYDER
SIGNATURE: _____
DATE: _____ LICENSE # 50097

12/3/2012

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NO	DATE	BY	DESCRIPTION
1	9/11/12	LLH	SITE PLAN SUBMITTAL
<p>CLIENT: FORDLAND</p>			
<p>PROJECT: TWIN CITIES ASSEMBLY PLANT SAINT PAUL, MINNESOTA</p>			
<p>TITLE SHEET</p>			
			1 62

CITY OF ST. PAUL PERMIT REQUIREMENTS

- ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT 651-266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
- OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
- EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
- FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
- REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY: ALL UTILITIES AND CONTRACTORS WORKING IN THE PUBLIC RIGHT OF WAY MUST BE REGISTERED, INSURED AND BONDED, AS RECOGNIZED BY THE PUBLIC WORKS DESK 651-266-6151.

CITY OF ST. PAUL NOTES

- SIGNS REGULATING PARKING AND/OR TRAFFIC ON PRIVATE PROPERTY SHALL BE INSTALLED BY THE PROPERTY OWNER OR CONTRACTOR OUTSIDE THE PUBLIC RIGHT OF WAY. SIGNS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEERING REGULATING PARKING AND/OR TRAFFIC IN THE PUBLIC RIGHT OF WAY FOR THIS DEVELOPMENT SHALL BE INSTALLED BY CITY FORCES AT THE EXPENSE OF THE DEVELOPMENT. CONTACT TRAFFIC ENGINEERING 651-265-6200 SIX WEEKS IN ADVANCE OF NEEDED SIGNS.
- ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE BY A LICENSED AND BONDED CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION 651-266-6084. SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
- RESTORATION OF ASPHALT AND CONCRETE PAVEMENT ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE'S "GENERAL REQUIREMENTS ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.
- THE CONTRACTOR SHALL CONTACT BRIAN VITEK AT 651-266-9773 IN LIGHTING-SIGNAL MAINTENANCE IF REMOVAL OR RELOCATIONS OF EXISTING FACILITIES ARE REQUIRED OR IN THE EVENT OF DAMAGE TO THE LIGHTING OR SIGNAL UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY (AND RELATED COSTS) FOR ANY DAMAGE OR RELOCATIONS. LIGHTING ON SOUTH MISSISSIPPI BOULEVARD AND FORD PARKWAY SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION. COORDINATE WITH THE CITY OF ST. PAUL.
- THE INSTALLATION OF PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTACLES, AND/OR LIGHTING IS STRICTLY PROHIBITED IN THE CITY'S RIGHT OF WAY.
- CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS, CALL SAM GIBSON OF PUBLIC WORKS SURVEYING AT 651-266-6075 IF YOU HAVE ANY QUESTIONS.
- PIPE WORK INSIDE PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF SAINT PAUL. PIPE WORK WITHIN THE PUBLIC RIGHT OF WAY TO BE PERFORMED BY SPRWS.
- ABANDONING EXISTING SEWER SERVICE OR MAKING NEW CONNECTIONS TO CITY SEWER MUST BE DONE TO CITY STANDARDS BY A LICENSED HOUSE DRAIN CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SEWER SECTION 651-266-6234.
- INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR BILL McDONALD AT 651-485-0419 (ONE WEEK PRIOR TO BEGINNING WORK) TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY.
- SAFE WORK SITE REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MN MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MN MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY.
- NO PRIVATE FACILITIES IN THE RIGHT OF WAY: THE DEVELOPER IS STRICTLY PROHIBITED FROM INSTALLING PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTACLES AND/OR LIGHTING IN THE CITY'S RIGHT OF WAY. THIS INCLUDES STUBBING CONDUIT OR CABLE INTO THE INTO THE PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY FEEDS TO THE SITE. COORDINATE WITH EACH UTILITY PRIOR TO CONSTRUCTION TO DETERMINE FEED POINTS INTO THE PROPERTY. UTILITIES ARE RESPONSIBLE FOR SECURING EXCAVATION PERMITS TO RUN THEIR SERVICE INTO A SITE, AND (WHERE REQUIRED) SUBMITTING PLANS FOR REVIEW BY THE PUBLIC WORKS UTILITY REVIEW COMMITTEE.
- WORK CONDUCTED ON STATE ROADWAYS, TRUNK HIGHWAYS, OR RIGHT OF WAY MAY ALSO REQUIRE PERMITTING THROUGH MNDOT. MNDOT CONTACT IS ROD CLARK, 651-234-7915, STATE AND CITY APPROVAL IS REQUIRED ON MNDOT ROADWAYS MAINTAINED BY THE CITY.
- FORD PARKWAY WAS RESURFACED IN 2008. AS PER THE CITY'S "STANDARD SPECIFICATION FOR STREET OPENINGS" POLICY, RESTORATION ON ROADWAY SURFACES LESS THAN FIVE YEARS OLD WILL REQUIRE WIDTH MILL AND OVERLAY OR ADDITIONAL DEGRADATION FEES. PAVEMENT RESTORATION SHALL BE COMPLETED BY THE ST. PAUL PUBLIC WORKS STREET MAINTENANCE DIVISION. ALL RELATED COSTS ARE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. CONTACT KEVIN NELSON AT 651-266-9700 FOR ESTIMATE OF COSTS FOR PAVEMENT RESTORATION.

SITE DEMOLITION NOTES

- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTION SIGNS, PLACEMENT AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- 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 THE PERFORMANCE OF THE WORK. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER, OR THE CONTRACTOR TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL REFER TO SHEETS 42-56, FOR EROSION CONTROL INFORMATION.
- DEMOLITION AND UTILITY WORK MAY REQUIRE CITY AND MNDOT PERMITS.
- CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON SITE, REFER TO SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
- EXISTING TOPOGRAPHY PROVIDED BY ADVANCED MAPPING TECHNOLOGIES AND THE MANNIK & SMITH GROUP, INC.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- MINNESOTA STATE STATURE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATING, OR UNDERGROUND WORK.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION, AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE SHEETS 42-56 FOR THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- LEAD WATER SERVICES MUST BE CUT OFF AT THE MAIN BY SPRWS. EXCAVATION BY CONTRACTOR.
- ABANDONED SANITARY SEWER: UTILITIES LEFT IN PLACE NEED TO BE FILLED WITH SAND, MANHOLE BOTTOMS BROKEN UP AND STRUCTURES FILLED WITH SAND. REMOVAL PERMIT FOR: CUT OFF AT PROPERTY LINE.
- ALL ABANDONED OR REMOVED SEWER UTILITIES NEED TO BE BULKHEADED AT THE MANHOLE.
- THE WORK ON SITE SHALL BE LIMITED TO MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES, OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

UNDERGROUND UTILITIES
GOPHER STATE ONE CALL
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-252-1166 (TOLL FREE)
or 651-454-0002 (TWIN CITY AREA)
SMART PHONE:
<http://mnticketentry.korterraweb.com>




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The
Mannik & Smith
 Group, Inc.
 Civil Engineering, Surveying and Environmental Consulting

444 Cedar Street, Suite 1500
 Saint Paul, MN 55101
 651.292.4400
 tkds.com



KEY PLAN

NO.	DATE	BY	DESCRIPTION
▲	9/11/12	LLH	SITE PLAN SUBMITTAL
▲	10/31/12	LLH	CITY COMMENTS
▲			
▲			
▲			

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

PRINT NAME: Jeffrey Lynn Snyder
 SIGNATURE: _____
 DATE: _____ LICENSE # 50097

PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

DEMOLITION
 NOTES

12/3/2012

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SITE PLAN GENERAL NOTES

1. ~~PERVIOUS: 0 ACRES (PHASE I)
IMPERVIOUS: 42.7 ACRES (PHASE I)~~
2. ~~ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET ----- AND THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS.~~
3. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTORS DEPARTMENT AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAY).
4. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATING, OR UNDERGROUND WORK.
5. SEE CONTRACT SPECIFICATIONS FOR ANY REMOVAL DETAILS.
6. ANY SIGN OR FIXTURES REMOVED WITHIN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.
7. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE SHEETS 42-56.
8. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITHIN THE STREET AND PUBLIC RIGHT OF WAY.
9. A SIGNIFICANT PORTION OF THE SITE IMPROVEMENTS NOT SHOWN ON THE SITE PLANS ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPING PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.
10. CONSTRUCTION NOTES:
PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN.
THE CONTRACTOR SHALL SAWCUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATION.
11. SEE SHEETS 22-41 FOR GRADING AND UTILITIES.
12. ~~CONCRETE CURB AND GUTTER TO BE --- OR ---, CITY'S STANDARD PLANS.
(SEE-DETAIL-SHEET)~~
13. THE INTENT OF THE PROPOSED CONSTRUCTION IS TO PRESERVE AS MUCH OF THE EXISTING STREET SIDEWALK AS POSSIBLE. SIDEWALK ON FORD PARKWAY TO REMAIN.
14. ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE BY A LICENSED, BONDED CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION 651-266-6084. SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
15. RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COSTS OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY REMOVALS IN THE STREET. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS - ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.
16. INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 651-435-0413 (ONE WEEK PRIOR TO BEGINNING WORK) TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY, COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY AND OTHER COORDINATION ISSUES.



KEY PLAN

NO.	DATE	BY	DESCRIPTION
▲	9/11/12	LLH	SITE PLAN SUBMITTAL
▲			
▲			
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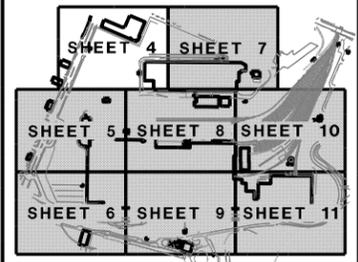
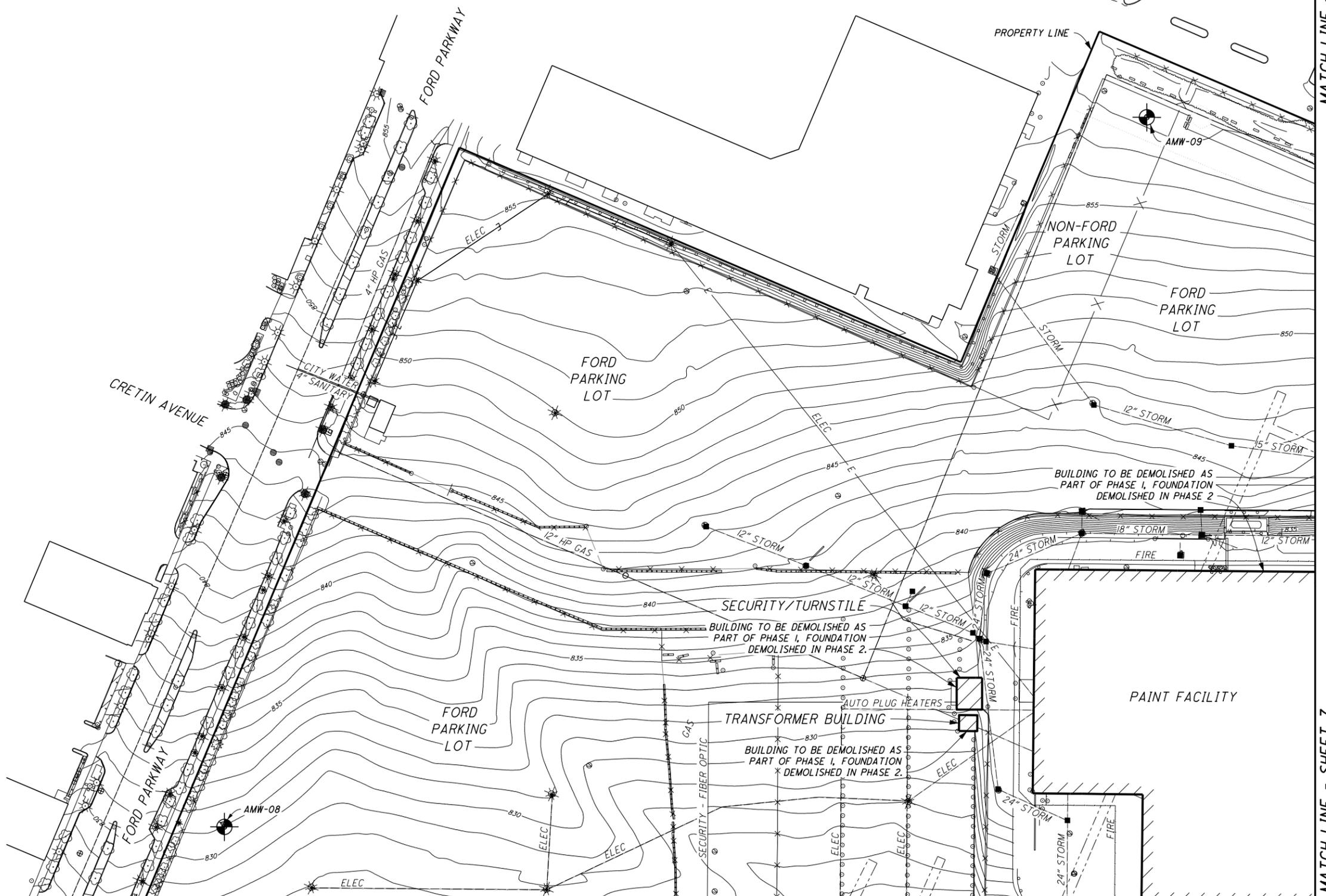
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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

SITE PLAN
NOTES

12/3/2012

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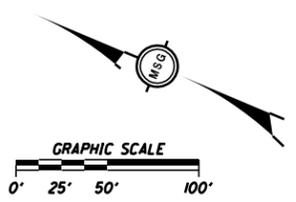


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PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

EXISTING
 CONDITIONS

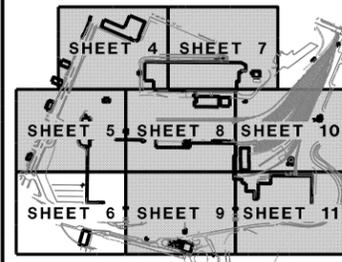
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MATCH LINE - SHEET 5



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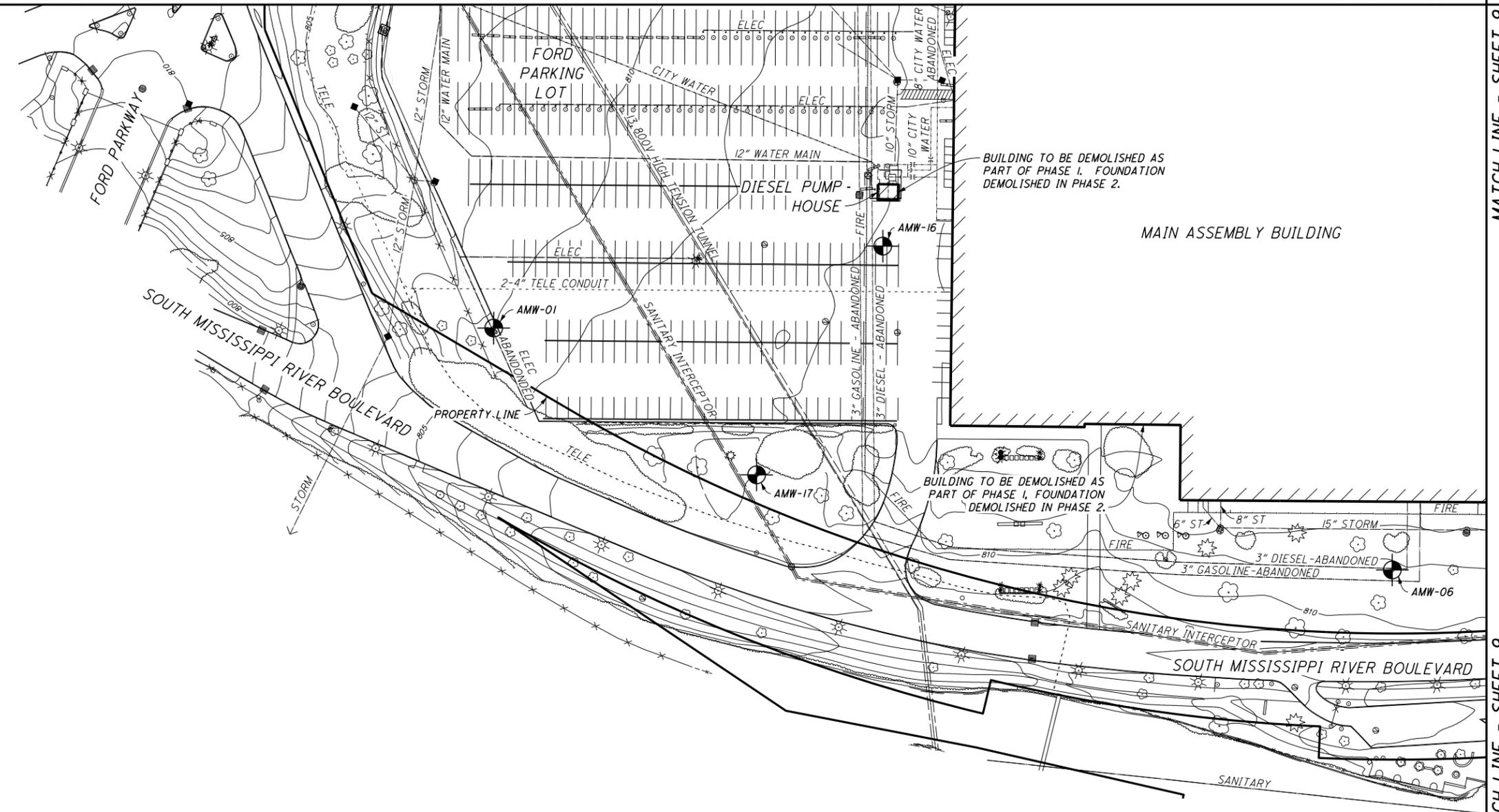
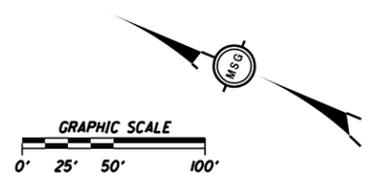


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MATCH LINE - SHEET 9

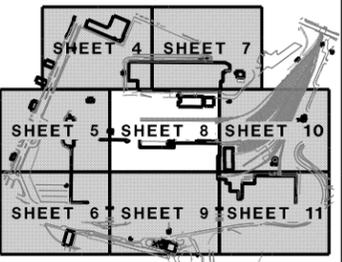
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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

EXISTING
CONDITIONS

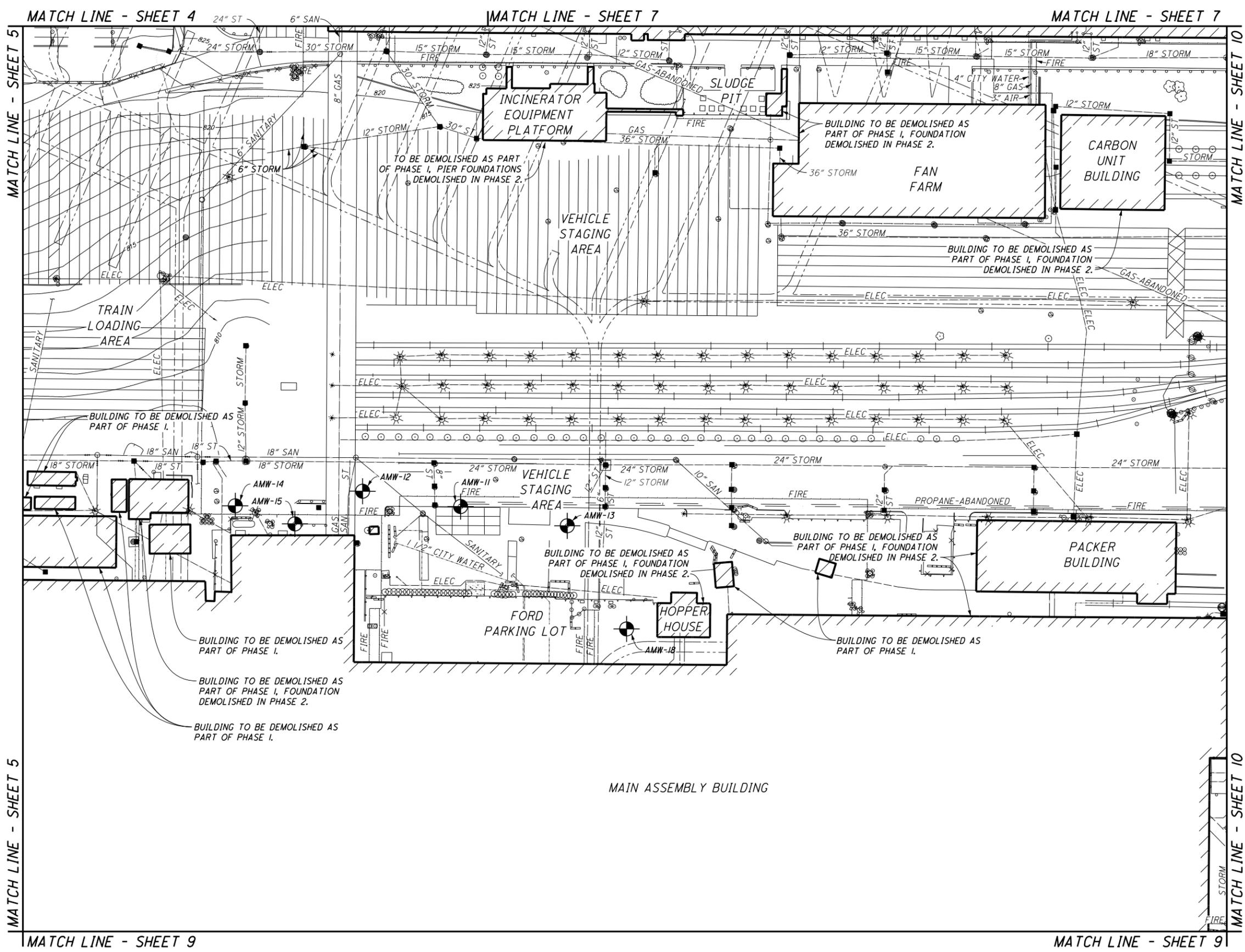
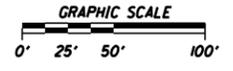
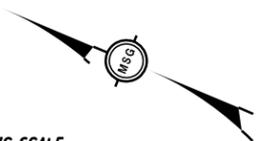


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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

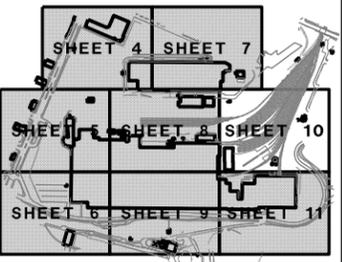
EXISTING
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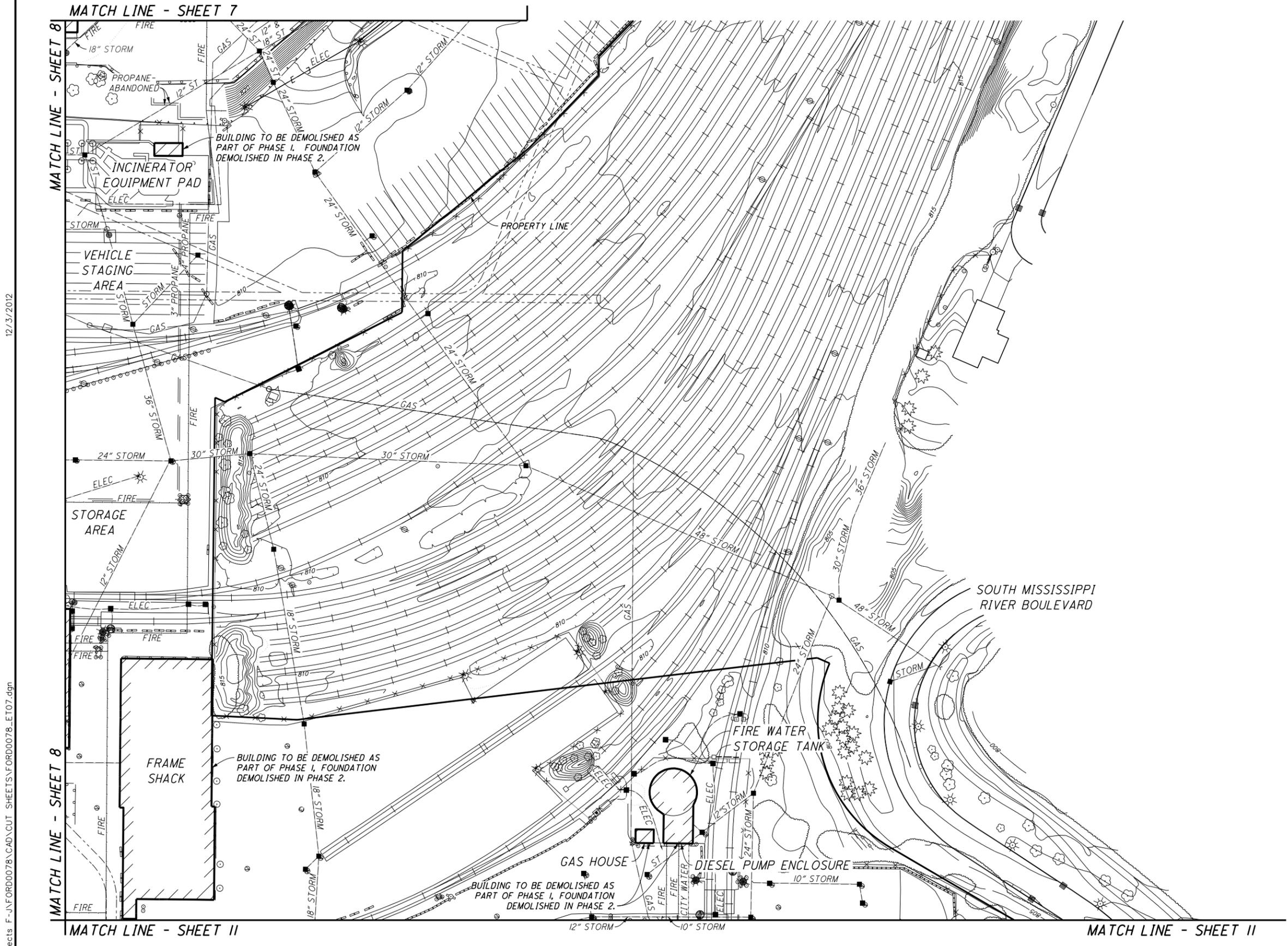
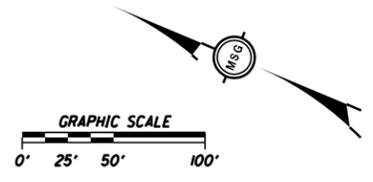


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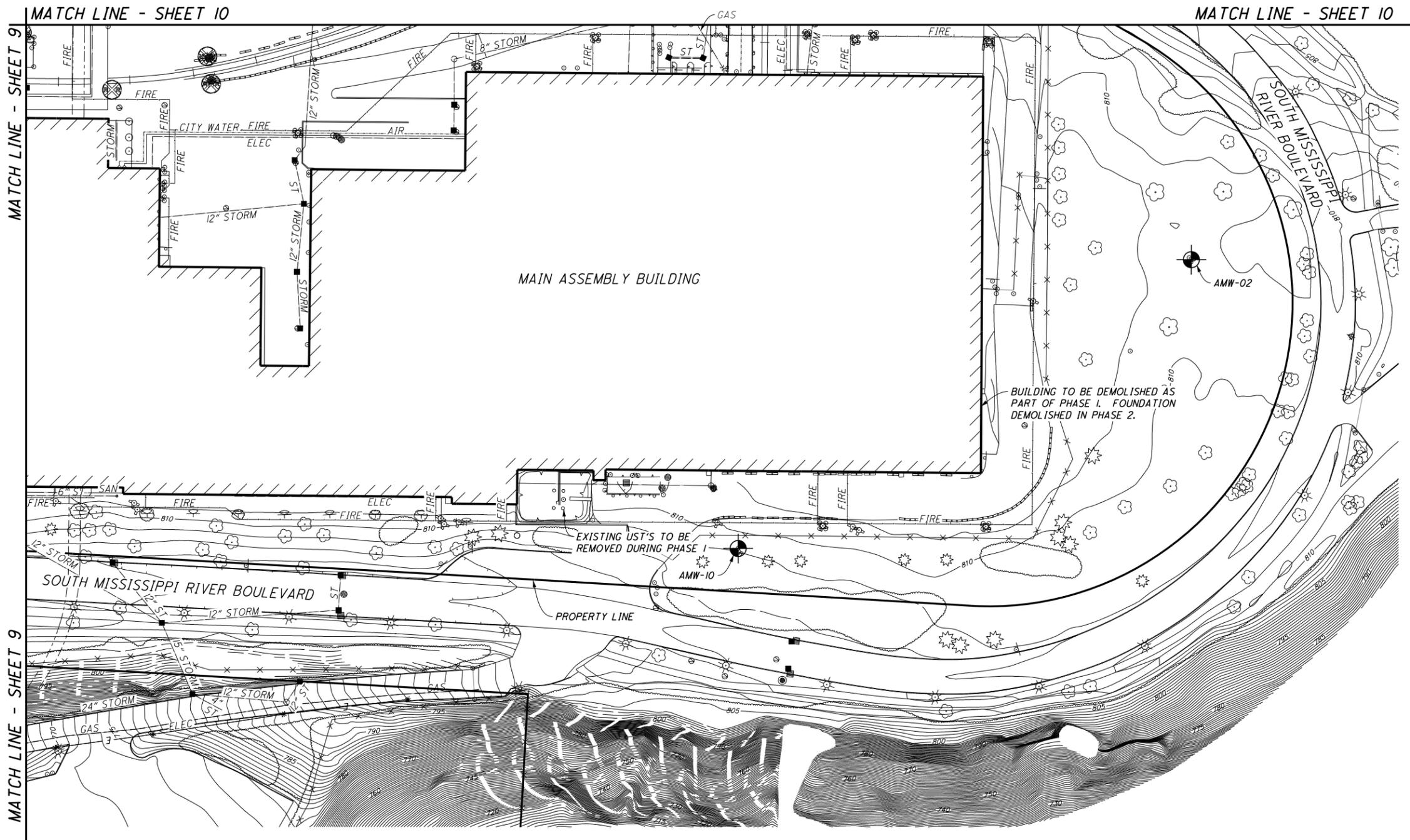
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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

EXISTING
CONDITIONS

12/3/2012

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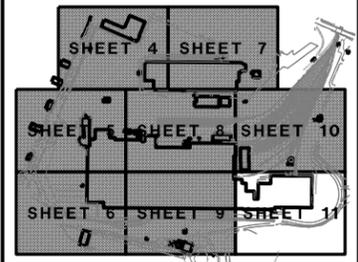


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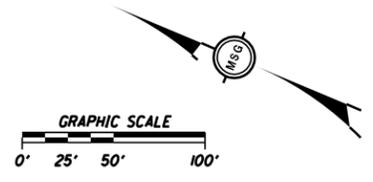
NO.	DATE	BY	DESCRIPTION
1	9/11/12	LLH	SITE PLAN SUBMITTAL

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

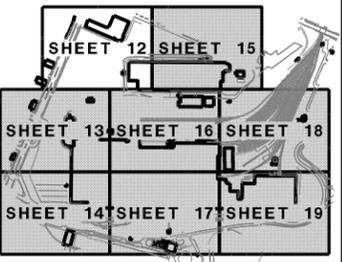
PRINT NAME: Jeffrey Lynn Snyder

SIGNATURE: _____

DATE: _____ LICENSE # 50097



PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

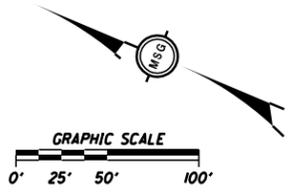


KEY PLAN

NO.	DATE	BY	DESCRIPTION
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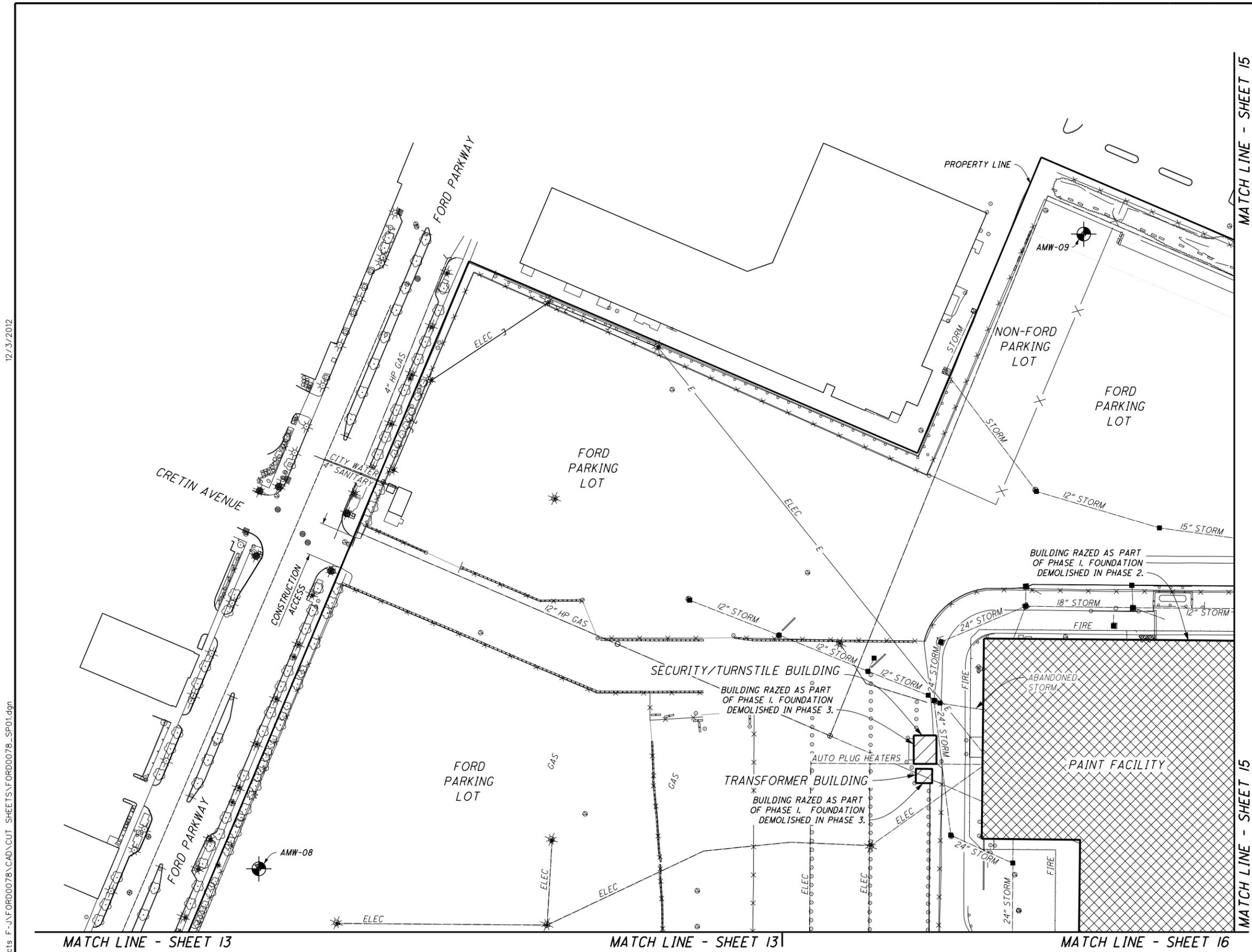
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PRINT NAME: Jeffrey Lynn Snyder
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LEGEND

	BUILDING REMOVED, FOUNDATION AND UNDERGROUND UTILITIES REMAIN
	PROPERTY LINE



12/3/2012

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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
SITE PLAN

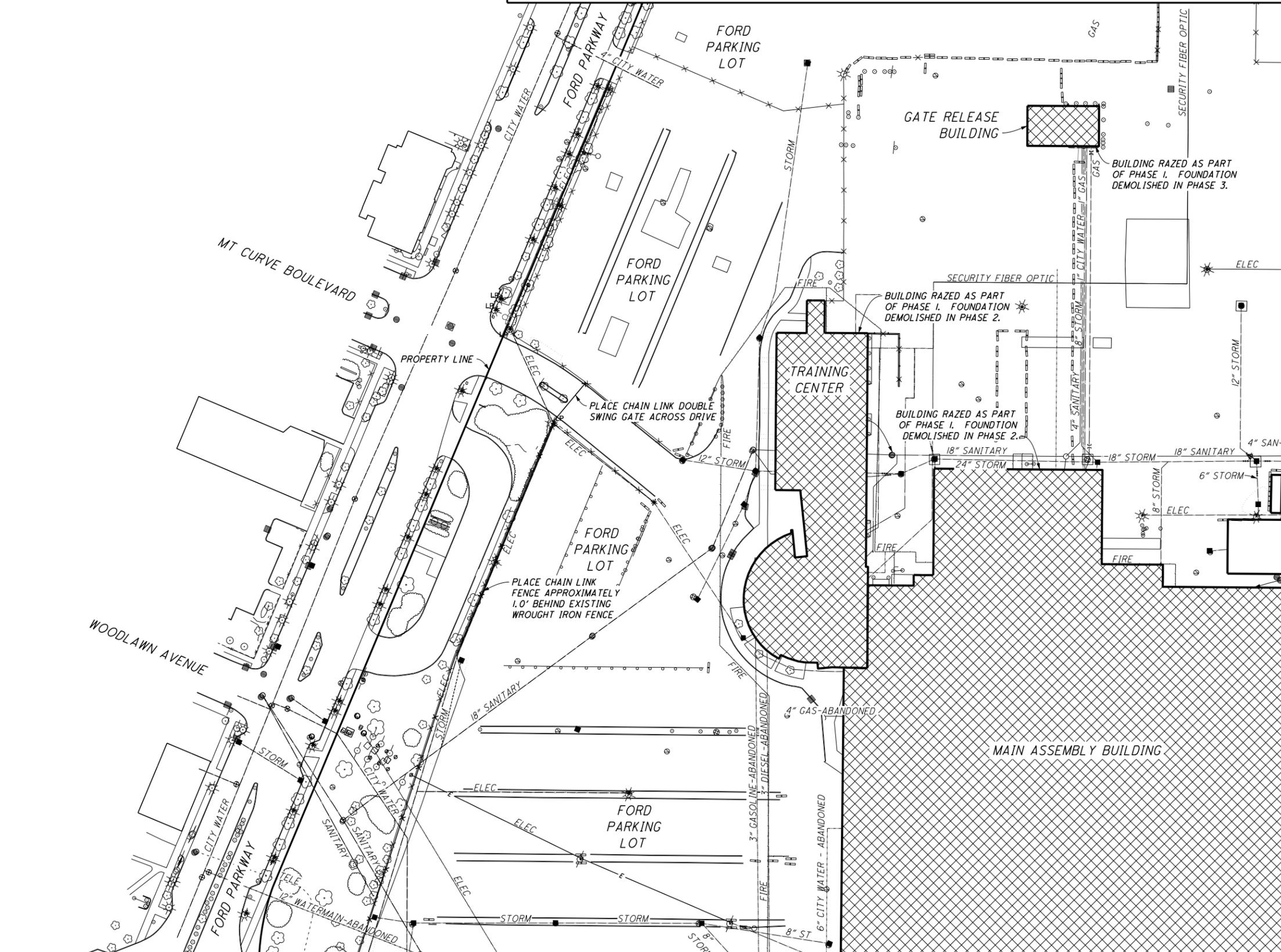
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MATCH LINE - SHEET 12

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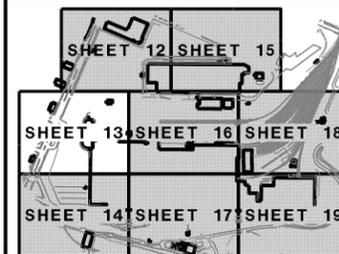
MATCH LINE - SHEET 16



MATCH LINE - SHEET 14

MATCH LINE - SHEET 14

MATCH LINE - SHEET 16



KEY PLAN

NO.	DATE	BY	DESCRIPTION
1	9/11/12	LLH	SITE PLAN SUBMITTAL

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PRINT NAME: Jeffrey Lynn Snyder

SIGNATURE: _____

DATE: _____ LICENSE # 50097

BUILDING RAZED AS PART OF PHASE I. FOUNDATION DEMOLISHED IN PHASE 2.

BUILDING RAZED AS PART OF PHASE I. FOUNDATION DEMOLISHED IN PHASE 3.

BUILDING RAZED AS PART OF PHASE I. BUILDING HAS NO FOUNDATION.

BUILDING RAZED AS PART OF PHASE I. FOUNDATION DEMOLISHED IN PHASE 2.



NOTES

WHEN PLACING THE CHAIN LINK FENCE CARE SHALL BE TAKEN TO AVOID ALL UNDERGROUND UTILITIES. NO TREES SHALL BE REMOVED FOR FENCE PLACEMENT.

LEGEND

BUILDING REMOVED, FOUNDATION AND UNDERGROUND UTILITIES REMAIN

PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

PHASE 1
 SITE PLAN

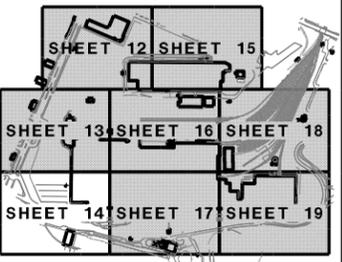
MATCH LINE - SHEET 13

MATCH LINE - SHEET 13



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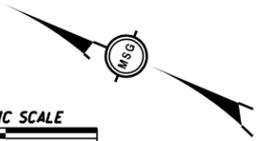


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NOTES

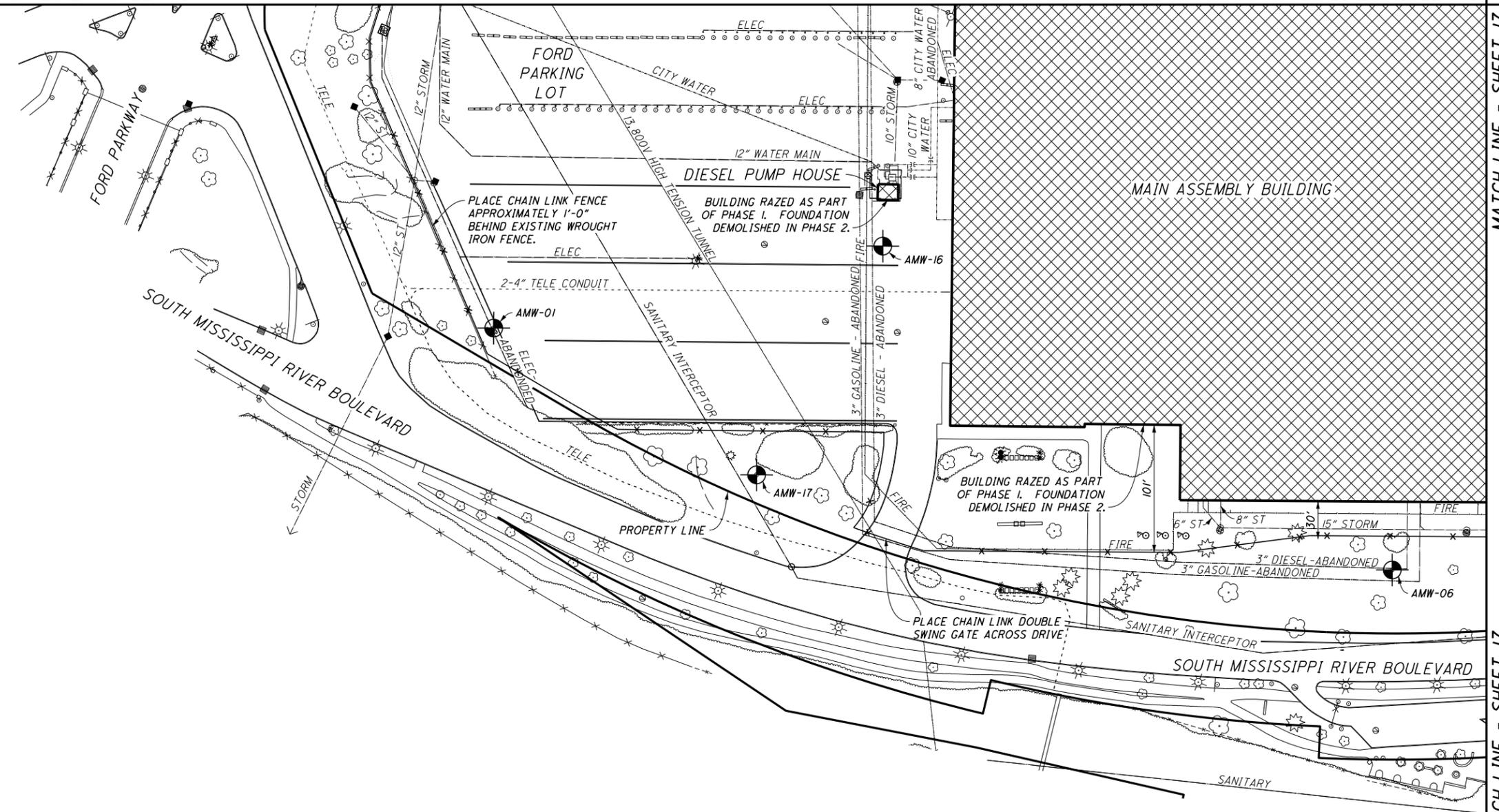
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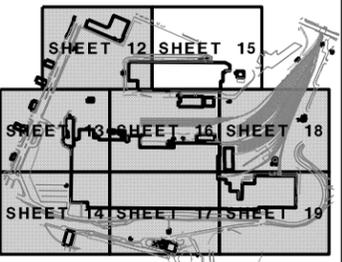
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12/3/2012



PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
SITE PLAN

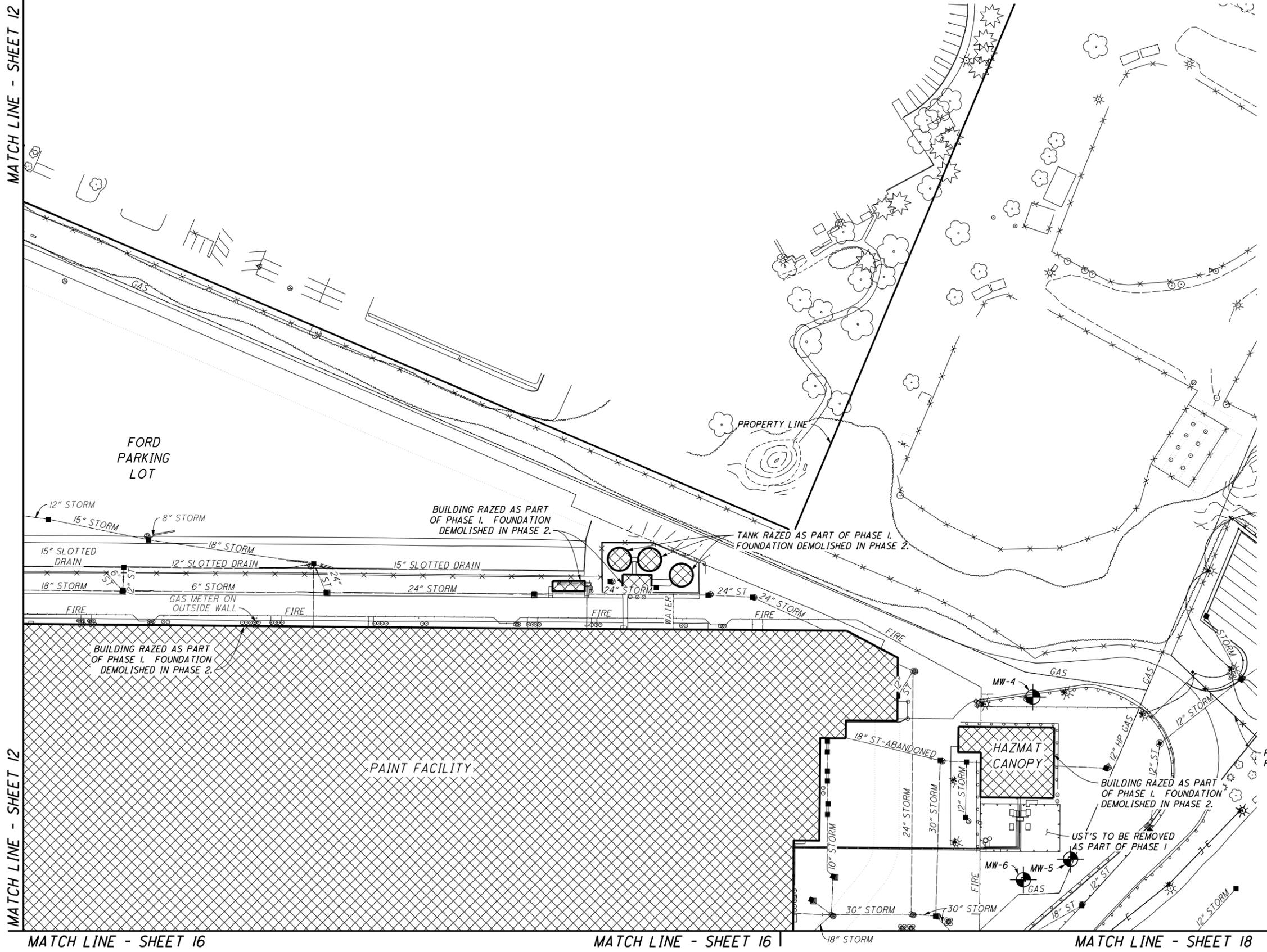
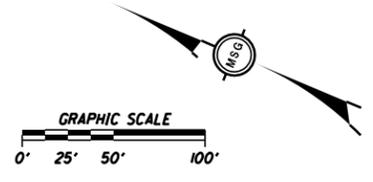


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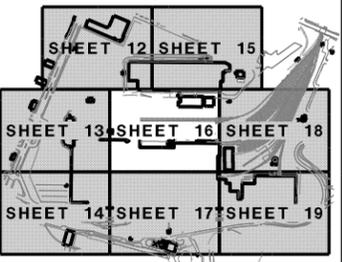
LEGEND
 BUILDING REMOVED, FOUNDATION AND UNDERGROUND UTILITIES REMAIN

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
SITE PLAN

12/3/2012

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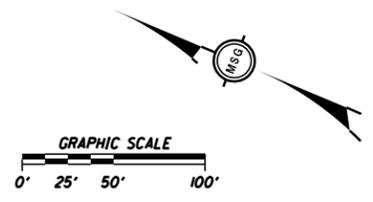


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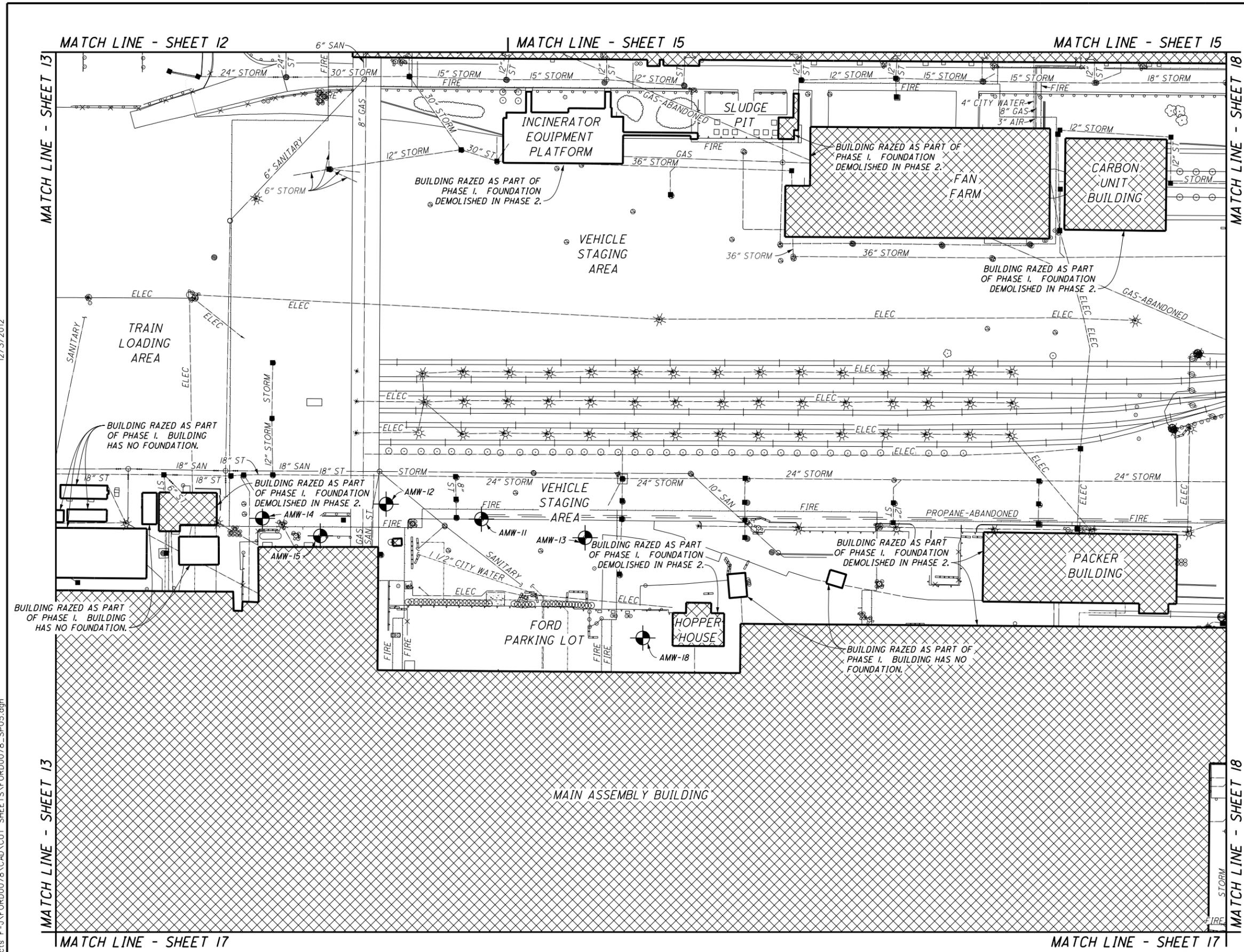
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LEGEND
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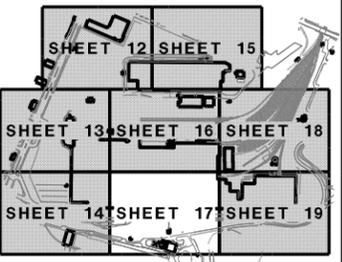
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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
SITE PLAN

16
62



KEY PLAN

NO.	DATE	BY	DESCRIPTION
1	9/11/12	LLH	SITE PLAN SUBMITTAL

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DATE: _____ LICENSE # 50097

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
SITE PLAN

MATCH LINE - SHEET 16

MATCH LINE - SHEET 14

MATCH LINE - SHEET 19

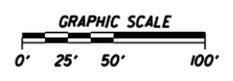
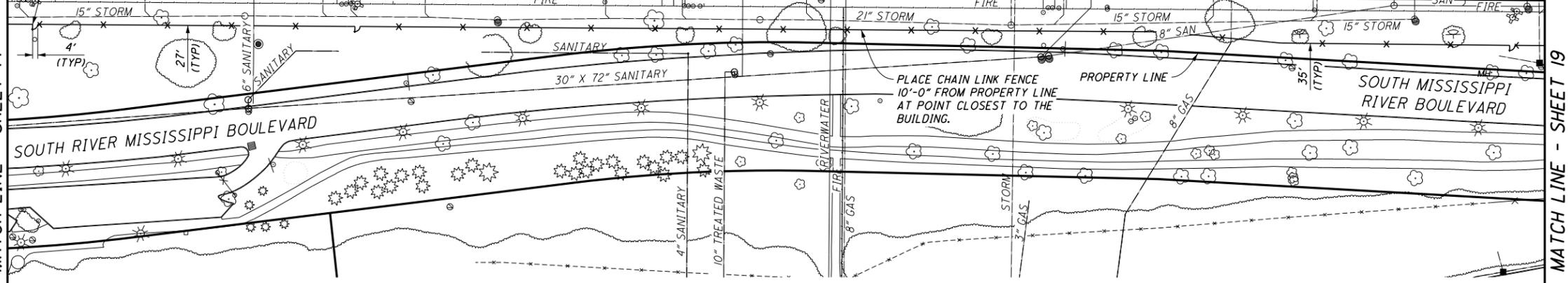
MAIN ASSEMBLY PLANT

PEDESTRIAN GATE FOR FIRE HYDRANT ACCESS (TYP. 3 LOCATIONS THIS SHEET)

BUILDING RAZED AS PART OF PHASE 1. FOUNDATION TO BE DEMOLISHED IN PHASE 2.

PLACE CHAIN LINK FENCE 10'-0" FROM PROPERTY LINE AT POINT CLOSEST TO THE BUILDING.

SOUTH MISSISSIPPI RIVER BOULEVARD



NOTES

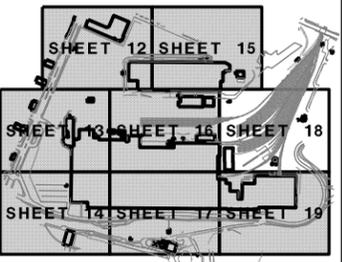
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LEGEND

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12/3/2012

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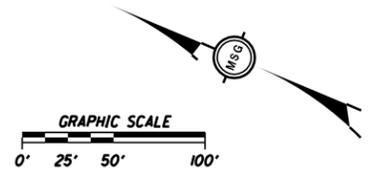


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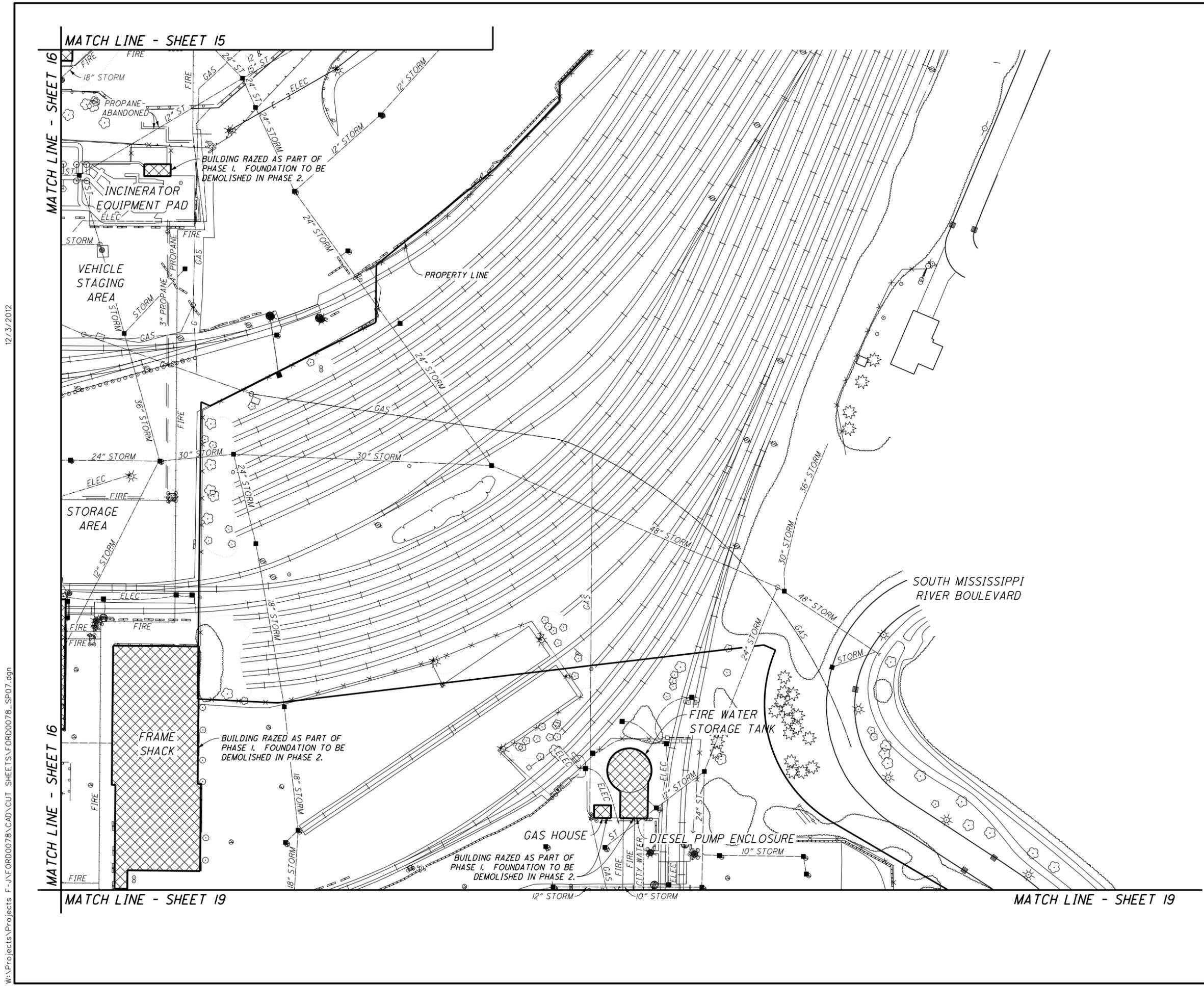
NO.	DATE	BY	DESCRIPTION
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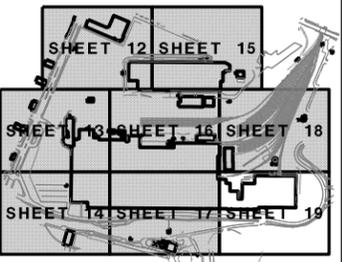
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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
SITE PLAN

18
62

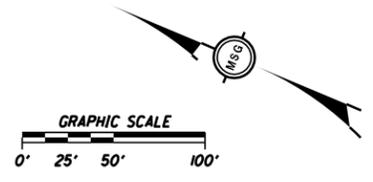


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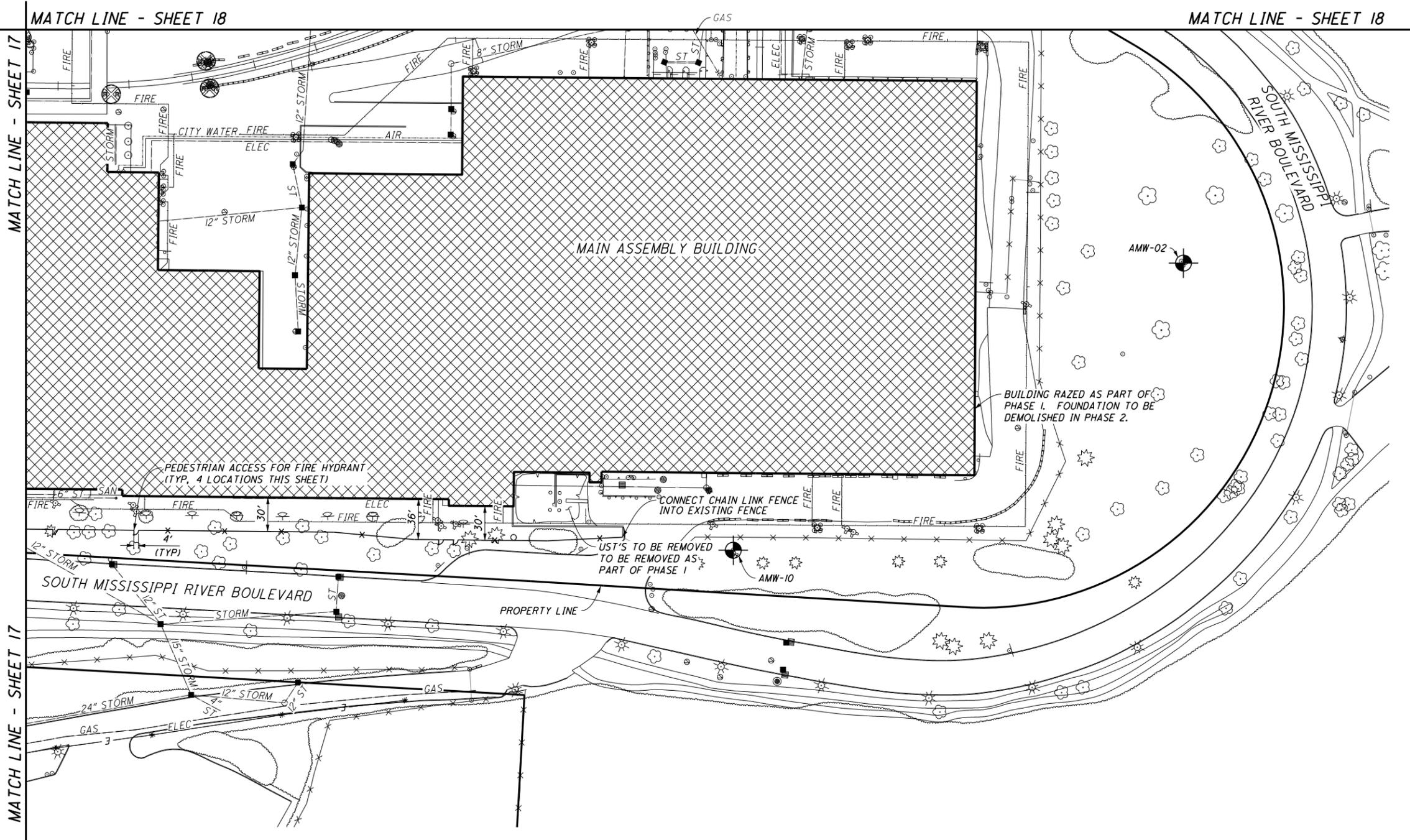


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LEGEND

 BUILDING REMOVED, FOUNDATION AND UNDERGROUND UTILITIES REMAIN



MATCH LINE - SHEET 18

MATCH LINE - SHEET 18

MATCH LINE - SHEET 17

MATCH LINE - SHEET 17

12/3/2012

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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
SITE PLAN

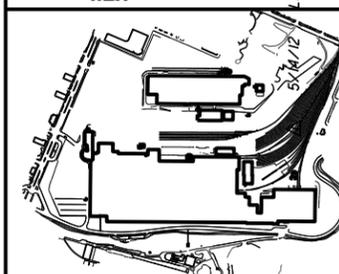
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SIGNATURE: _____

DATE: _____ LICENSE # 50097

SEE PHASE 2 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

12/3/2012

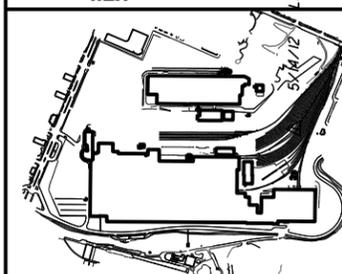
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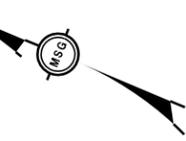
PRINT NAME: Jeffrey Lynn Snyder

SIGNATURE: _____

DATE: _____ LICENSE # 50097

SEE PHASE 2 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA



DRAINAGE STRUCTURE DETAILS

- CBS #5660
RIM = 830.77
SE = 827.06, 6" PVC
NE = 824.77, 12" RCP
NW = 823.84, 18" RCP
SE = 823.84, 12" RCP
- CBR #10036
RIM = 831.08
SW = 822.32, 24" RCP
SE = 822.29, 24" RCP
- CBR #10037
RIM = 831.88
NE = 828.61, 4" STL
- CBR #10033
RIM = 830.50
NE = 830.40, 28" RCP, BULKHEAD
NE = 820.24, 28" RCP
SW = 817.24, 28" RCP
- CB #10060
RIM = 840.76
S = 839.26, 12" CMP
SW = 835.44, 12" CPP
- CBR #10034
RIM = 832.09
NE = 821.17, 28" RCP
SE = 821.19, 28" RCP
- CBR #10035
RIM = 831.36
W = 822.01, 28" RCP
E = 822.06, 24" RCP
NE = 825.97, 12" RCP

DRAINAGE ABBREVIATIONS

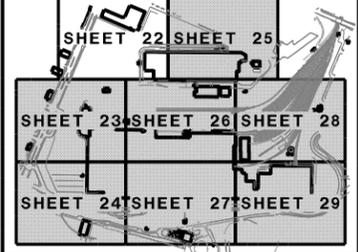
- CBB - BEEHIVE CATCH BASIN
- CBR - ROUND CATCH BASIN
- CBS - SQUARE CATCH BASIN
- CB - CATCH BASIN
- STMH - STORM MANHOLE
- SMH - SANITARY MANHOLE

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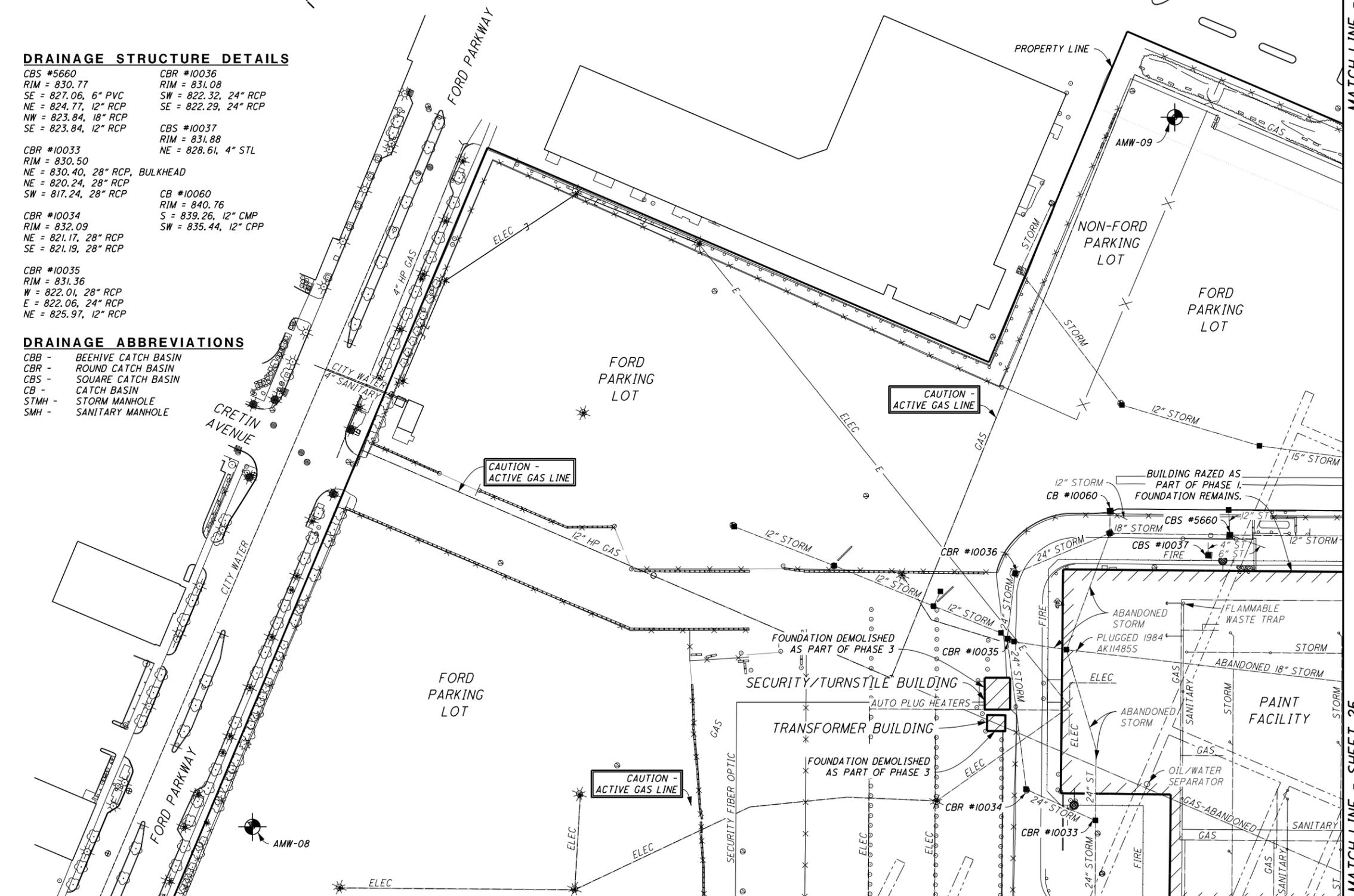
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DATE: _____ LICENSE # 50097

UTILITY NOTE
UTILITIES WITHIN BUILDINGS ARE LOCATED ABOVE AND BELOW FLOOR SLAB. UTILITIES LOCATED ABOVE THE SLAB ARE TO BE REMOVED DURING PHASE 1. UTILITIES LOCATED BELOW THE FLOOR SLAB ARE TO BE REMOVED DURING PHASE 2.

- UTILITY COORDINATION NOTES**
- FOR REMOVAL OF EXISTING ABOVE GROUND GAS, METERS AND UNDERGROUND CAPS CONTACT XCEL ENERGY BUILDERS AND REQUEST REMOVALS, 1-800-628-2121. PROVIDE ADEQUATE NOTICE TO MAINTAIN PROJECT SCHEDULE.
 - COORDINATE WITH SAINT PAUL REGIONAL WATER SERVICE FOR DISCONNECTION AND CAPPING OF EXISTING AND ABANDONED WATER SERVICES. CAPS MUST BE OBSERVED BY SAINT PAUL REGIONAL WATER SERVICE INSPECTOR PRIOR TO BACKFILL AND CLOSING OF PERMIT.
 - COORDINATE WITH SAINT PAUL REGIONAL WATER SERVICE FOR REMOVAL AND/OR RELOCATION OF EXISTING WATER METER. NEW METERING MANHOLE FURNISHED AND INSTALLED BY CONTRACTOR.



- GENERAL NOTES**
- LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE.
 - CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES. INFORMATION OBTAINED SHALL BE REVIEWED WITH ENGINEER FOR AGREEMENT PRIOR TO START UP OF CONSTRUCTION.
 - CAUTION SHALL BE EXERCISED AT ALL TIMES, CONTRACTOR SHALL REPAIR IMMEDIATELY, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING UTILITIES, CURBS, DRIVEWAYS, LANDSCAPING AND OTHER STRUCTURES TO THE ENGINEER'S AND OWNER'S SATISFACTION.
 - CONTRACTOR TO RESTORE ALL DISTURBED AREAS TO OWNER/ENGINEER SATISFACTION.
 - CONTRACTOR SHALL COORDINATE INSPECTIONS WITH CITY OF SAINT PAUL FOR CLOSING OPEN WATER AND SEWER PERMITS.
 - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AS NECESSARY TO ENSURE THE APPROPRIATE TIMING OF NEW SERVICES FOR BUILDINGS TO REMAIN.
 - ALL UTILITY CAPS SHALL MEET THE REQUIREMENTS OF MINNESOTA STATE PLUMBING CODE. UTILIZE MECHANICAL FITTINGS AS NECESSARY FOR PIPE MATERIAL TRANSITIONS.

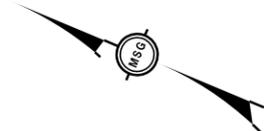
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12/13/2012

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PROJECT TWIN CITIES ASSEMBLY PLANT SAINT PAUL, MINNESOTA
PHASE 1 UTILITY PLAN
22 62



MATCH LINE - SHEET 22

MATCH LINE - SHEET 22

MATCH LINE - SHEET 26

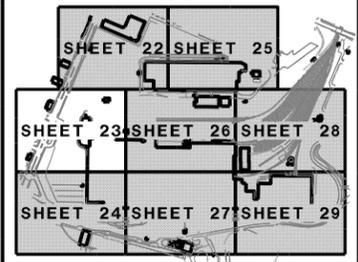
MATCH LINE - SHEET 24

MATCH LINE - SHEET 24

MATCH LINE - SHEET 26

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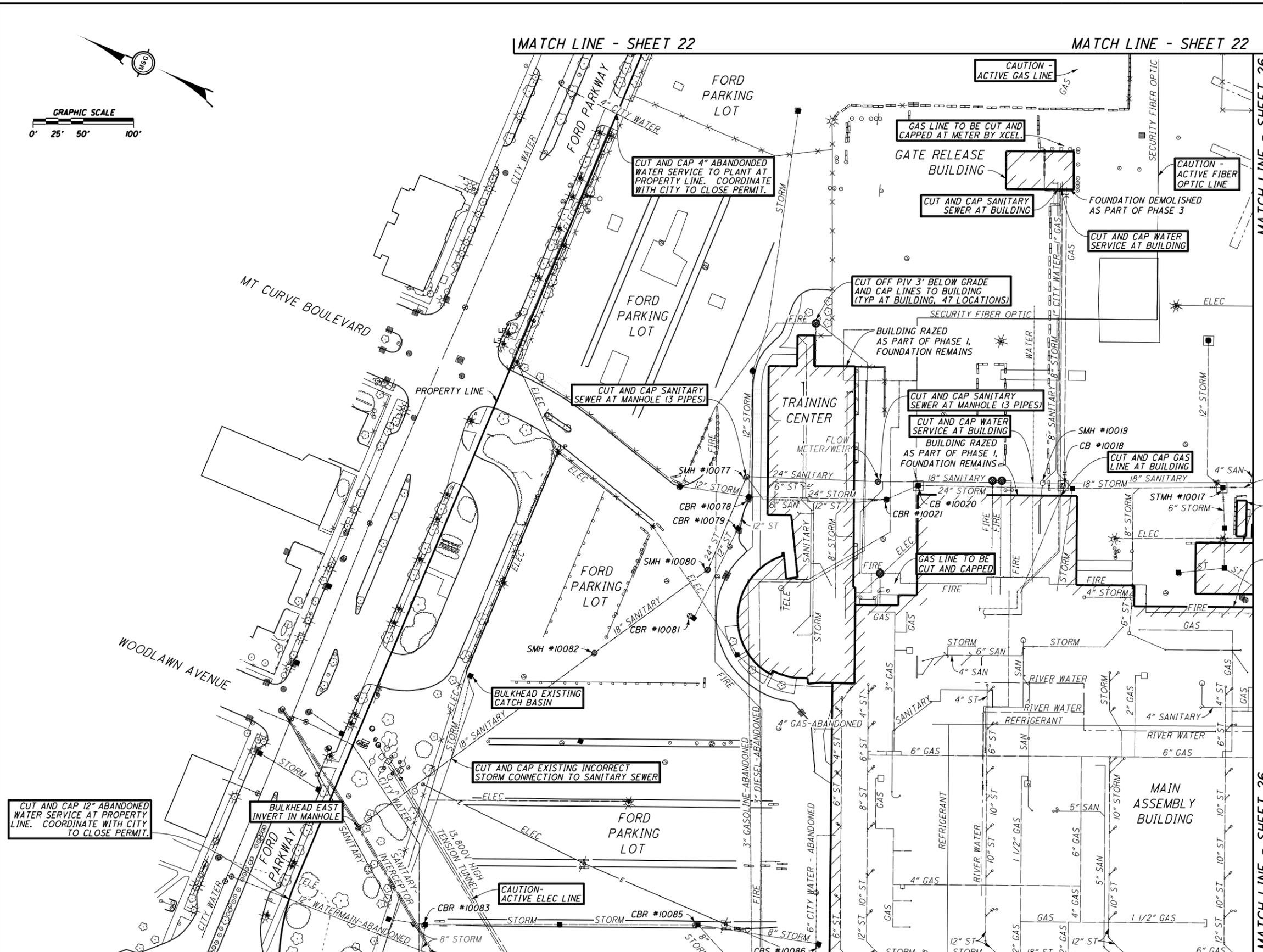
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DATE: _____ LICENSE # 50097

DRAINAGE STRUCTURE DETAILS

STMH #10017 RIM = 808.54 NW = 801.44, 18" CLAY SE = 800.92, 18" CLAY SW = 802.56, 6" CLAY NE = 803.44, 12" CLAY	CBR #10078 RIM = 811.33 N = 804.43, 12" RCP E = 804.22, 12" RCP W = 804.48, 12" RCP S = 803.77, 24" RCP
CB #10018 RIM = 808.87 NW = 801.87, 24" SE = 804.87, 8" PVC SE = 801.87, 24" SE = 802.08 NW = 804.69, 10" PVC NW = 804.69, 6" PVC	CBR #10079 RIM = 810.84 E = 804.55, 12" RCP W = 804.55, 12" RCP
SMH #10019 RIM = 809.39 NW = 801.38, 18" RCP SE = 801.39, 18" RCP NW = 803.70, 8" CLAY	SMH #10080 RIM = 811.02 E = 799.20, 24" RCP SE = 799.53, 15" RCP NW = 799.23
CB #10020 RIM = 809.65 NW = 802.23, 24" RCP NE = 803.06, 12" CLAY S = 801.96, 24" RCP	CBR #10081 RIM = 810.17 E = 805.48, 12" RCP
CBR #10021 RIM = 809.56 N = 802.02, 24" STL NW = 804.87, 12" STL SE = 802.01, 18" RCP	SMH #10082 RIM = 810.51 NE = 798.60, 18" RCP NW = 798.51, 18" RCP
SMH #10077 RIM = 811.75 S = 800.86, 6" PVC SW = 799.38, 24" RCP SE = 799.46, 24" RCP	CBR #10083 RIM = 807.93 NW = 806.33, 8" PVC NW = 806.28, 8" CLAY
	CBR #10085 RIM = 809.81 W = 808.16, 8" CLAY
	CBS #10086 RIM = 812.01 W = 809.66, 8" STL

DRAINAGE ABBREVIATIONS

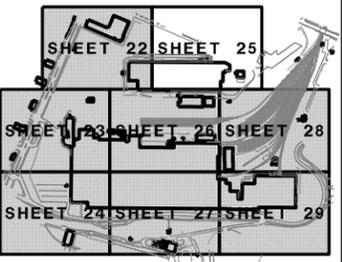
- CBB - BEEHIVE CATCH BASIN
- CBR - ROUND CATCH BASIN
- CBS - SQUARE CATCH BASIN
- CB - CATCH BASIN
- STMH - STORM MANHOLE
- SMH - SANITARY MANHOLE



PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
UTILITY PLAN
23
62

12/13/2012
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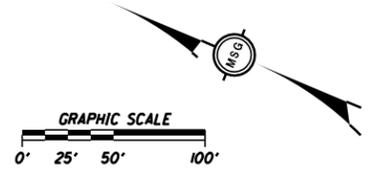


KEY PLAN

NO.	DATE	BY	DESCRIPTION
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DATE: _____ LICENSE # 50097



DRAINAGE STRUCTURE DETAILS

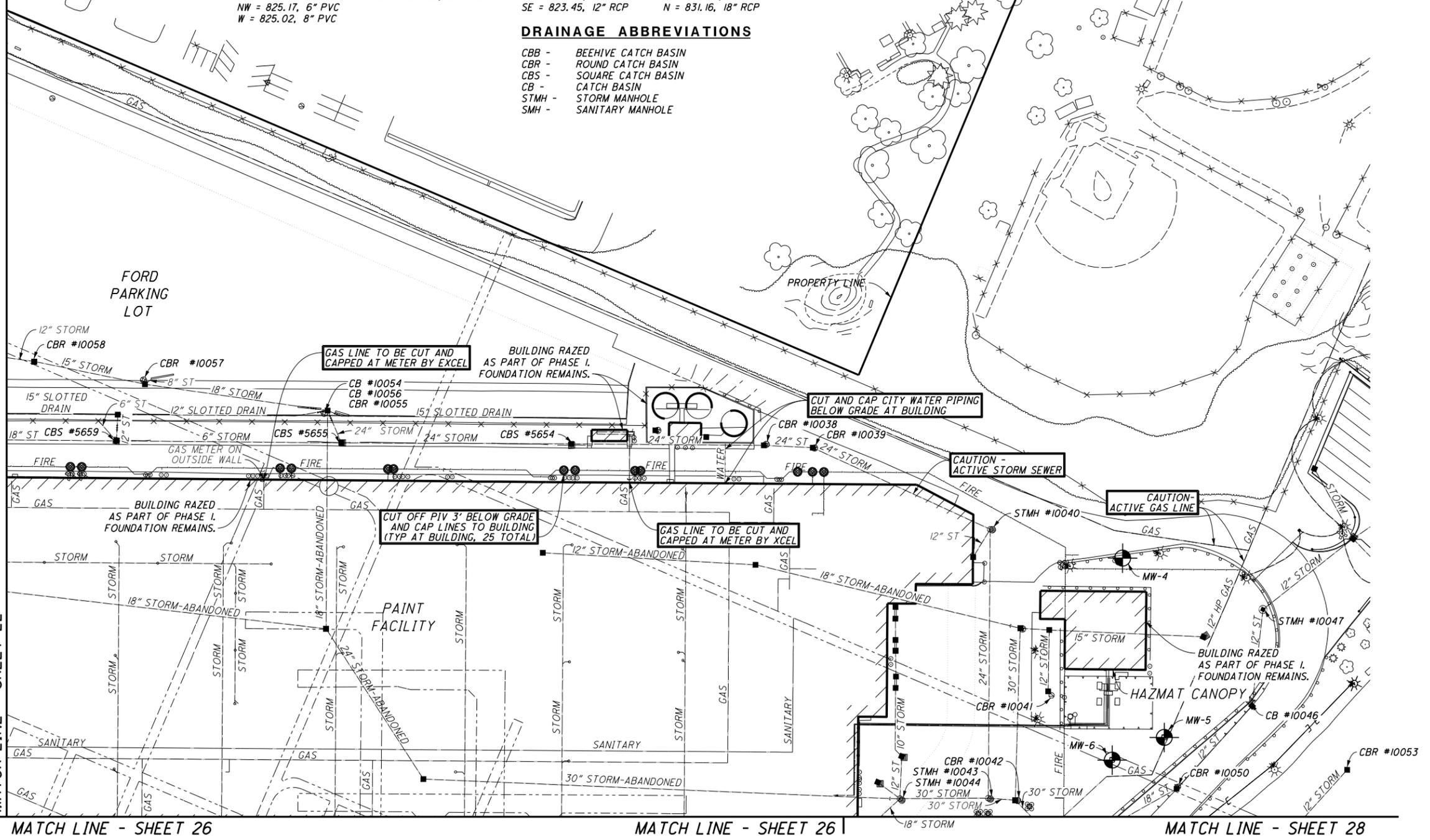
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|---|--|---|--|--|
| CBS #5654
RIM = 830.66
NW = 824.44, 24" RCP
SE = 824.27, 24" RCP | CBR #10039
RIM = 831.30
NW = 823.28, 24" RCP
SW = 823.28, 24" RCP | STMH #10043
RIM = 828.21
NW = 817.21, 30" RCP
NE = 818.23, 24" RCP
SE = 817.21, 30" RCP | CBR #10050
RIM = 817.20
SE = 811.57, 12" RCP
NW = 811.57, 18" RCP | CB #10056
RIM = 838.24
S = 836.55, 6" CPP |
| CBS #5655
RIM = 830.71
NE = 825.91, 24" RCP
NW = 828.63, 6" PVC
SE = 825.70, 24" RCP | STMH #10040
RIM = 830.35
NE = 821.35, 24" RCP
N = 824.80, 12" STL
SW = 821.21, 24" RCP | STMH #10044
RIM = 829.13
W = 819.33, 18" RCP
NE = 821.15, 12" RCP
SE = 816.98, 30" RCP | CBR #10053
RIM = 810.61
W = 806.07, 12" RCP | CBR #10057
RIM = 839.92
N = 833.74, 15" RCP
SE = 833.66, 18" RCP
SE = 838.01, 8" STL |
| CBS #5659
RIM = 830.83
NW = 825.33, 18" RCP
NE = 825.58, 12" RCP
SE = 826.93, 6" PVC
NW = 827.11, 6" PVC | CBR #10041
RIM = 827.79
NE = 824.53, 12" RCP | CB #10046
RIM = 825.94
NE = 822.34, 12" RCP
W = 814.75, 12" RCP | CBR #10054
RIM = 838.19
N = 836.47, 6 CPP | CBR #10058
RIM = 843.55
N = 837.59, 12" RCP
S = 837.52, 15" RCP |
| CBR #10038
RIM = 831.47
NW = 825.17, 6" PVC
W = 825.02, 8" PVC | CBR #10042
RIM = 827.93
NW = 816.74, 30" RCP
NE = 815.03, 30" RCP
SW = 814.88, 30" RCP | STMH #10047
RIM = 827.81
SW = 823.42, 12" PVC
SE = 823.45, 12" RCP | CBR #10055
RIM = 837.86
NW = 831.97, 24" RCP
W = 830.37, 24" RCP
SW = 831.98, 18" RCP
S = 835.66, 6" CLAY
N = 835.66, 6" CLAY
N = 831.16, 18" RCP | |

DRAINAGE ABBREVIATIONS

- CBB - BEEHIVE CATCH BASIN
CBR - ROUND CATCH BASIN
CBS - SQUARE CATCH BASIN
CB - CATCH BASIN
STMH - STORM MANHOLE
SMH - SANITARY MANHOLE

MATCH LINE - SHEET 22

MATCH LINE - SHEET 22



MATCH LINE - SHEET 26

MATCH LINE - SHEET 26

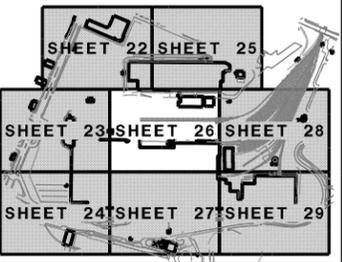
MATCH LINE - SHEET 28

NOTE:
THE FORD OWNED SOFTBALL FIELD PARKING LOT IS TO REMAIN, AND IS NOT INCLUDED IN THE SCOPE OF WORK.

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

12/3/2012

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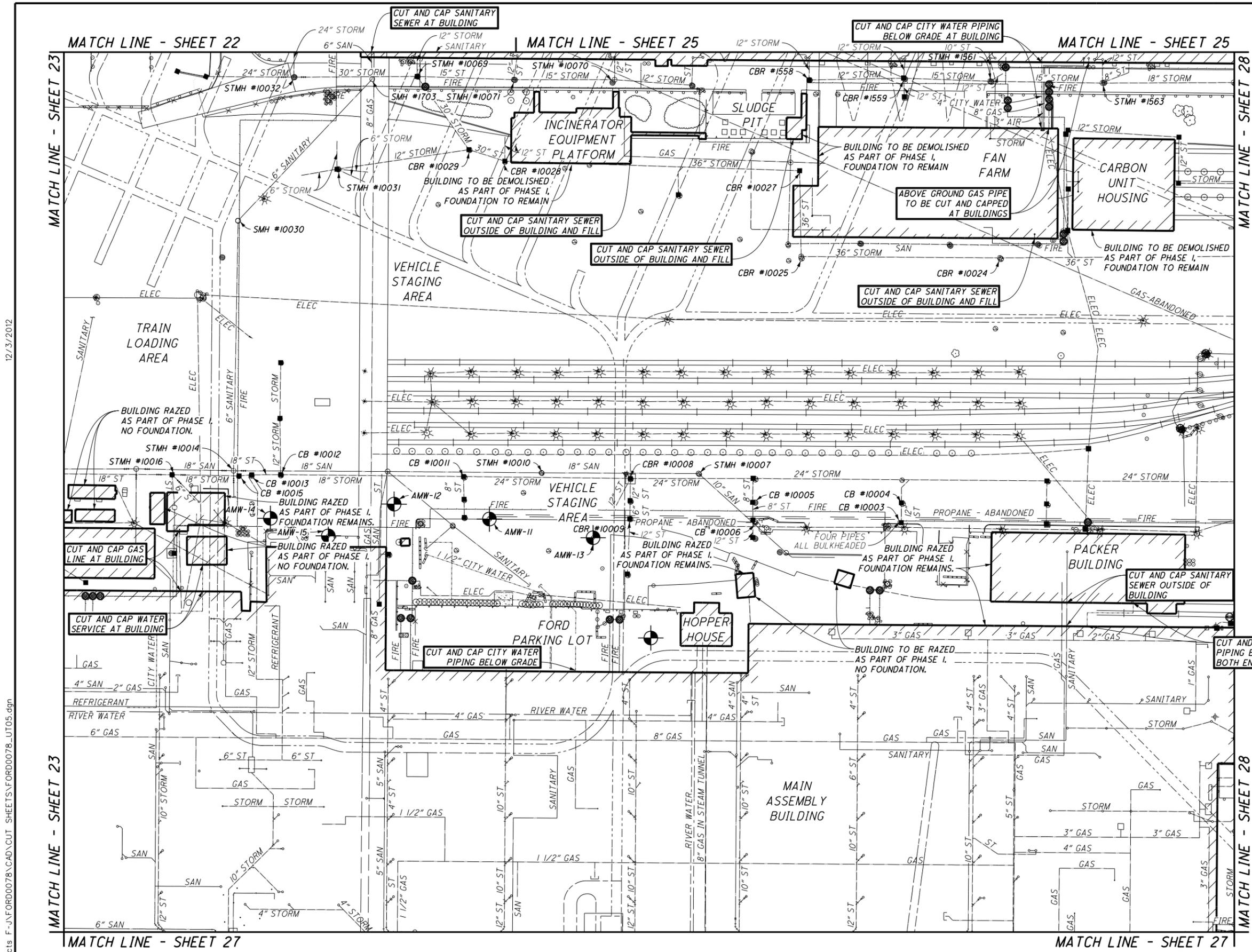
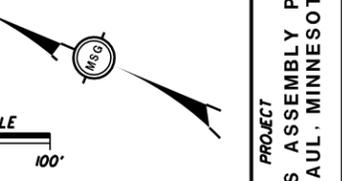


KEY PLAN

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1	9/11/12	LLH	SITE PLAN SUBMITTAL

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MATCH LINE - SHEET 22

MATCH LINE - SHEET 25

MATCH LINE - SHEET 25

MATCH LINE - SHEET 23

MATCH LINE - SHEET 28

MATCH LINE - SHEET 23

MATCH LINE - SHEET 28

MATCH LINE - SHEET 27

MATCH LINE - SHEET 27

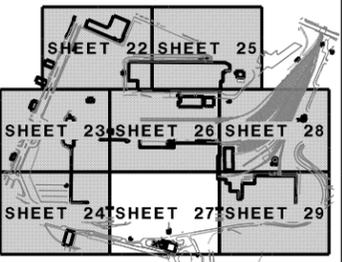
DRAINAGE STRUCTURE DETAILS
 SEE SHEET 27 FOR DRAINAGE STRUCTURE INFORMATION

PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

PHASE 1
 UTILITY PLAN

12/3/2012

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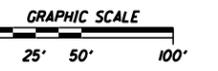


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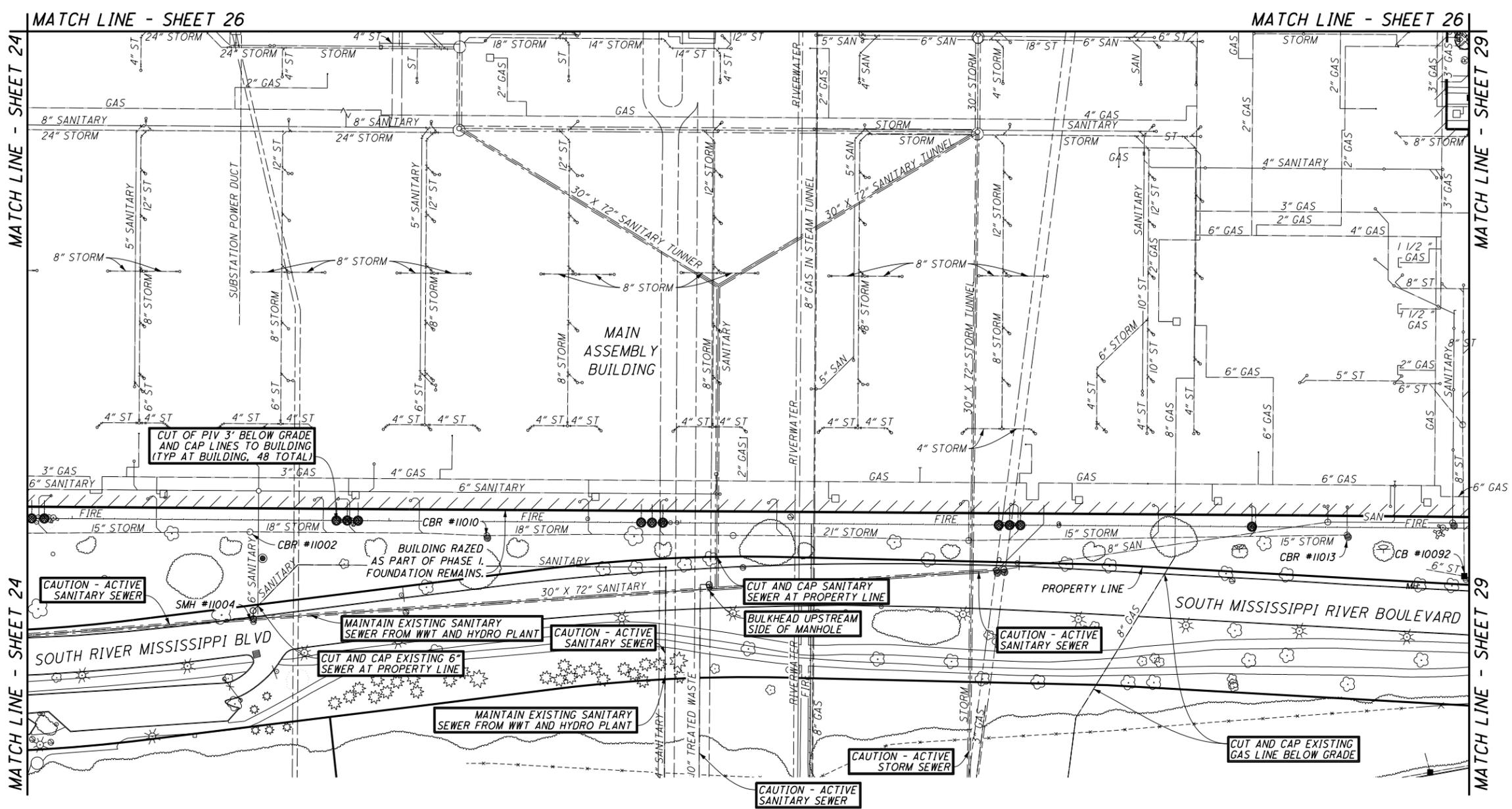
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PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA
 PHASE 1
 UTILITY PLAN
 27
 62



DRAINAGE STRUCTURE DETAILS - FROM PAGE 26

- | | | | | | |
|---|---|--|--|---|---|
| <p>CBR #1558
RIM = 831.80
NE = 827.70, 12" STL
SE = 827.68, 12" RCP</p> <p>CBR #1559
RIM = 832.01
NW = 827.45, 12" RCP
NE = 828.36, 12" STL
SE = 827.17, 15" RCP
SW = 827.21, 12" CLAY</p> <p>STMH #1561
RIM = 831.79
NW = 826.24, 15" RCP
SE = 827.94, 12" STL
SE = 826.24, 15" RCP
NE = 826.21, 10" CLAY</p> <p>STMH #1563
RIM = 831.97
SE = 830.27, 8" PVC
NW = 824.08, 15" RCP
SE = 823.78, 18" RCP
NE = 826.27, 12" STL</p> <p>SMH #1703
RIM = 825.92
NE = 818.87, 6" CLAY
NW = 818.07, 6" PVC</p> | <p>CB #10003
RIM = 807.37
NW = 799.62, 24" RCP, BULKHEAD
NE = 799.81, 12" RCP, BULKHEAD
W = 800.18, 8" STL, BULKHEAD
SE = 799.81, 24" RCP, BULKHEAD</p> <p>CB #10004
RIM = 807.55</p> <p>CB #10005
RIM = 807.61
NE = 803.41, 8" STL
SW = 803.56, 8" STL</p> <p>CB #10006
RIM = 807.53
SW = 804.08, 12" RCP
NE = 803.74, 8" STL</p> <p>STMH #10007
RIM = 807.77
NW = 805.86, 18" RCP
SW = 805.77, 10" PVC</p> <p>CBR #10008
RIM = 807.85
NW = 800.25, 24" RCP
SE = 800.19, 24" RCP
NE = 801.07, 24" CLAY
SW = 801.45, 12" STL
SE = 803.14, 12" RCP</p> | <p>CBR #10009
RIM = 807.87
SW = 804.48, 12" CLAY
NE = 803.93, 6" STL</p> <p>STMH #10010
RIM = 808.33
NW = 805.03, 18" RCP
SE = 804.94, 18" RCP</p> <p>CB #10011
RIM = 808.16
SW = 803.57, 8" CLAY</p> <p>CB #10012
RIM = 808.83
NW = 800.88, 18" RCP
NE = 805.48, 12" PVC
SE = 800.78, 18" RCP</p> <p>CB #10013
RIM = 808.66
NW = 801.01, 18" RCP
SE = 800.93, 18" RCP
SW = 802.01, 12" PVC
SW = 803.96, 12" PVC</p> | <p>STMH #10014
RIM = 807.81
NW = 803.09, 18" RCP
NE = 804.01, 6" STL
SE = 803.31, 18" RCP
SW = 803.43, 6" STL</p> <p>CB #10015
RIM = 807.75
NW = 801.03, 18" RCP
SE = 800.87, 18" PVC</p> <p>STMH #10016
RIM = 808.20
NW = 802.50, 18" RCP
SE = 802.61, 18" RCP
SW = 803.18, 6" STL</p> <p>CBR #10024
RIM = 809.55
NW = 802.33, 36"
SE = 802.36, 36"</p> <p>CBR #10025
RIM = 809.32
NE = 803.16, 36" RCP
SE = 803.06, 36" RCP</p> <p>CBR #10027
RIM = 811.11
NW = 803.56, 36" RCP
SW = 803.66, 36" RCP</p> | <p>CBR #10028
RIM = 813.82
N = 805.62, 30" RCP
NE = 807.33, 12" RCP, BULKHEAD
E = 808.80, 12" RCP
SE = 805.20, 36" RCP</p> <p>CBR #10029
RIM = 814.01
NW = 808.45, 12" RCP
NE = 807.46, 30" RCP
SE = 806.96, 30" RCP</p> <p>SMH #10030
RIM = 813.51
SW = 806.56, 6"
E = 806.56, 6"</p> <p>STMH #10031
RIM = 818.63
NW = 814.69, 6" PVC
S = 814.78, 6" PVC
SE = 814.65, 6" PVC
NE = 814.65, 6" PVC
SE = 814.57, 12" RCP</p> <p>STMH #10032
RIM = 825.46
NW = 816.80, 24" RCP
NE = 816.28, 24" RCP
SE = 814.92, 30" RCP</p> | <p>STMH #10069
RIM = 827.44
NW = 813.32, 30" RCP
SW = 812.91, 30" RCP
SE = 820.44, 15" RCP
NE = 823.09, 12" STL</p> <p>STMH #10070
RIM = 814.75
NW = 822.23, 15" RCP
NE = 827.00, 12" STL
SE = 822.23, 12" RCP</p> <p>STMH #10071
RIM = 853.74
NW = 843.14, 15" RCP
NE = 848.91, 12" STL
SE = 843.14, 15" RCP</p> |
|---|---|--|--|---|---|

DRAINAGE STRUCTURE DETAILS - THIS PAGE

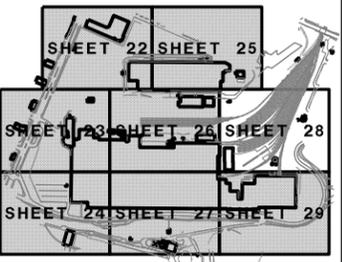
- CB #10092
RIM = 807.96
NE = 802.51, 8" CLAY
N = 802.56, 6" CLAY
S = 802.47, 12" CLAY
- CBR #10002
RIM = 812.08
NW = 807.17, 15" RCP
SE = 807.13, 18" RCP
- SMH #10004
RIM = 809.89
- CBR #10010
RIM = 811.98
NW = 806.55, 18" RCP
SE = 806.52, 18" RCP
- CBR #10013
RIM = 811.21
NW = 808.02, 15" RCP

DRAINAGE ABBREVIATIONS

- CBB - BEEHIVE CATCH BASIN
 CBR - ROUND CATCH BASIN
 CBS - SQUARE CATCH BASIN
 CB - CATCH BASIN
 STMH - STORM MANHOLE
 SMH - SANITARY MANHOLE

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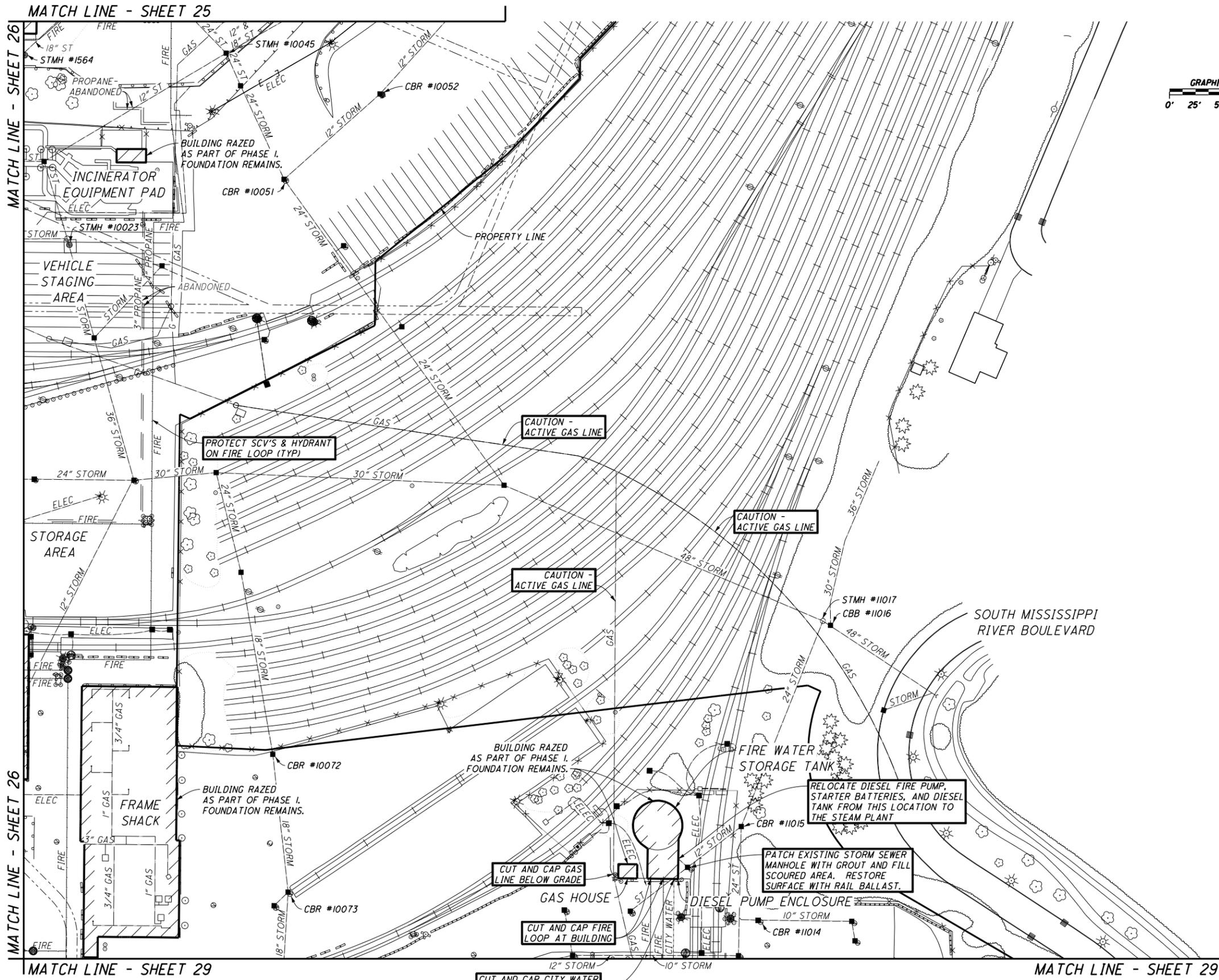
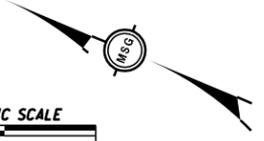
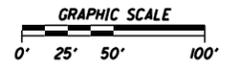


KEY PLAN

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DRAINAGE STRUCTURE DETAILS

STMH #1564 RIM = 830.06 E = 822.17, 18" RCP	CBR #10072 RIM = 809.15 NE-SW = 806.25, 18" RCP, PIPE OPEN
STMH #10023 RIM = 809.01 NW = 801.01, 36" RCP NE = 800.93, 36" RCP SW = 800.97, 36" RCP	CBR #10073 RIM = 808.99 NE-W = 806.56, 18" RCP
STMH #10045 RIM = 826.63 E = 825.18, 12" CMP W = 825.21, 12" CMP N = 811.06, 24" CMP E = 809.00, 18" RCP S = 807.55, 24" RCP	CBR #11014 RIM = 807.92 N = 802.47, 10" PVC S = 802.57, 10" PVC
CBR #10051 RIM = 809.03 NE = 803.93, 24" RCP NW = 804.20, 6" CPP E = 804.73, 12" RCP S = 803.89, 24" RCP	CBR #11015 RIM = 808.61 SW = 799.57, 24" RCP NE = 800.10, 12" CLAY E = 799.51, 24" RCP
CBR #10052 RIM = 809.43 W = 805.63, 12" RCP E = 805.68, 12" RCP	CBR #11016 RIM = 801.22 N-S = 795.52, 54" RCP NE = 796.62, 30"
	STMH #11017 RIM = 804.76 N = 795.56, 54" RCP W = 796.77, 24" RCP S = 795.46, 54" RCP

DRAINAGE ABBREVIATIONS

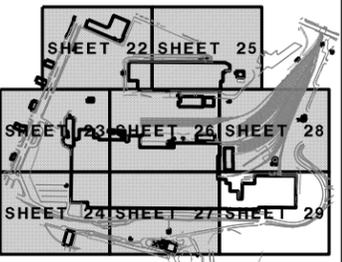
CBB -	BEEHIVE CATCH BASIN
CBR -	ROUND CATCH BASIN
CBS -	SQUARE CATCH BASIN
CB -	CATCH BASIN
STMH -	STORM MANHOLE
SMH -	SANITARY MANHOLE

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
UTILITY PLAN

12/3/2012

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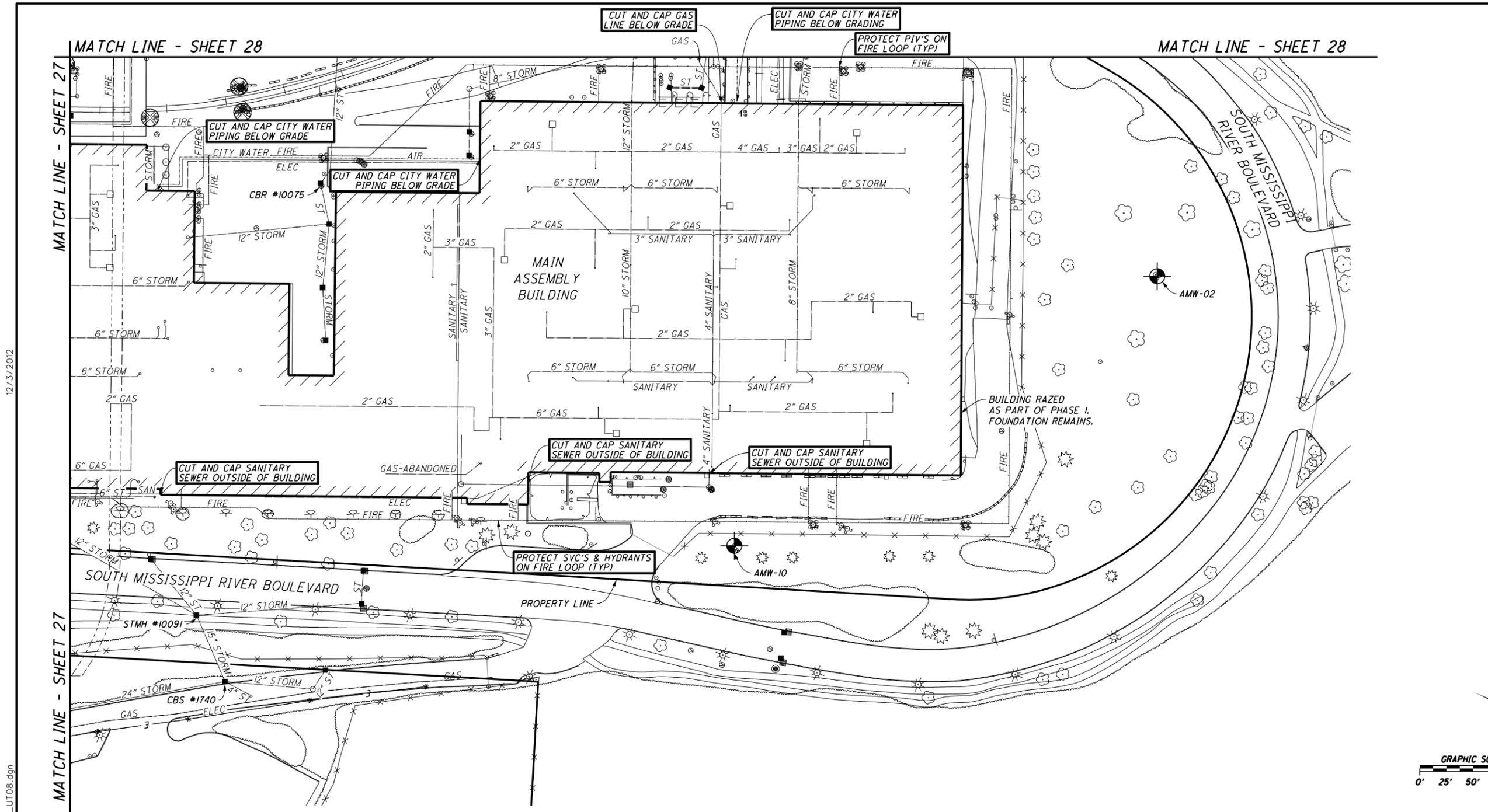
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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
UTILITY PLAN



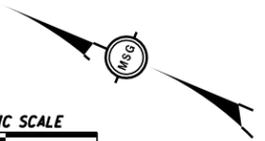
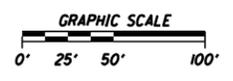
DRAINAGE STRUCTURE DETAILS

CBS #1740 RIM = 781.75 NE = 775.75, 15" RCP S = 778.85, 4" PVC SE = 775.85, 12" RCP NW = 774.95, 24" RCP	STMH #10091 RIM = 806.30 NE = 800.30, 12" RCP NE = 800.00, 12" PVC SE = 800.21, 12" RCP SW = 799.76, 15" RCP
---	---

CBR #10075 RIM = 809.12 E = 807.27, 12" RCP

DRAINAGE ABBREVIATIONS

- CBB - BEEHIVE CATCH BASIN
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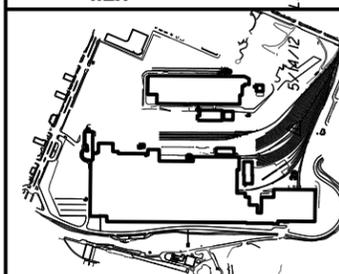
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SEE PHASE 2 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

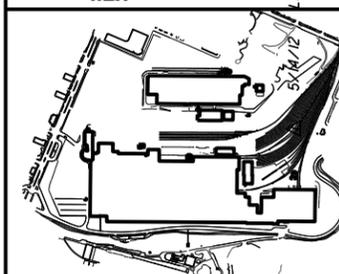
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SIGNATURE: _____

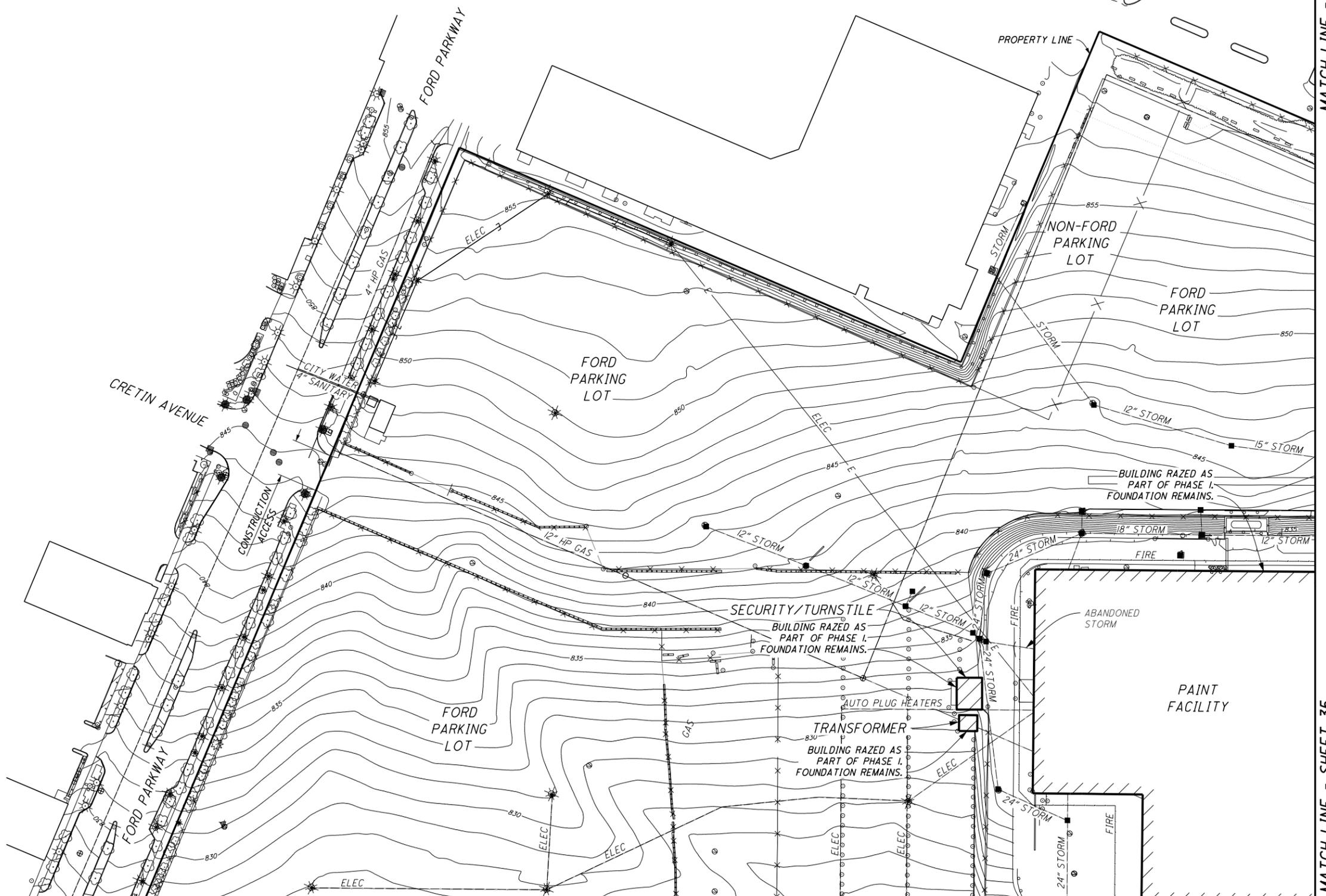
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SEE PHASE 2 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

12/3/2012

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MATCH LINE - SHEET 33

MATCH LINE - SHEET 33

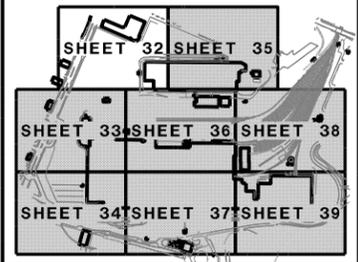
MATCH LINE - SHEET 36

MATCH LINE - SHEET 35

MATCH LINE - SHEET 35

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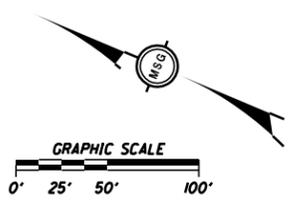


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 SIGNATURE: _____
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PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

PHASE 1
 GRADING AND
 DRAINAGE PLAN

12/3/2012

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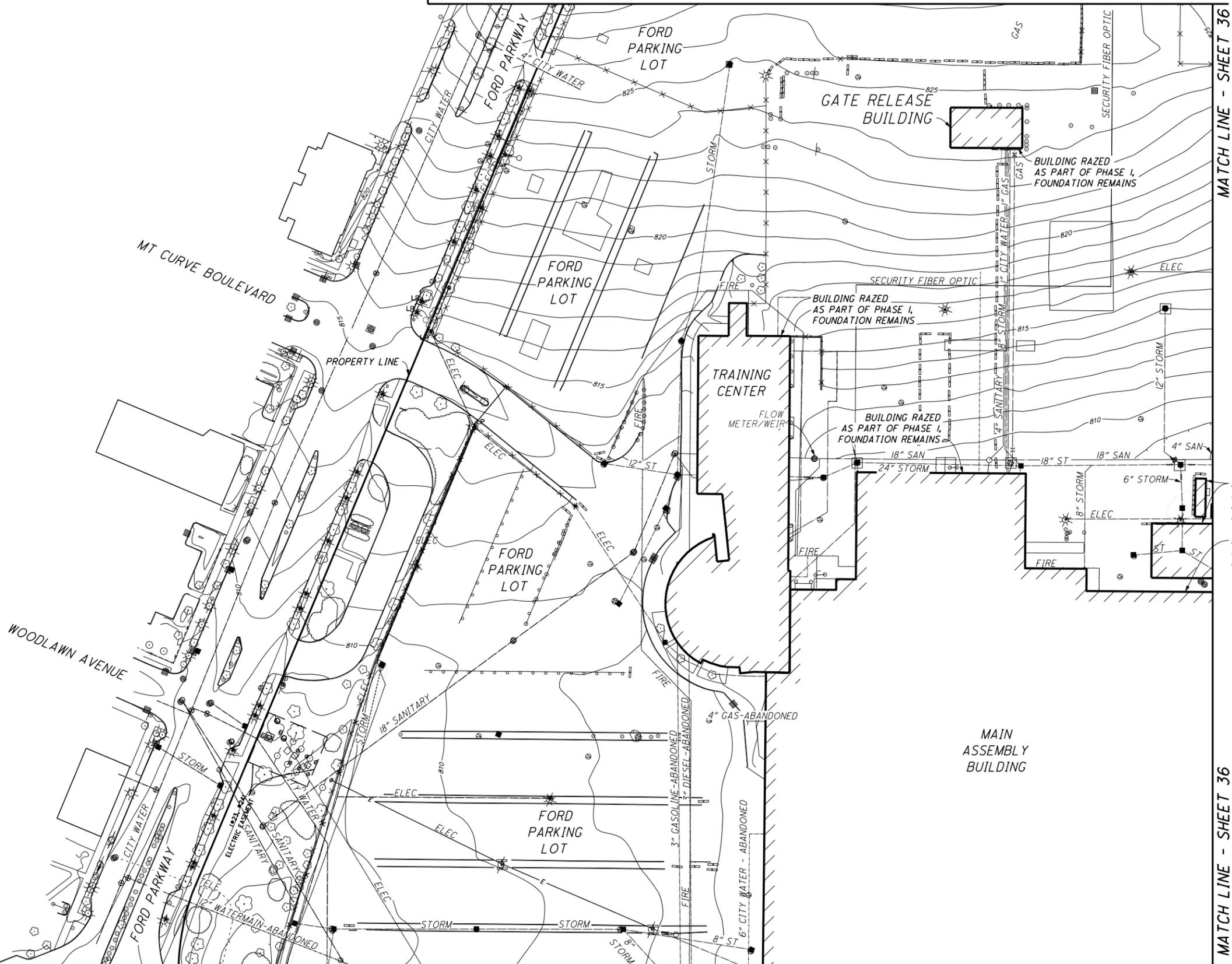
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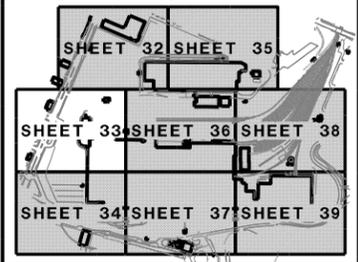
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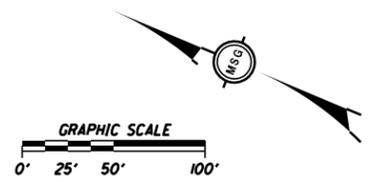
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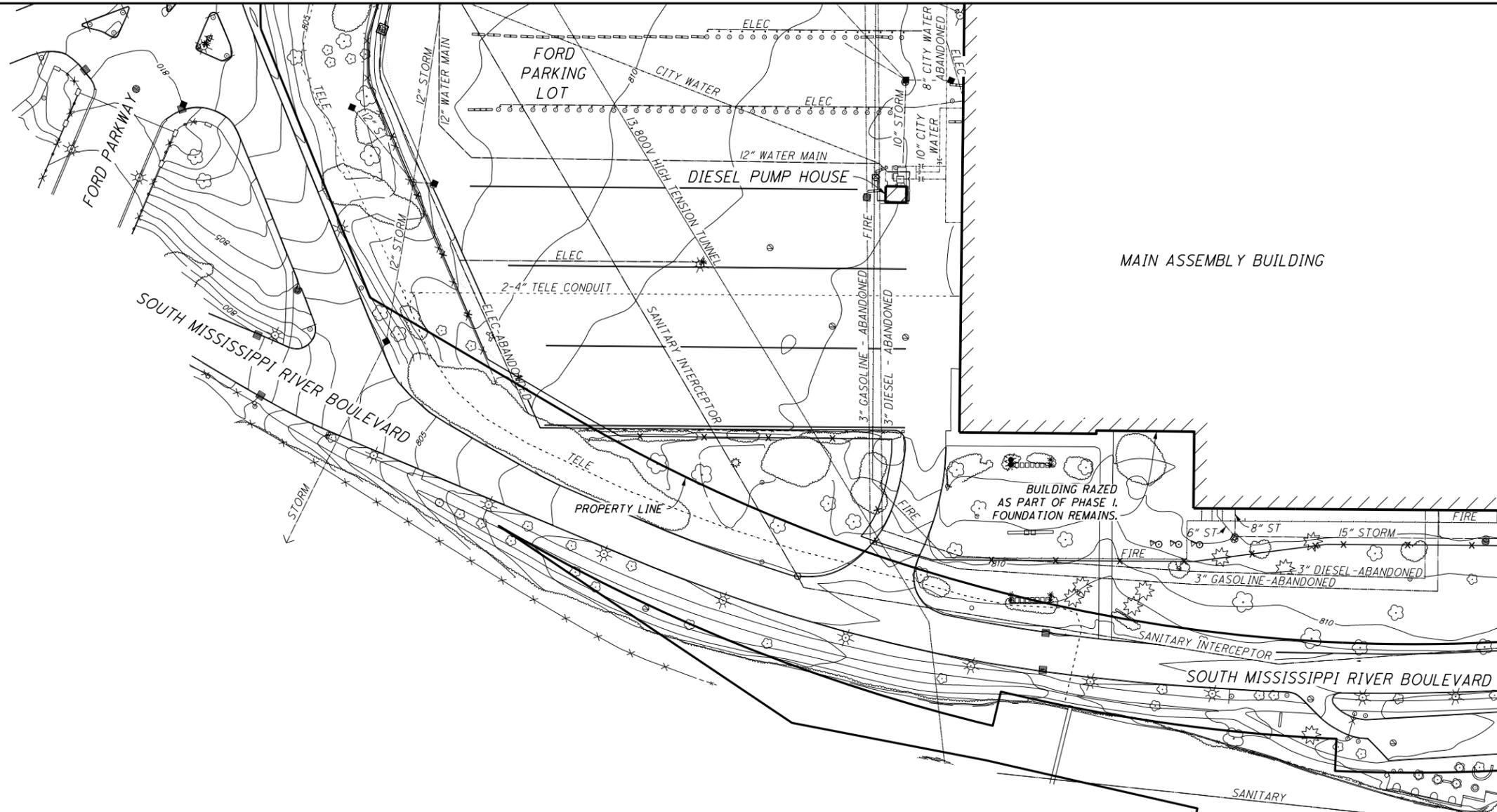


PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

PHASE 1
 GRADING AND
 DRAINAGE PLAN

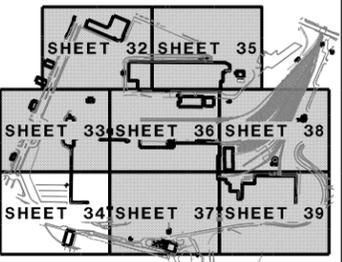
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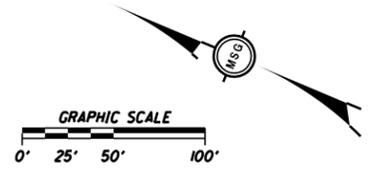
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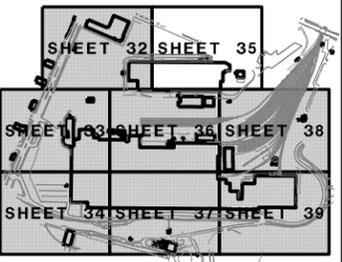


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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
GRADING AND
DRAINAGE PLAN

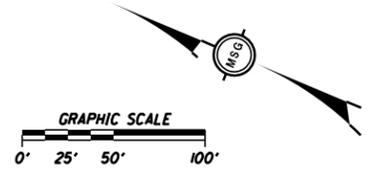


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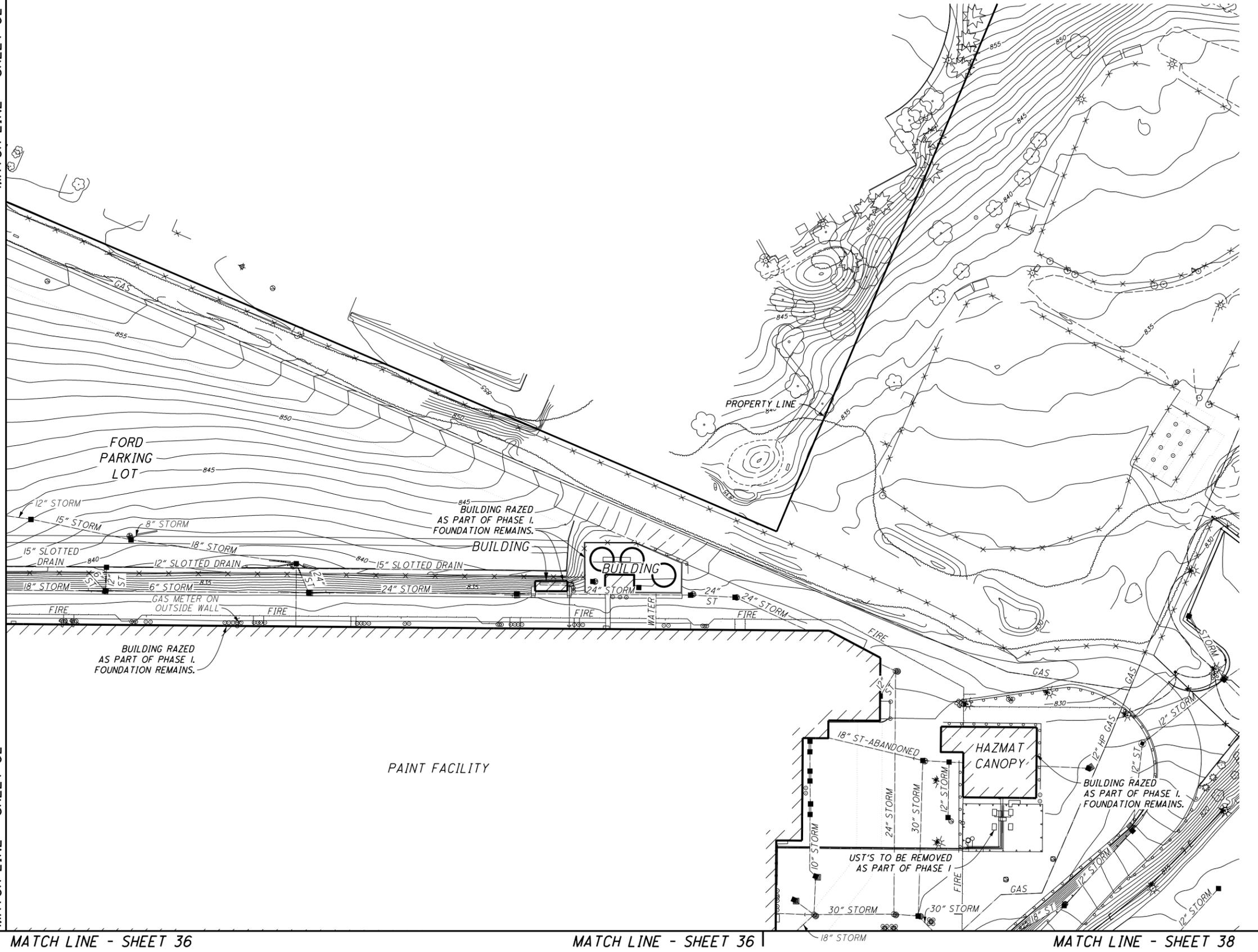
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NOTE:
THE FORD OWNED SOFTBALL FIELD PARKING LOT IS TO REMAIN, AND IS NOT INCLUDED IN THE SCOPE OF WORK.

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
GRADING AND
DRAINAGE PLAN

12/3/2012

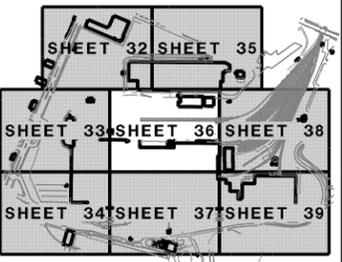
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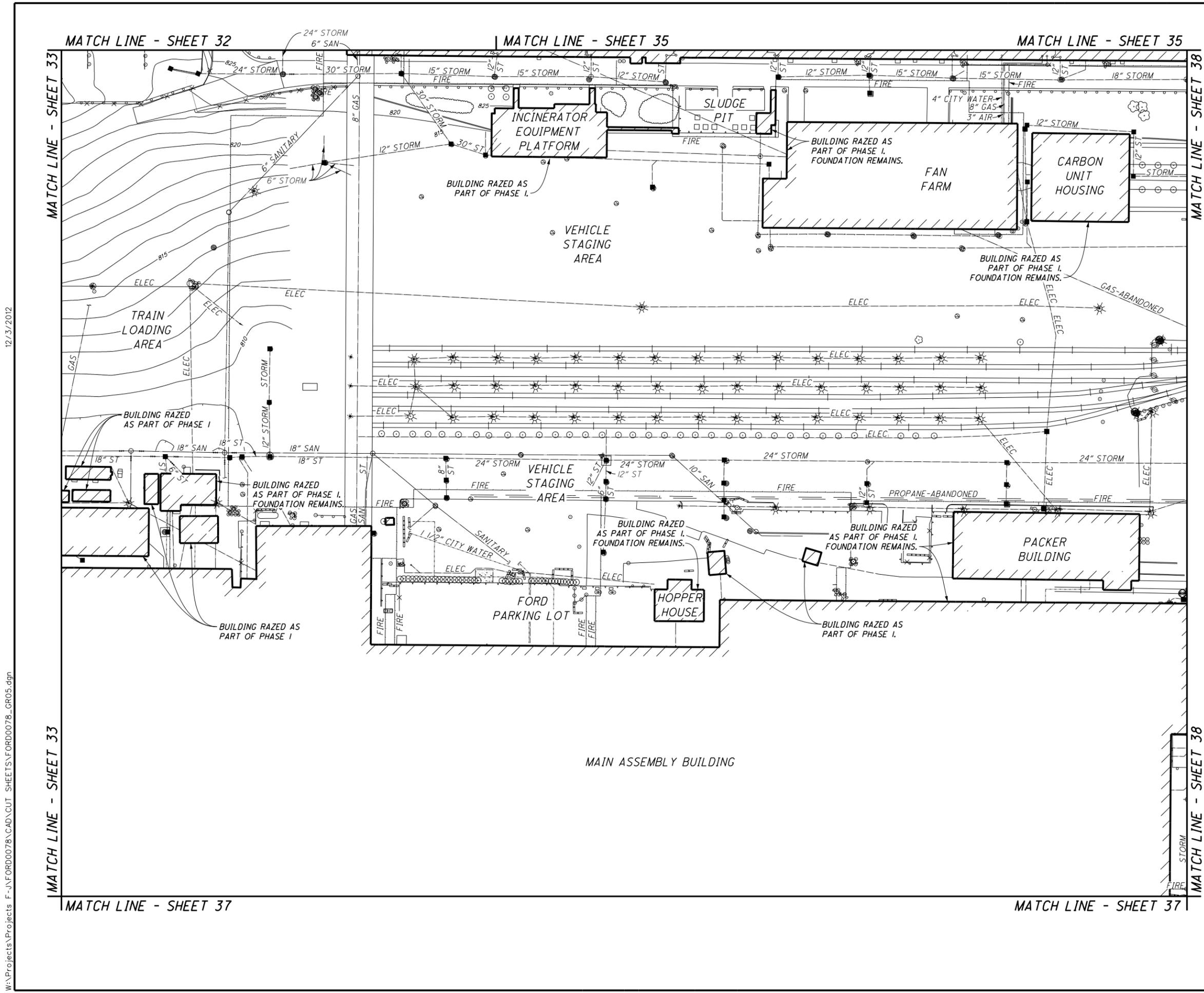
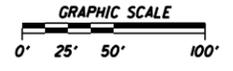
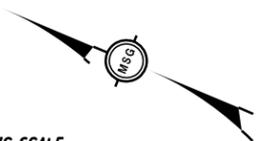


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MAIN ASSEMBLY BUILDING

12/3/2012

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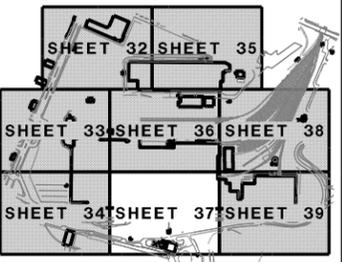
PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
GRADING AND
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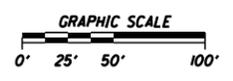


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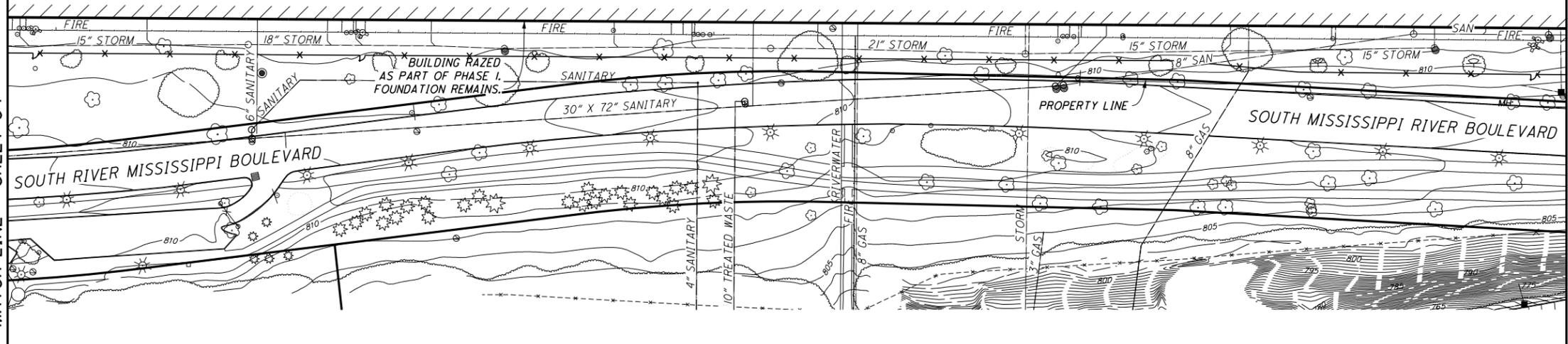
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MAIN ASSEMBLY BUILDING

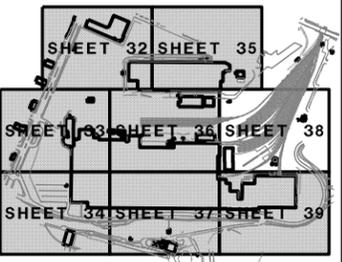


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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

PHASE 1
GRADING AND
DRAINAGE PLAN

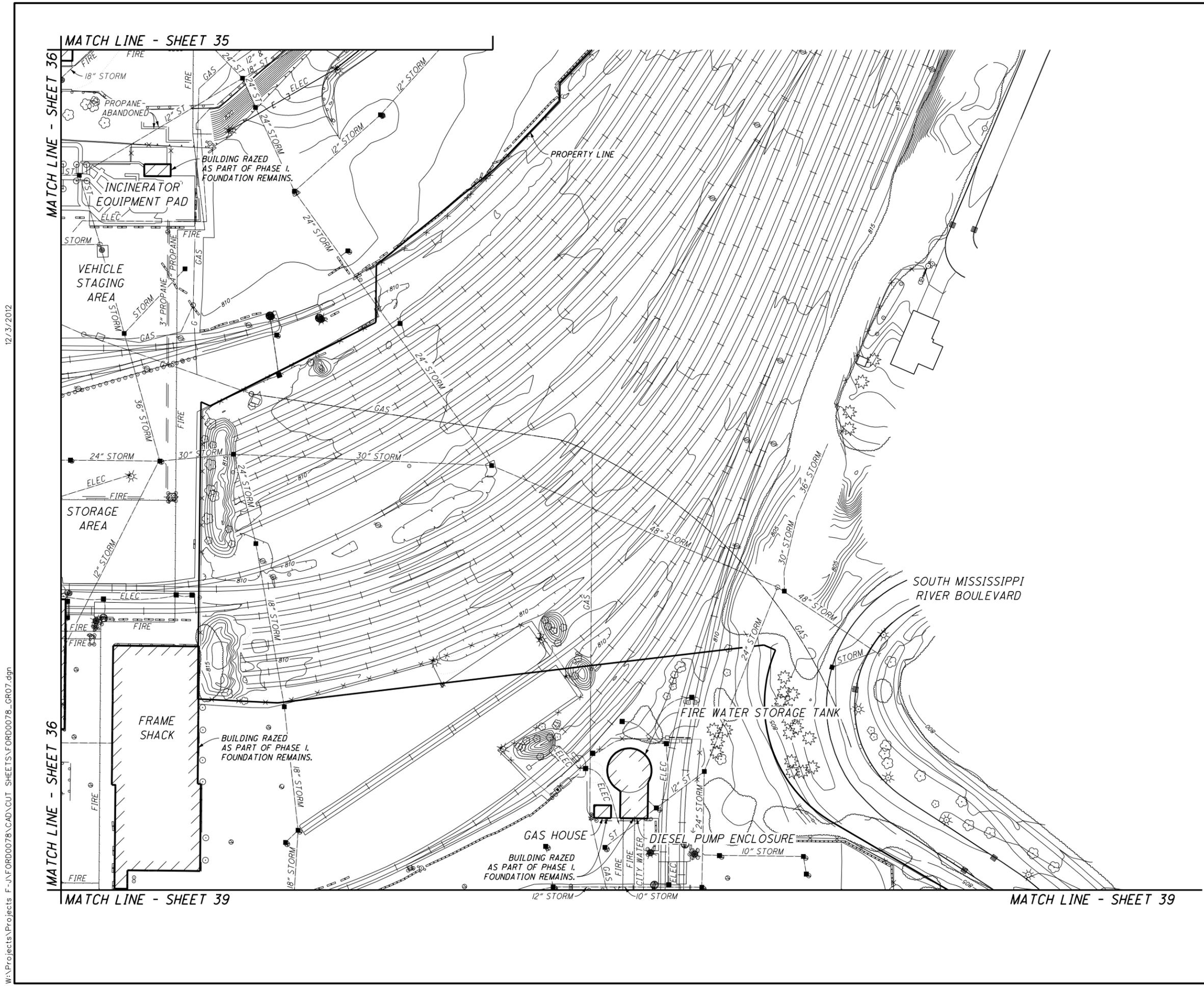
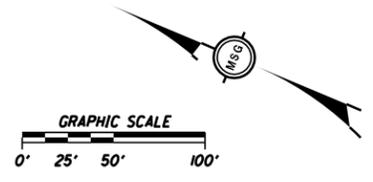


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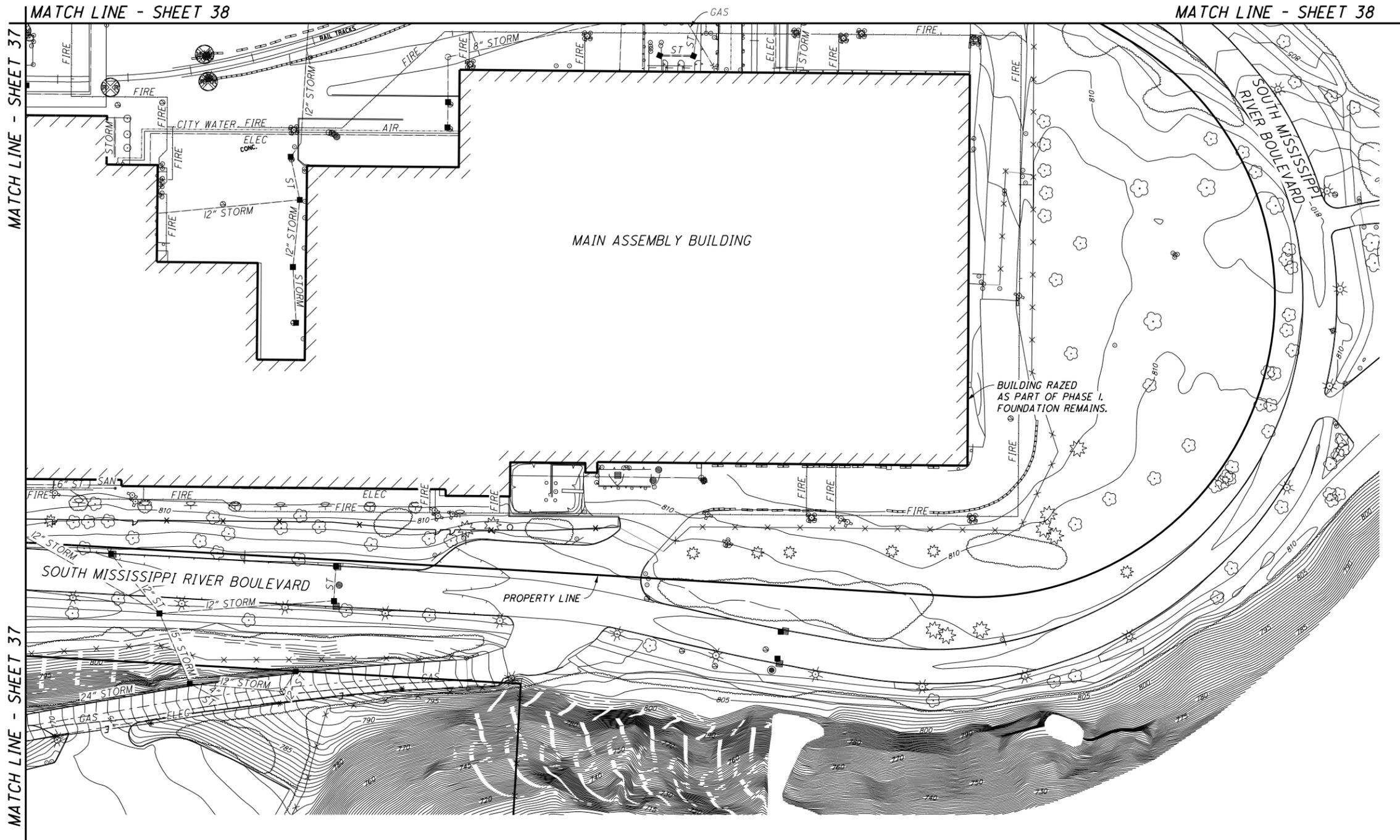
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PROJECT
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SAINT PAUL, MINNESOTA

PHASE 1
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DRAINAGE PLAN

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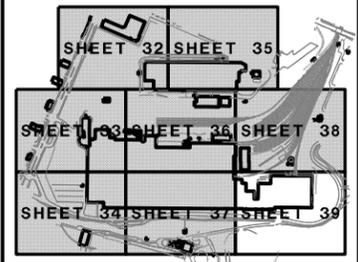


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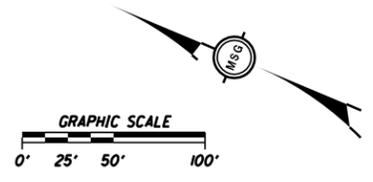
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PROJECT
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SAINT PAUL, MINNESOTA

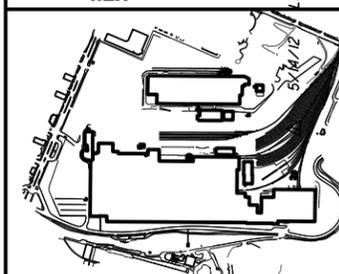
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SEE PHASE 3 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

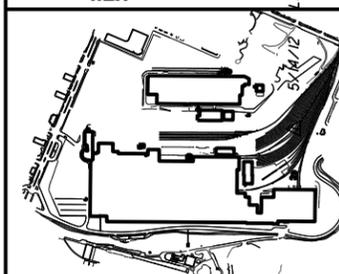
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SEE PHASE 3 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE (SHEET 1 OF 2)

PROJECT LOCATION AND GENERAL SITE INFORMATION

THE TWIN CITIES ASSEMBLY PLANT DEMOLITION PROJECT IS LOCATED SOUTH OF FORD PARKWAY AND EAST OF SOUTH MISSISSIPPI RIVER BOULEVARD, IN THE CITY OF SAINT PAUL, IN RAMSEY COUNTY, MINNESOTA.

THE NATURE OF THIS PROJECT WILL CONSIST OF 3 PHASES:

1. PHASE 1 WILL INCLUDE BUILDING DEMOLITION AND UTILITY CUT AND CAPS. BUILDING SLABS, FOUNDATIONS AND BELOW SLAB UTILITIES WILL REMAIN.
2. PHASE 2 WILL INCLUDE THE REMOVAL OF BUILDING SLABS AND FOUNDATIONS, REMOVAL OF THE UTILITIES UNDER THE BUILDING SLABS AND FOUNDATIONS, RAILROAD TRACK REMOVAL, AND SELECT PAVEMENT AND UTILITY REMOVAL. GRADING, TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT WILL BE PERFORMED IN THE AREAS IMPACTED BY THE PHASE 2 REMOVALS.
3. PHASE 3 WILL INCLUDE PERMANENT EROSION AND SEDIMENT CONTROL, GRADING, PERMANENT STORMWATER MANAGEMENT AND FINAL SITE RESTORATION WITHIN THE LIMITS OF WORK SHOWN ON THE PLANS.

THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL PERIMETER CONTROL (SILT FENCE AND/OR FILTER LOGS)
2. INSTALL VEHICLE TRACKING PADS (STABILIZED ROCK OR EQUIVALENT SYSTEMS)
3. INSTALL TRUCK WHEEL WASHING FACILITY
4. INSTALL STORM DRAIN INLET PROTECTION
5. DEMOLITION OF BUILDINGS INCLUDING SPECIFIC CUT AND CAPS OF UTILITIES (PHASE 1)
6. CONSTRUCT TEMP. SEDIMENT BASINS AT NORTH AND SOUTH DRY POND OUTLETS.
7. REMOVAL OF BUILDING SLABS, PAVEMENT, AND UTILITIES INCLUDING CONSTRUCTION OF TEMP. SEDIMENT BASIN AT SOUTH DRY POND OUTLET (PHASE 2)
8. FINAL GRADING AND CONSTRUCTION OF PONDS
9. FINAL SITE RESTORATION
10. REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs

THE LOCATION OF AREAS NOT TO BE DISTURBED WILL BE IDENTIFIED WITH FLAGS, STAKES, SILT FENCE, ETC., BEFORE CONSTRUCTION BEGINS.

PROJECT CONTACTS AND RESPONSIBLE PARTIES

THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE NPDES PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PART IIB, PART IIC, AND PART IV AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

THE CONTRACTOR'S EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE, DURING, AND AFTER CONSTRUCTION.

RESPONSIBLE PARTY	CONTACT NAME	PHONE NUMBER
OWNER (FORD MOTOR COMPANY)	MIKE HOGAN	651-696-0616
OPERATOR (GENERAL CONTRACTOR)	JAMES F. EXLINE	937-209-9379
SWPPP PREPARER	MATT WASSMAN, TKDA	651-925-7181
EROSION CONTROL SUPERVISOR (CONTRACTOR)	TBD	

LONG TERM OPERATION AND MAINTENANCE

THE PERSON RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM IS:

MIKE HOGAN
CONTROLLER / SITE MANAGER
966 S. MISSISSIPPI RIVER BLVD.
SAINT PAUL, MN 55116
651-696-0616

STORMWATER PERMITS AND APPROVALS REQUIRED

PERMIT/APPROVAL	AGENCY	CONTACT	PHONE NUMBER
NPDES STORMWATER PERMIT	MPCA	TODD SMITH	651-757-2732
SITE PLAN REVIEW APPROVAL	CITY OF ST. PAUL	TOM BEACH	651-266-9086
WATERSHED DISTRICT PERMIT	CAPITOL REGION WATERSHED DISTRICT	FORREST KELLEY	651-644-8888

MPCA 24-HOUR EMERGENCY NOTIFICATION: (651) 649-5451
(800) 422-0798

RECEIVING SURFACE WATERS

THE RECEIVING SURFACE WATER FOR STORM WATER RUNOFF FROM THE SITE IS THE MISSISSIPPI RIVER.

DISCHARGE TO IMPAIRED WATERS,

THE MISSISSIPPI RIVER IS IMPAIRED FOR MERCURY, PCBs and PFOS, WHICH ARE ALL NON-CONSTRUCTION RELATED PARAMETER. DISCHARGES TO WATERS IMPAIRED FOR ONLY NON-CONSTRUCTION RELATED PARAMETERS DO NOT REQUIRE ANY ADDITIONAL BEST MANAGEMENT PRACTICES (BMPs) OR PLAN REVIEW FOR COMPLIANCE WITH THE NPDES CONSTRUCTION PERMIT. HOWEVER, PRIOR TO BUILDING DEMOLITION, THE CONTRACTOR MUST RECEIVE WRITTEN APPROVAL FROM THE MPCA THAT ALL CONTAMINANTS HAVE BEEN REMOVED FROM THE BUILDINGS.

SPECIAL WATERS

THERE ARE NO SPECIAL WATERS WITHIN ONE (1) MILE OF THE PROJECT SITE.

SOIL TYPES

ACCORDING TO A REVIEW OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE SOILS MAP FOR RAMSEY COUNTY, MINNESOTA, ON-SITE SOILS CONSIST PREDOMINANTLY OF THE URBAN LAND-UNDEFINED AND THE UDORTHENTS, WET SUBSTRATUM. THESE SOILS DO NOT HAVE A HYDROLOGIC SOIL GROUP CLASSIFICATION. SOILS ON SITE THAT ARE CLASSIFIED CONSIST OF BARRONETT SILT LOAM, COPASTON LOAM, ALGANSEE LOAMY SAND, AND DORERTON-ROCK OUTCROP COMPLEX. THESE SOILS HAVE HYDROLOGIC SOIL GROUP CLASSIFICATIONS RANGING FROM B TO D.

SWPPP TRAINING REQUIREMENTS

THIS SWPPP WAS PREPARED BY TKDA PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPPS. COPIES OF THE CERTIFICATIONS ARE AVAILABLE UPON REQUEST.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A CERTIFIED EROSION CONTROL SUPERVISOR THAT IS RESPONSIBLE FOR OVERSEEING THE IMPLEMENTATION OF THE SWPPP. THE CONTRACTOR WILL ENSURE THAT THE TRAINING REQUIRED IN PART III.A.2 OF THE NPDES PERMIT IS COMPLIED WITH. THE INDIVIDUALS TRAINED AND THE TRAINING RECEIVED WILL BE RECORDED IN THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED.

INSPECTIONS AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL THE INSPECTION AND MAINTENANCE REQUIREMENTS STATED IN THE NPDES PERMIT, PART IV.F. INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE MUST OCCUR AT A MINIMUM OF ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE EROSION CONTROL SUPERVISOR WILL THOROUGHLY INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs TO ENSURE INTEGRITY AND EFFECTIVENESS OF EACH BMP. ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs AS DIRECTED BY THE EROSION CONTROL SUPERVISOR OR THE PROJECT ENGINEER. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING, AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP AND KEPT ON SITE DURING CONSTRUCTION. INSPECTION REPORTS MUST BE SUBMITTED TO THE PROJECT ENGINEER IN A FORMAT THAT MEETS THE PROJECT ENGINEER'S EXPECTATIONS. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

1. DATE AND TIME OF INSPECTIONS
2. NAME OF PERSONS CONDUCTING INSPECTIONS
3. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS
4. CORRECTIVE ACTIONS TAKEN INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
5. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
6. DOCUMENTS AND CHANGES MADE TO THE SWPPP

INITIAL INSPECTION FOLLOWING PERIMETER CONTROL INSTALLATION BY CITY OF ST. PAUL REPRESENTATIVE IS REQUIRED. A MONTHLY REPORT COMBINING THE PREVIOUS WEEKS INSPECTION REPORTS SHALL BE SUBMITTED TO TOM BEACH AND WES SAUNDERS-PEARCE AT THE CITY OF ST. PAUL.

OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT. ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR A PERIOD OF 3 YEARS.

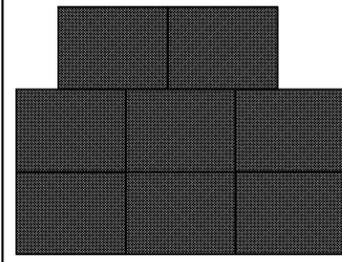
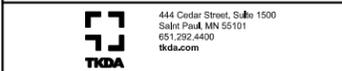
TEMPORARY SEDIMENT BASINS

WHERE 10 ACRES OR MORE OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS IN ACCORDANCE WITH PART III.B. OF THE NPDES PERMIT.

THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY SEDIMENT BASIN WITH A PERMANENT POOL DEPTH OF AT LEAST 3 FEET AT THE LOCATIONS OF THE NORTH AND SOUTH DRY POND OUTLETS. THE TEMPORARY BASIN MUST PROVIDE STORAGE BELOW THE OUTLET PIPE OF 1800 CU FT PER ACRE OF DISTURBED AREA DRAINING TO THE BASIN. THE NORTH SEDIMENT BASIN AND THE SOUTH SEDIMENT BASIN SHALL BE CONSTRUCTED AT THE BEGINNING OF PHASE 2. THE TEMPORARY BASINS WILL BE EXPANDED AS NECESSARY DURING EACH PHASE TO MEET THE 1800 CU FT PER DISTURBED ACRE STORAGE REQUIREMENT. THE CONTRACTOR SHALL PREPARE A SWPPP AMENDMENT FOR ALL TEMPORARY SEDIMENT BASINS CONSTRUCTED.

PERMANENT STORM WATER MANAGEMENT SYSTEM

PHASE 2 WILL REDUCE IMPERVIOUS SURFACES BY APPROXIMATELY 65 ACRES. THE PERMANENT STORM WATER MANAGEMENT SYSTEM WILL CONSIST OF A COMBINATION OF GRASSED SWALES, ONE WET POND AND TWO DRY PONDS THAT WILL DISCHARGE TO EXISTING STORM SEWER SYSTEMS WHICH ULTIMATELY DRAIN TO THE MISSISSIPPI RIVER.



KEY PLAN

NO.	DATE	BY	DESCRIPTION
1	09/11/12	LLH	SITE PLAN SUBMITTAL
2	11/09/12	LLH	REVIEW COMMENT RESPONSE

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PRINT NAME: Matthew A. Wassman
SIGNATURE: _____
DATE: _____ LICENSE # 26883

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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

SWPPP NARRATIVE

42
62

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE (SHEET 2 OF 2)

POLLUTION PREVENTION MANAGEMENT

THE CONTRACTOR WILL IMPLEMENT THE POLLUTION PREVENTION MANAGEMENT MEASURES AS DIRECTED IN THE NPDES PERMIT, PART IV.F AS IT PERTAINS TO SOLID WASTE, HAZARDOUS MATERIALS, EXTERNAL TRUCK WASHING, AND CONCRETE WASHOUT ON SITE.

THE EROSION CONTROL SUPERVISOR SHALL MAKE A SPILL RESPONSE PLAN BEFORE THE APPLICATION OF ANY CHEMICAL THAT MAY BE HARMFUL TO THE ENVIRONMENT. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM CONVEYANCE SYSTEM MUST BE REPORTED TO THE MPCA STATE DUTY OFFICER. THE CONTRACTOR MUST HAVE A SPILL KIT ON SITE AT ALL TIMES.

SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS, AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND FOLLOWING A WRITTEN DISPOSAL PLAN FOR ALL WASTE MATERIALS. THE PLAN WILL INCLUDE HOW THE MATERIAL WILL BE DISPOSED OF AND THE LOCATION OF THE DISPOSAL SITE. THIS PLAN MUST BE SUBMITTED TO THE ENGINEER.

THE CONTRACTOR MUST USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DUST, PARTICLES, SAW CUT SLURRY, CONCRETE WASTES, BITUMINOUS GRINDINGS, CUTTINGS, MILLINGS, AND OTHER WASTE FROM LEAVING THE SITE, DEPOSITING IN EXISTING OR FUTURE VEGETATED AREAS, OR ENTERING STORM WATER CONVEYANCE SYSTEMS, INCLUDING INLETS AND CURB FLOW LINES.

DUST CONTROL MEASURES MUST BE PERFORMED DURING BUILDING DEMOLITION. WATER USED TO CONTROL DUST MUST BE TREATED BY USING FILTER LOGS PRIOR TO ENTERING STORM SEWER SYSTEMS. WATER WILL BE OBTAINED FROM ON-SITE EXTERIOR FILE LINE THAT WILL BE MAINTAINED.

CONCRETE CRUSHING, PECKING, SAWING, AND GRINDING WILL REQUIRE DUST CONTROL USING WATER MISTS, AND ALL CONCRETE PUMPING, WASHOFF, AND WASHOUT AREAS WILL NEED TO BE DESIGNATED AND KEPT FUNCTIONAL SOMEPLACE INSIDE THE PROJECT LIMITS. LEAD PAINT CHIPS MUST NOT COME INTO CONTACT WITH SOILS UNLESS IT IS THE INTENT OF THE CONTRACTOR TO HAUL OFF ALL CONTAMINATED SOILS.

ALL HAZARDOUS MATERIALS AND CHEMICALS SUCH AS OIL, FUEL, FERTILIZER, PAINT, ETC., MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE AND CONTACT WITH STORMWATER. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS. PROVIDE A COVER OVER HAZARDOUS MATERIALS TO PREVENT CONTACT WITH RAIN WATER WHERE FEASIBLE.

THE CONTRACTOR WILL BE REQUIRED TO UPDATE THE SWPPP FOR PORTABLE RESTROOM PLACEMENT, REFUELING METHODS (INCLUDING SPILL KITS), AND SECONDARY CONTAINMENT OF STATIONARY MACHINES WITH FLUIDS. PORTABLE RESTROOM FACILITIES WILL BE ANCHORED TO PREVENT TIPPING.

TRUCK WASHING AND CONCRETE WASHOUT SHALL TAKE PLACE IN A FIELD OR COMMERCIAL ENGINEERED LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER THAT PREVENTS RUNOFF ONTO ADJACENT SOILS. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. LOCATION OF WASHOUT AREAS MUST BE IDENTIFIED BY SIGNAGE, MUST BE AT LEAST 200 FEET FROM ENVIRONMENTALLY SENSITIVE AREAS, AND MUST BE SHOWN ON AN ENGINEER-APPROVED SITE PLAN. LIQUIDS AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. NO ENGINE DEGREASING IS ALLOWED ON SITE.

BURNING OF ANY MATERIAL IS NOT ALLOWED WITHIN THE PROJECT BOUNDARY.

CONSTRUCTION PHASE POLLUTANT SOURCES ANTICIPATED AT THIS SITE ARE DISTURBED (BARE) SOIL; SEDIMENT; VEHICLE FUELS AND LUBRICANTS; CONSTRUCTION-GENERATED LITTER AND DEBRIS; AND CONCRETE WASTE. WITHOUT ADEQUATE CONTROL, THERE IS POTENTIAL FOR EACH TYPE OF POLLUTANT TO BE TRANSPORTED BY STORM WATER.

THESE MANAGEMENT MEASURES FOR POLLUTION PREVENTION WILL BE STRICTLY ENFORCED.

CONSTRUCTION PHASING - EROSION AND SEDIMENT CONTROL SEQUENCING

SILT FENCE, CONSTRUCTION ENTRANCES, INLET PROTECTION FOR STORM DRAINS, CULVERT PROTECTION, AND/OR OTHER SUITABLE PERIMETER BMP'S AS PROVIDED IN THE PLANS WILL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY. CONSTRUCTION WILL BE REQUIRED TO BE PHASED SO THAT ALL DOWN GRADIENT SEDIMENT CONTROL MEASURES ARE INSTALLED PRIOR TO OR IN CONJUNCTION WITH ANY SOIL DISTURBING ACTIVITIES.

WHEN THE EXISTING TOPSOIL IS DISTURBED, THE TOPSOIL WILL BE STRIPPED AND STOCKPILED IN SOIL BERMS AT THE TOE OF THE STRIPPED SLOPES ALONG THE PROJECT LIMITS. TEMPORARY VEGETATION WILL BE ESTABLISHED ON THE STOCKPILED TOPSOIL BERMS WITH MNDOT SEED MIXTURE 150 AND HYDROMULCH. STOCKPILED TOPSOIL BERMS WILL NOT BE PLACED IN ANY STORMWATER CONVEYANCES.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

AT ANY TIME DURING CONSTRUCTION, THE CONTRACTOR MAY HAVE TO REMOVE SEDIMENT TRAPPED IN RETENTION DEVICES. SEDIMENT REMOVAL SHALL CONSIST OF EXCAVATING AND OTHER ASSOCIATED OPERATIONS TO RESTORE THE CAPACITY OF ANY TEMPORARY SEDIMENT CONTROL DEVICES.

ALL SOIL DISTURBING ACTIVITIES MUST BE COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT FUTURE SOIL FAILURE UNDER EROSION CONDITIONS. ALL SEDIMENT MUST BE REMOVED FROM CONVEYANCE SYSTEMS AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER.

EROSION PREVENTION PRACTICES

DITCHES AND EXPOSED SOILS MUST BE KEPT IN AN EVEN, ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES AND BLANKETS. ALL EXPOSED SOIL AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED NO MORE THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM OR AROUND THE CONSTRUCTION SITE MUST BE STABILIZED WITHIN 200 FEET FROM THE PROPERTY EDGE OR POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER, EXISTING GUTTER, STORM SEWER INLET, DRAINAGE DITCH, OR OTHER STORM WATER CONVEYANCE SYSTEM. STABILIZATION OF THE REMAINING PORTIONS OF THE DITCH OR SWALE MUST BE COMPLETED WITHIN 7 DAYS.

PIPE OUTLETS INTO SURFACE WATERS MUST BE STABILIZED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER. THIS WILL INCLUDE DRAINAGE DITCHES THAT DRAIN WATER FROM ANY PORTION OF THE CONSTRUCTION SITE.

ALL EXPOSED SOIL AREAS WILL BE STABILIZED PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, OR BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.

SEDIMENT CONTROL PRACTICES

SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN-GRADIENT PERIMETERS BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL DISCHARGE TO THE INLET HAVE BEEN STABILIZED. SEDIMENT REACHING SURFACE WATERS MUST BE REMOVED WITHIN 7 DAYS.

PERIMETER CONTROL SUCH AS SILT FENCE OR FILTER LOGS SHALL BE LOCATED ON THE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS, WITH THE BMP J-HOOKED AT A MAXIMUM OF 100-FOOT INTERVALS, AND SHALL CONTAIN NO MORE THAN 1/4 ACRE OF DRAINAGE AREA. PERIMETER CONTROL MUST BE REPAIRED OR REPLACED WHEN IT BECOMES NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE BMP. REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY.

TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS OR DITCHES. SEDIMENT DAMAGE FROM SOIL STOCKPILES WILL BE MINIMIZED BY PLACING A ROW OF HEAVY DUTY SILT FENCE A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF SLOPE.

STORM SEWER INLETS WILL BE PROTECTED AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION FOR EACH SPECIFIC PHASE OF CONSTRUCTION. ALL STORM SEWER INLET PROTECTION DEVICES WILL BE KEPT IN GOOD FUNCTIONAL CONDITION AT ALL TIMES. IF THE PROJECT ENGINEER DEEMS AN INLET PROTECTION DEVICE TO BE NONFUNCTIONAL, IN POOR CONDITION, INEFFECTIVE, OR NOT APPROPRIATE FOR THE CURRENT CONSTRUCTION ACTIVITIES, IT WILL BE REPLACED WITH A SUITABLE ALTERNATIVE.

THE CONTRACTOR WILL PLACE ROCK PADS OR EQUIVALENT AT MAJOR VEHICLE EXIT LOCATIONS TO MINIMIZE VEHICLE TRACKING OF SEDIMENT ONTO PAVED SURFACES. PADS WILL BE SUFFICIENTLY SIZED AND MAINTAINED TO PREVENT TRACK OUT. STREET SWEEPING MUST BE USED IF SEDIMENT IS BEING TRACKED OFF THE CONSTRUCTION SITE. TRACKED SEDIMENT MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY. A WASH RACK WILL ALSO BE REQUIRED.

ALL PAVED SURFACES (ON AND OFF-SITE) MUST BE SWEEPED FREE OF SEDIMENT WITHIN 24 HOURS OF DISCOVERY.

DEWATERING

TEMPORARY DEWATERING ACTIVITIES MAY BE REQUIRED FOR UTILITY WORK. A WATER APPROPRIATIONS PERMIT WILL BE REQUIRED FROM THE DNR FOR CONSTRUCTION DEWATERING EXCEEDING 10,000 GALLONS PER DAY. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THIS PERMIT.

TEMPORARY DEWATERING RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT-LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY SEDIMENT BASIN ON THE PROJECT SITE OR AN ACCEPTABLE ALTERNATIVE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENT BASIN PRIOR TO ENTERING RECEIVING WATERS, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

ALL DEWATERING ACTIVITIES REQUIRE SITE PLAN APPROVAL FROM THE PROJECT ENGINEER.

SWPPP AMENDMENTS

THE SWPPP MUST BE AMENDED WHEN:

1. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS SIGNIFICANT EFFECT ON DISCHARGE.
2. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
3. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGE OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE NPDES PERMIT.

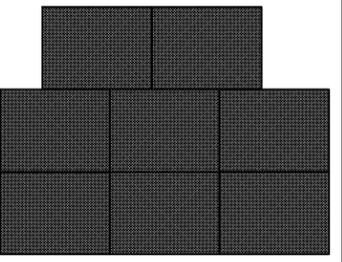
FINAL STABILIZATION

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION SHALL INCLUDE A MINIMUM OF 70% VEGETATION ESTABLISHMENT (100% STABILIZED) ON ALL PVIOUS AREAS.

ALL TEMPORARY EROSION CONTROL MEASURES AND BMP'S MUST BE REMOVED AS PART OF THE FINAL STABILIZATION, UNLESS DIRECTED OTHERWISE BY THE OWNER OR PROJECT ENGINEER.

TERMINATION OF NPDES COVERAGE

THE PERMITEES MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA WITHIN 30 DAYS OF FINAL STABILIZATION OR OF TRANSFERRING PERMIT RESPONSIBILITY TO ANOTHER OWNER OR OPERATOR.



KEY PLAN

NO.	DATE	BY	DESCRIPTION
▲	09/11/12	LLH	SITE PLAN SUBMITTAL
▲	11/09/12	LLH	REVIEW COMMENT RESPONSE
▲			
▲			
▲			

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

PRINT NAME: Matthew A. Wassman

SIGNATURE: _____

DATE: _____ LICENSE # 26883

12/4/2012

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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

SWPPP NARRATIVE

NOTES:

- FOR SWPP NARRATIVE, SEE SHEET NO'S. 42 THROUGH 43.
- THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENT CONTROL OVER AND AROUND ALL STOCKPILE AREAS.
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LAND FEATURE CHANGES - PHASE 1

DISTURBED SURFACE AREA	0.55 ACRES
EXISTING IMPERVIOUS SURFACE AREA	0.45 ACRES
POST-CONSTRUCTION IMPERVIOUS SURFACE AREA	0.00 ACRES
POST-CONSTRUCTION REDUCTION IN IMPERVIOUS SURFACE AREA	-0.45 ACRES



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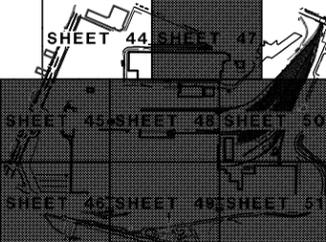
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SHEET 44 SHEET 47

SHEET 45 SHEET 48 SHEET 50

SHEET 46 SHEET 49 SHEET 51



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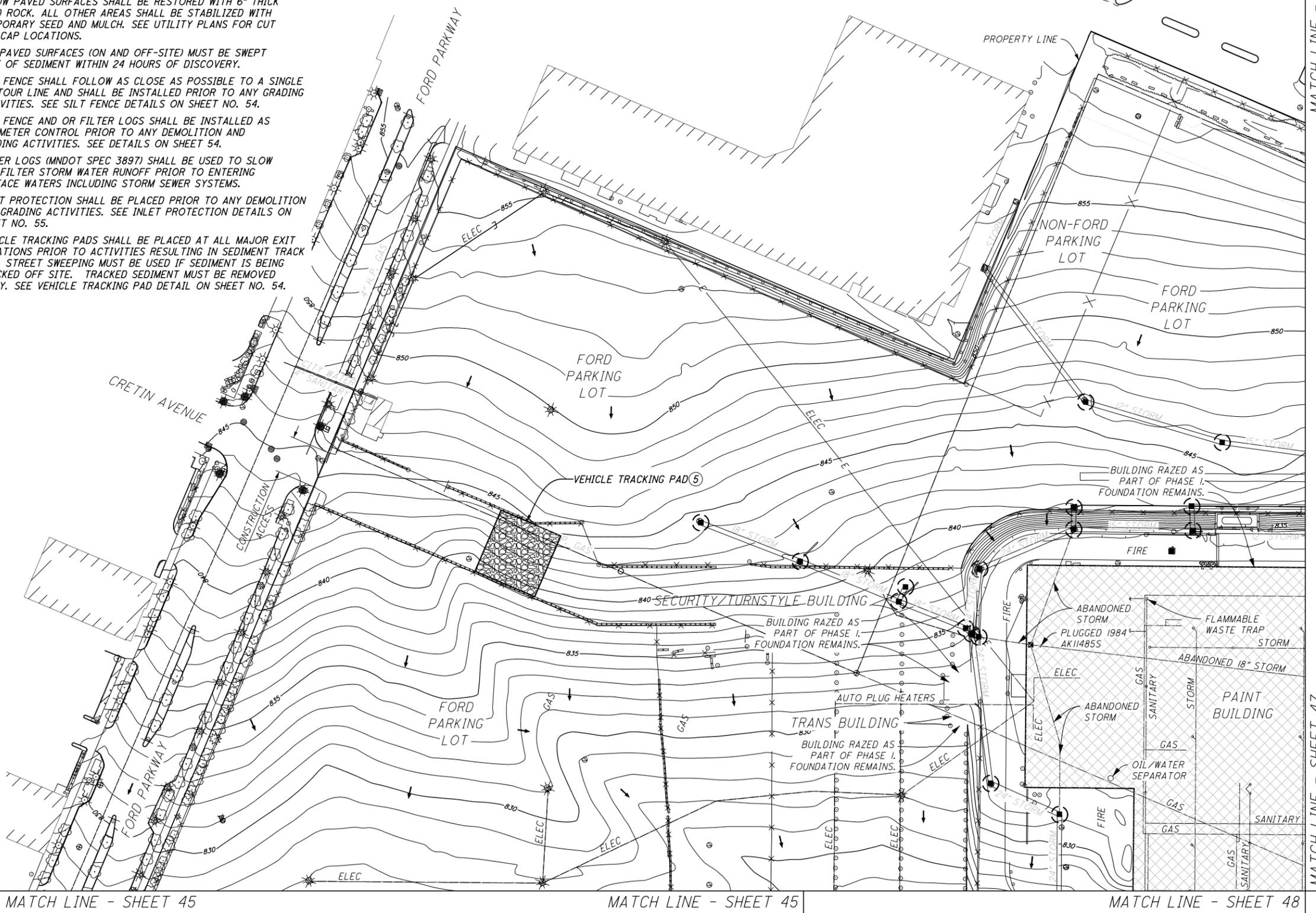
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GRAPHIC SCALE
0' 25' 50' 100'

LEGEND

-  BUILDING REMOVED, FOUNDATION AND UNDERGROUND UTILITIES REMAIN
-  SILT FENCE ① ②
-  FILTER LOGS ③
-  INLET PROTECTION ④
-  SURFACE FLOW DIRECTION
-  SECURITY FENCE



12/7/4/2012

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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

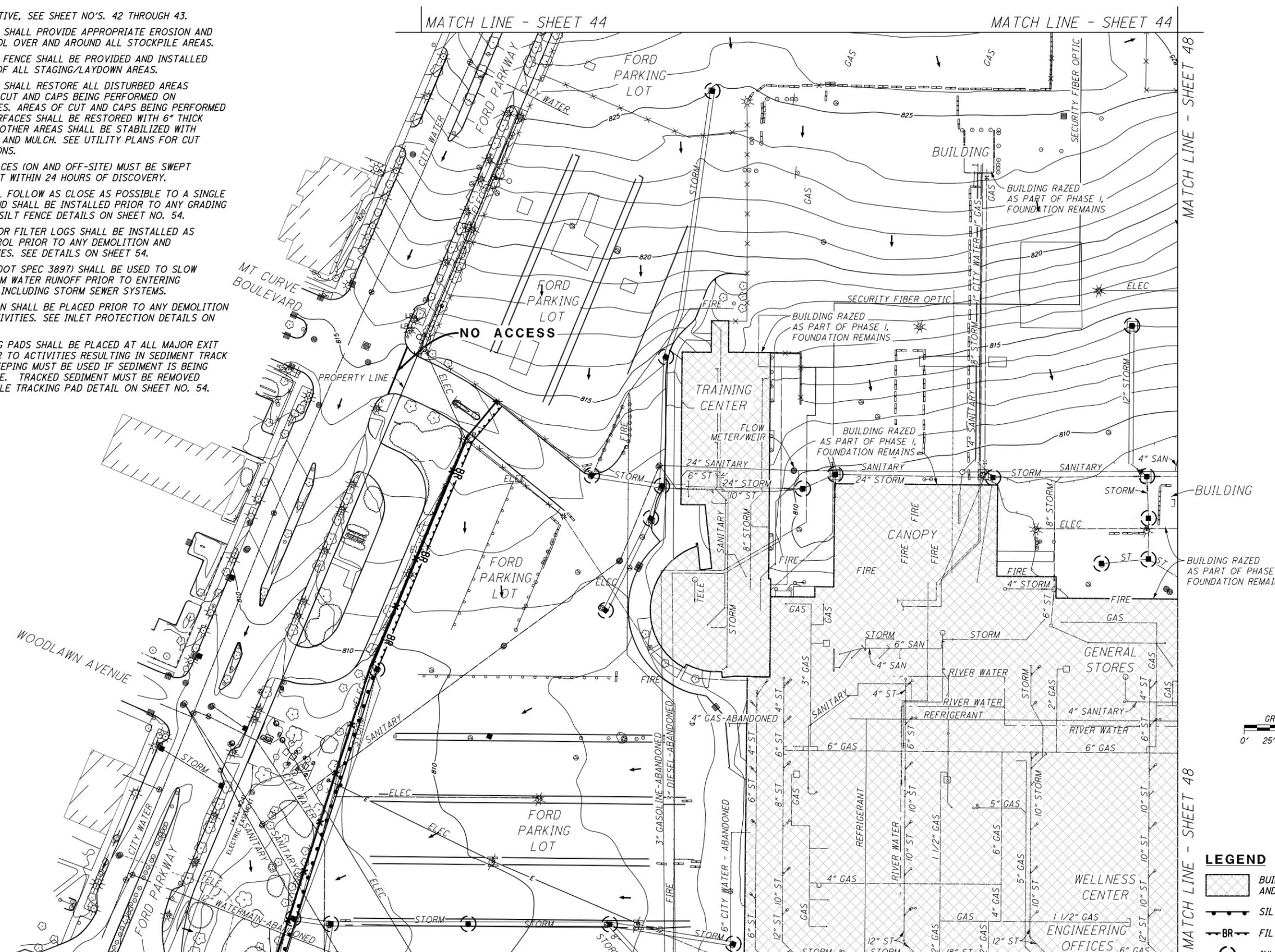
PHASE 1 - EROSION AND SEDIMENT CONTROL PLANS

44

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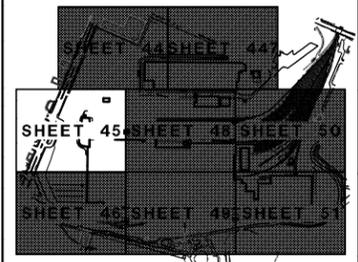
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 - FILTER LOGS ③
 - INLET PROTECTION ④
 - SURFACE FLOW DIRECTION
 - SECURITY FENCE

PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

12/14/2012

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MATCH LINE - SHEET 45

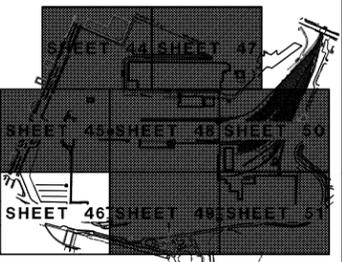
MATCH LINE - SHEET 45



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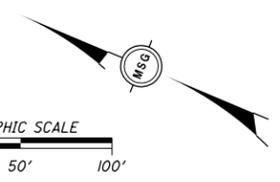


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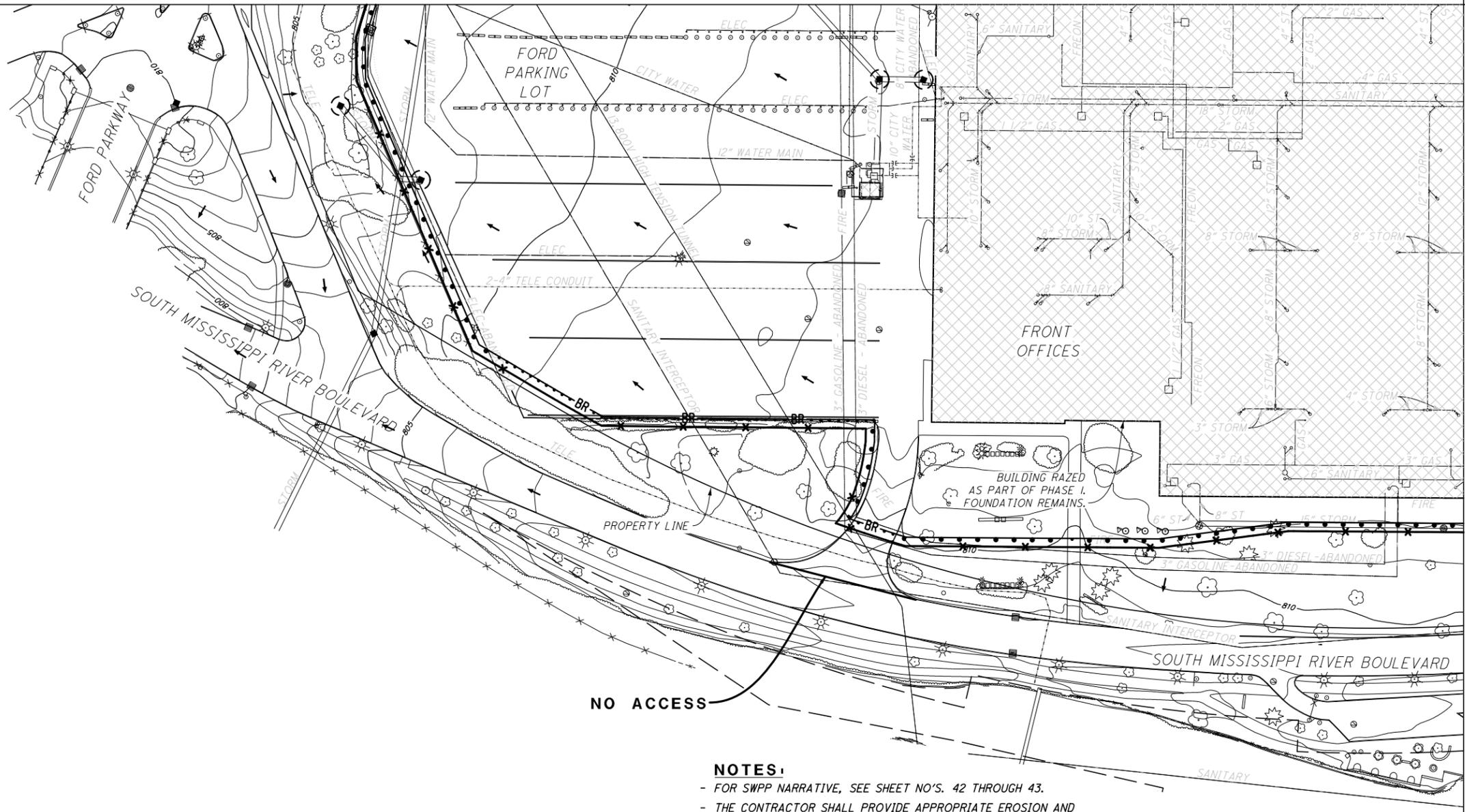
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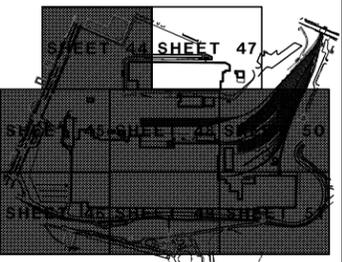
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MATCH LINE - SHEET 49

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA
PHASE 1 - EROSION AND SEDIMENT CONTROL PLANS
46
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12/14/2012

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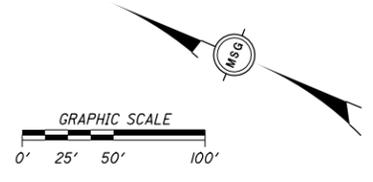


KEY PLAN

NO.	DATE	BY	DESCRIPTION
▲	09/11/12	LLH	SITE PLAN SUBMITTAL
▲	11/09/12	LLH	REVIEW COMMENT RESPONSE
▲			
▲			

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PRINT NAME: Matthew A. Wassman
SIGNATURE: _____
DATE: _____ LICENSE # 26883



NOTE: THE FORD OWNED SOFTBALL FIELD PARKING LOT IS TO REMAIN, AND IS NOT INCLUDED IN THE SCOPE OF WORK.

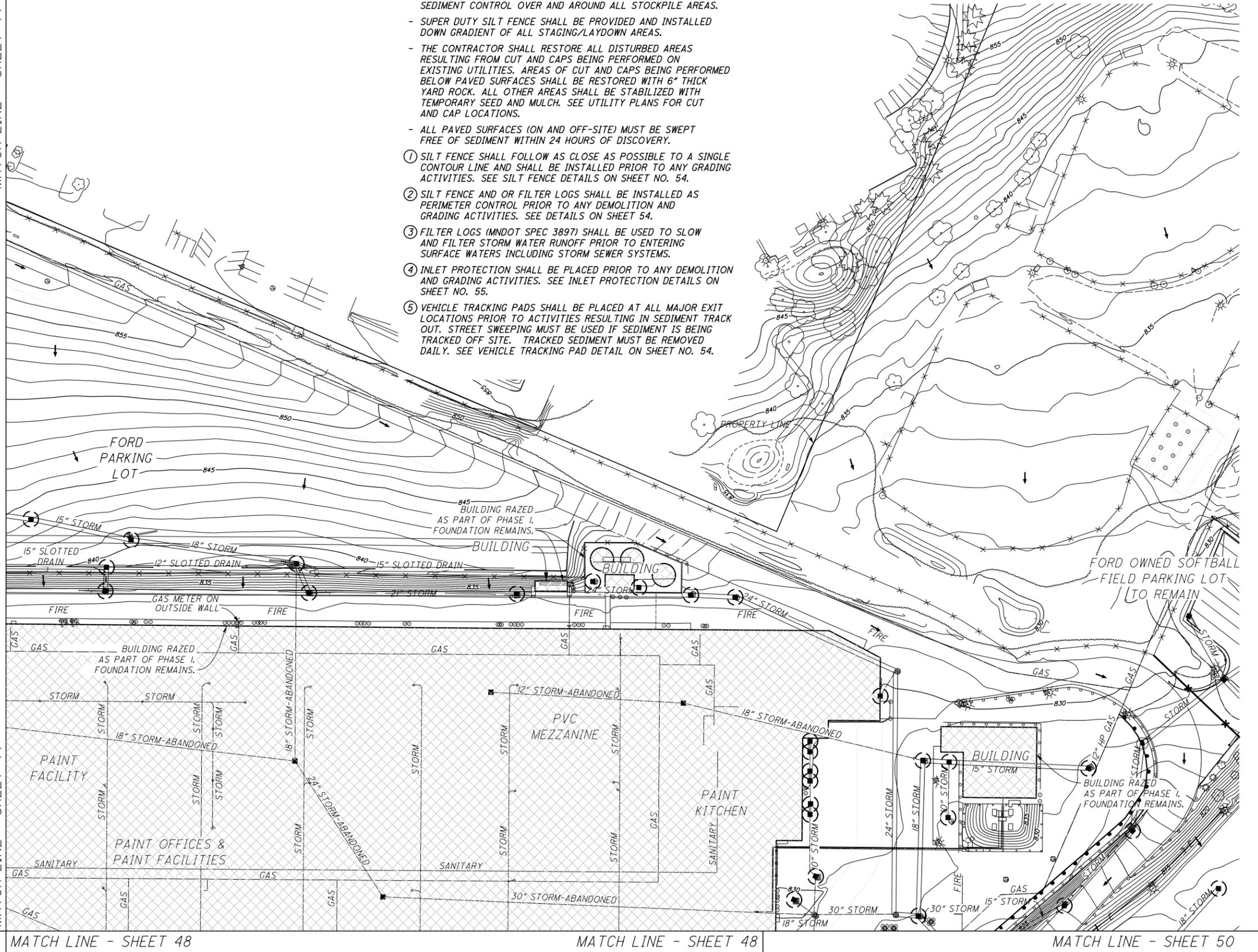
LEGEND

	BUILDING REMOVED, FOUNDATION AND UNDERGROUND UTILITIES REMAIN
	SILT FENCE ① ②
	FILTER LOGS ③
	INLET PROTECTION ④
	SURFACE FLOW DIRECTION
	SECURITY FENCE

- NOTES:**
- FOR SWPP NARRATIVE, SEE SHEET NO'S. 42 THROUGH 43.
 - THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENT CONTROL OVER AND AROUND ALL STOCKPILE AREAS.
 - SUPER DUTY SILT FENCE SHALL BE PROVIDED AND INSTALLED DOWN GRADIENT OF ALL STAGING/LAYDOWN AREAS.
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 - ALL PAVED SURFACES (ON AND OFF-SITE) MUST BE SWEEPED FREE OF SEDIMENT WITHIN 24 HOURS OF DISCOVERY.
- ① SILT FENCE SHALL FOLLOW AS CLOSE AS POSSIBLE TO A SINGLE CONTOUR LINE AND SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES. SEE SILT FENCE DETAILS ON SHEET NO. 54.
 - ② SILT FENCE AND OR FILTER LOGS SHALL BE INSTALLED AS PERIMETER CONTROL PRIOR TO ANY DEMOLITION AND GRADING ACTIVITIES. SEE DETAILS ON SHEET 54.
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MATCH LINE - SHEET 44

MATCH LINE - SHEET 44



MATCH LINE - SHEET 48

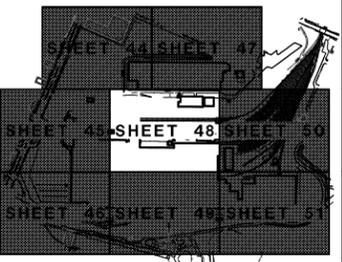
MATCH LINE - SHEET 48

MATCH LINE - SHEET 50

12/4/2012

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PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA
47
62

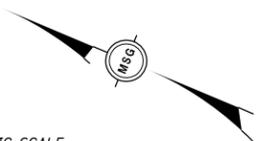


KEY PLAN

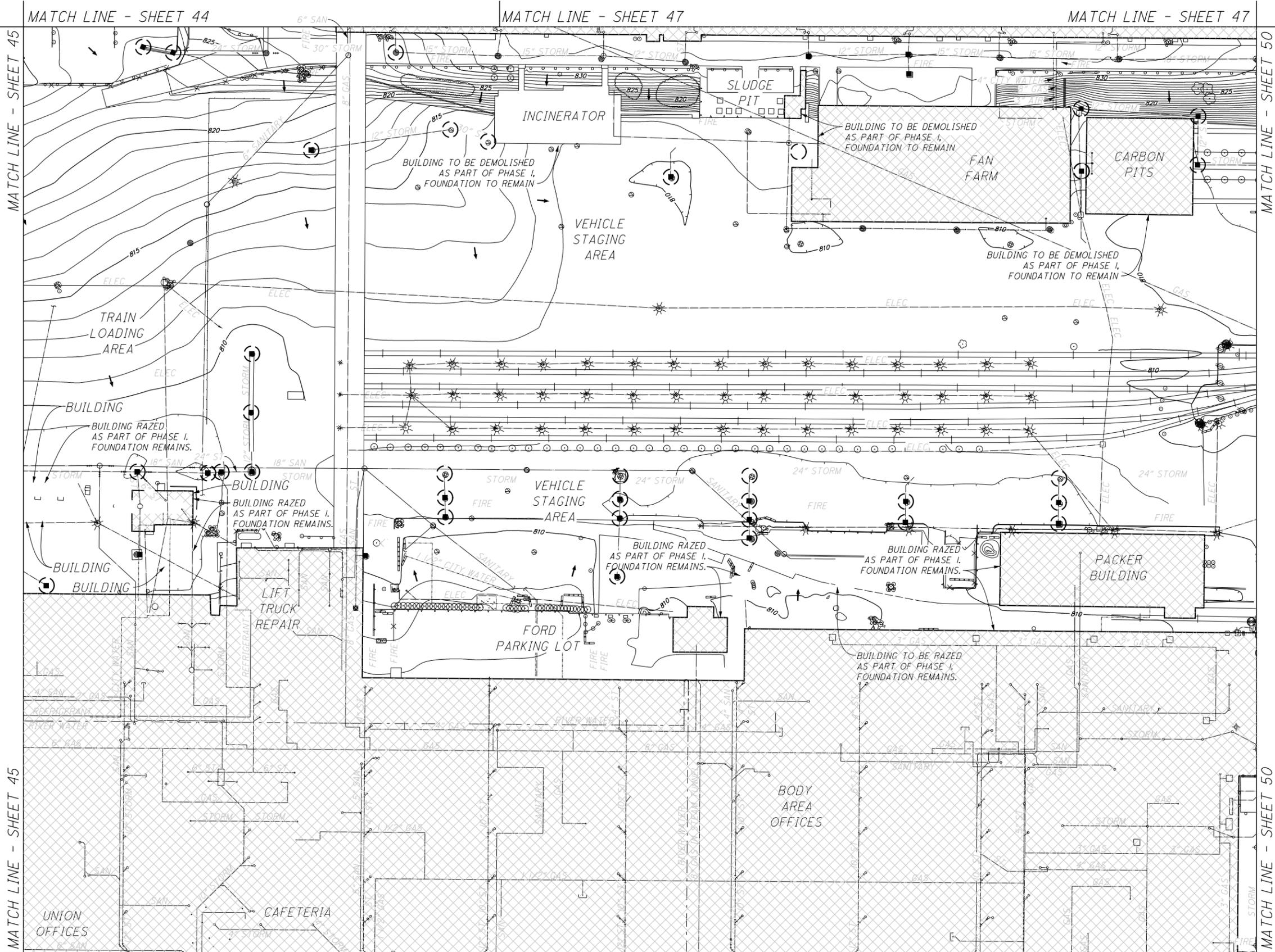
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- LEGEND**
- BUILDING REMOVED, FOUNDATION AND UNDERGROUND UTILITIES REMAIN
 - SILT FENCE ① ②
 - FILTER LOGS ③
 - INLET PROTECTION ④
 - SURFACE FLOW DIRECTION
 - SECURITY FENCE

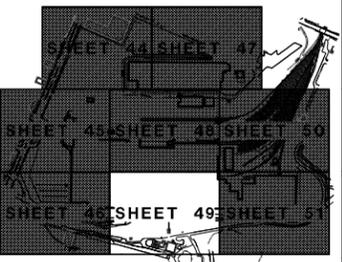


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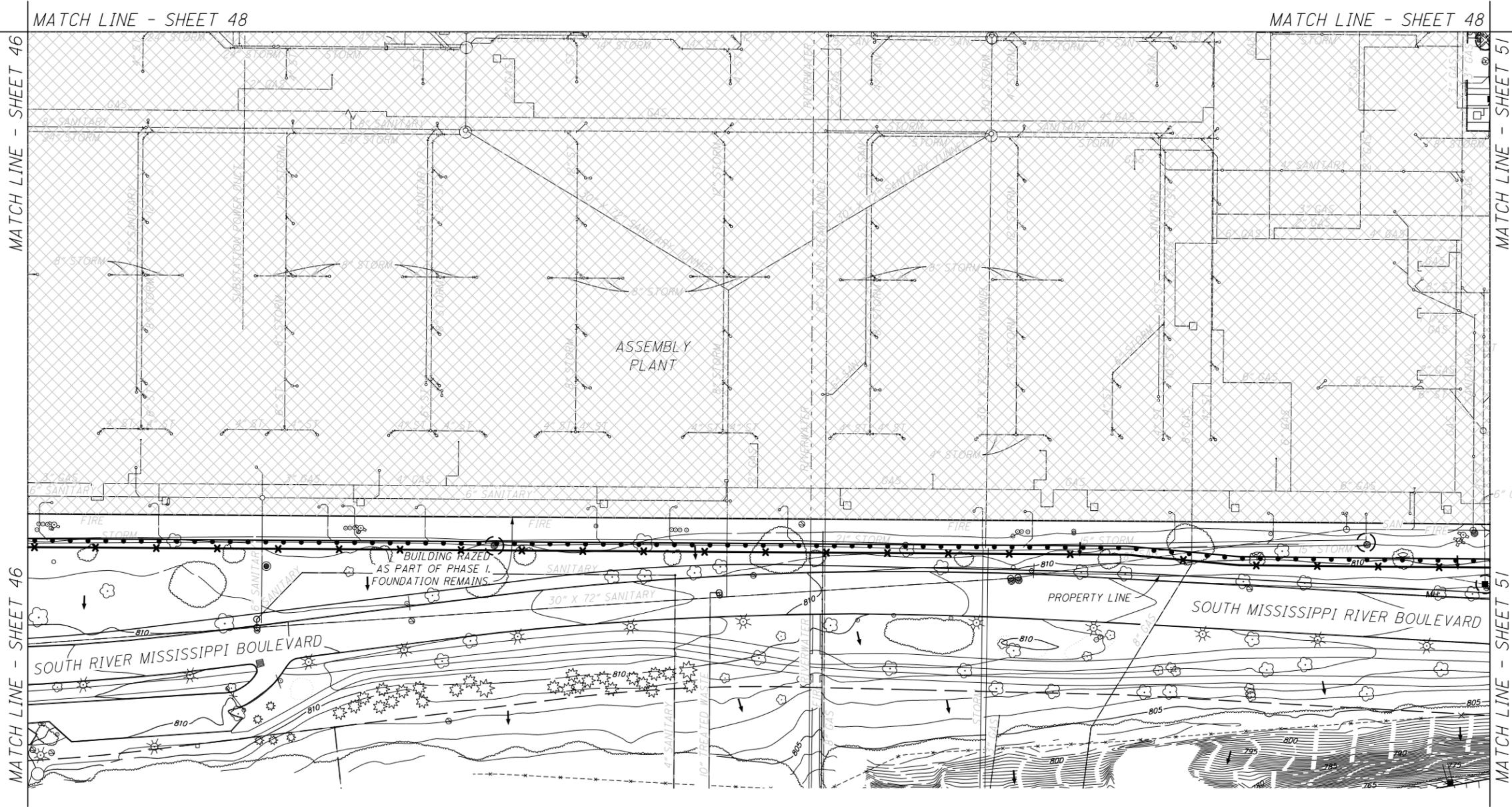
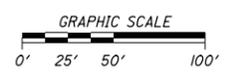


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LEGEND

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-  INLET PROTECTION ④
-  SURFACE FLOW DIRECTION
-  SECURITY FENCE

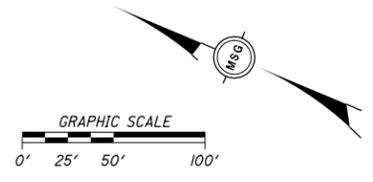


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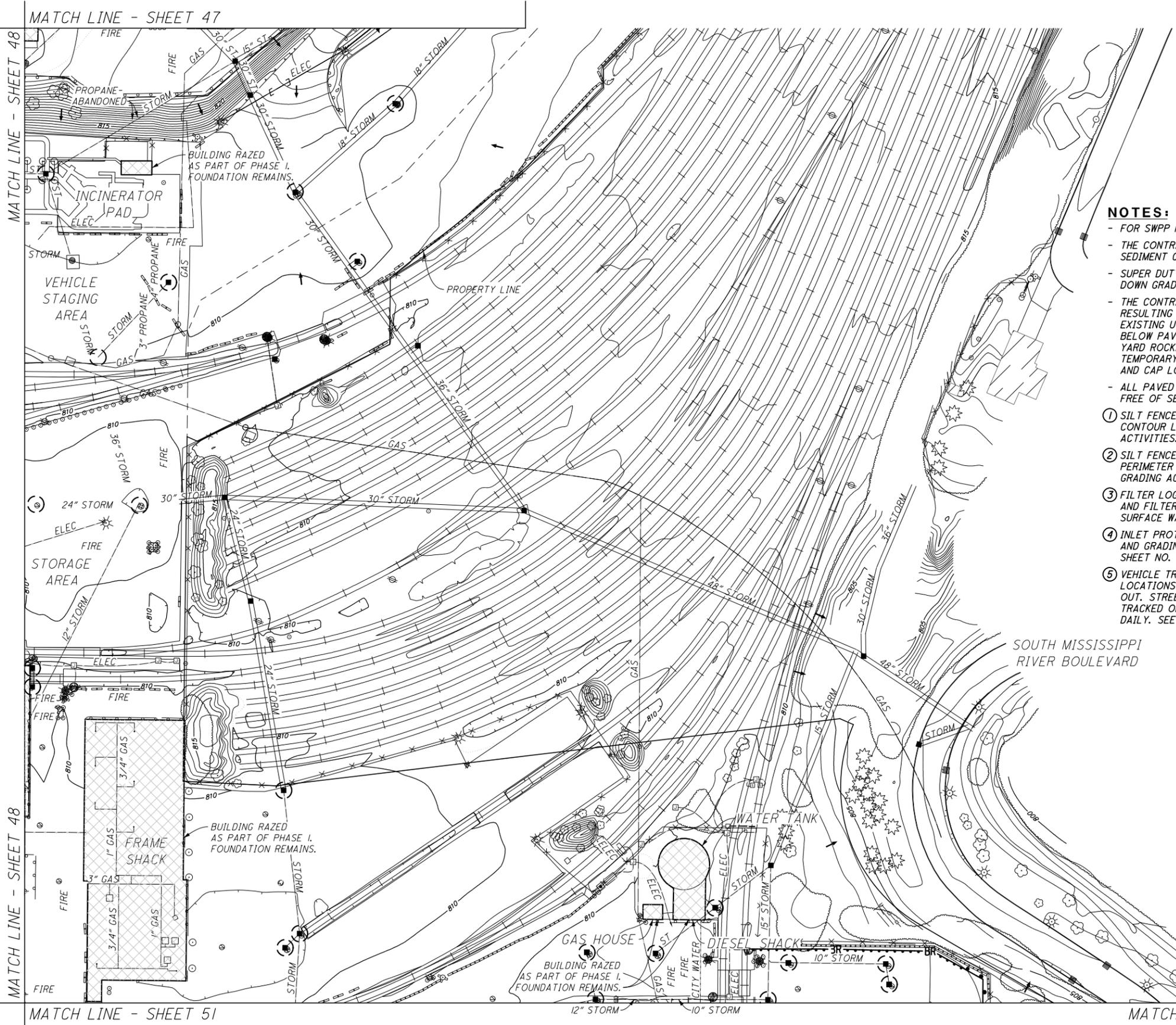


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12/14/2012

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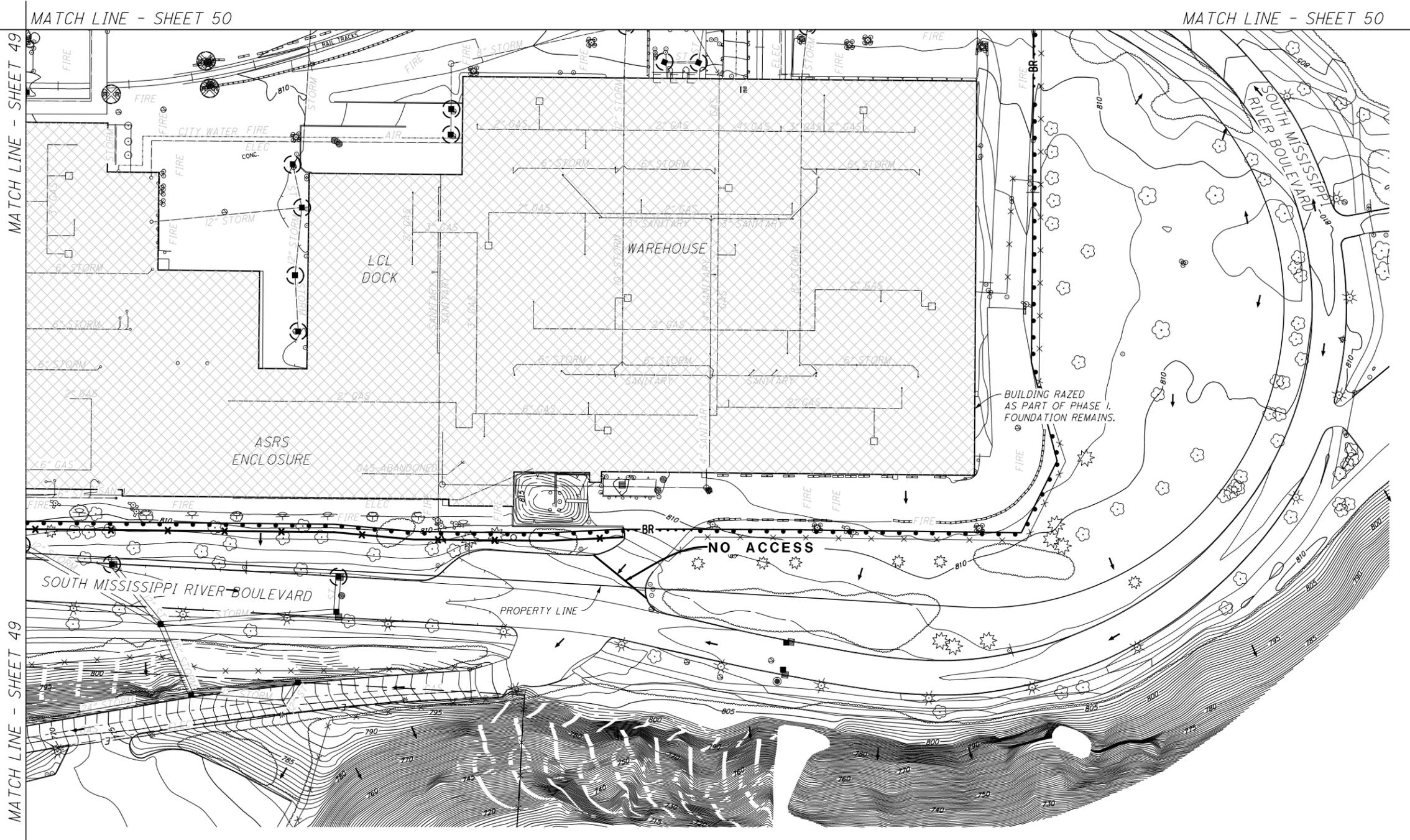
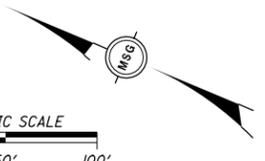


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LEGEND

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-  FILTER LOGS ③
-  INLET PROTECTION ④
-  SURFACE FLOW DIRECTION
-  SECURITY FENCE

12/3/2012

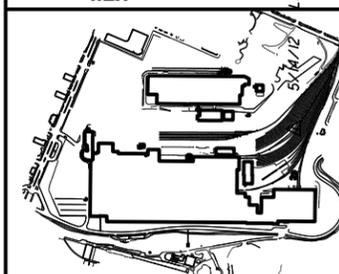
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The Mannik & Smith Group, Inc.
Civil Engineering, Surveying and Environmental Consulting



444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkds.com



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PRINT NAME: Jeffrey Lynn Snyder

SIGNATURE: _____

DATE: _____ LICENSE # 50097

SEE PHASE 2 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

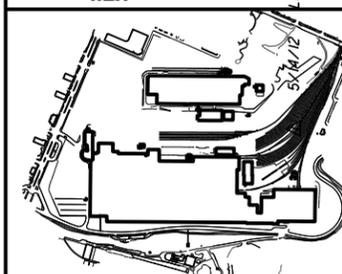
12/3/2012

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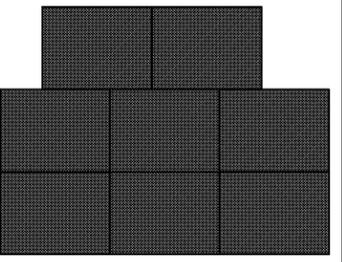
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SEE PHASE 3 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

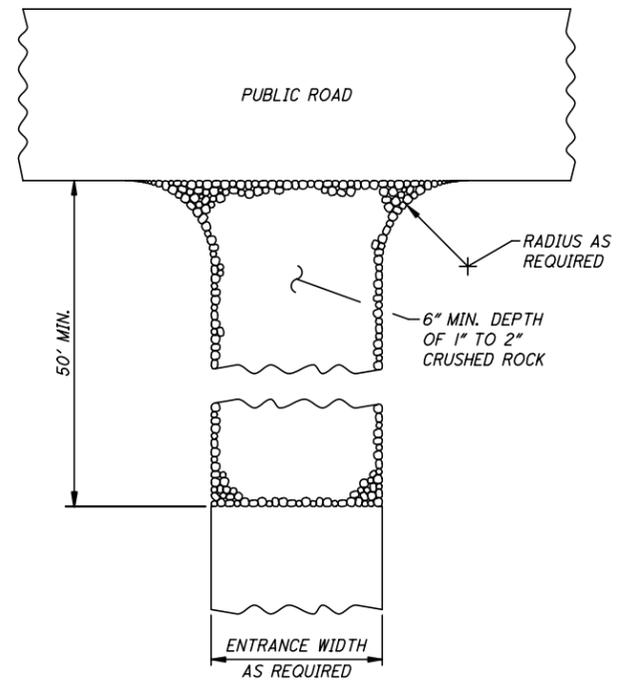


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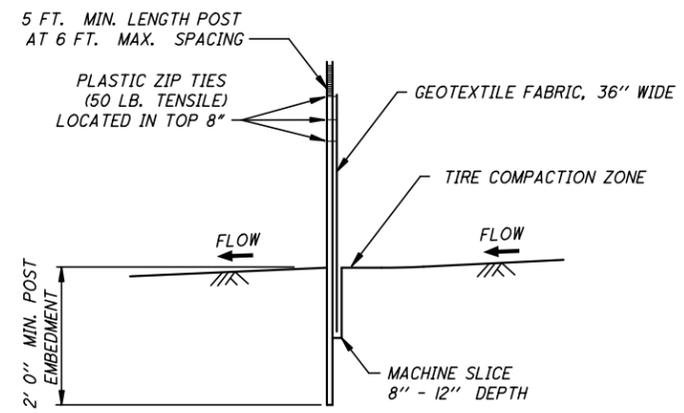
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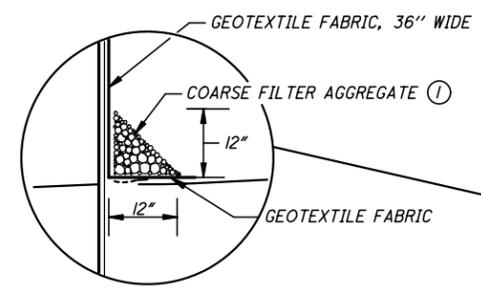


VEHICLE TRACKING PAD ②

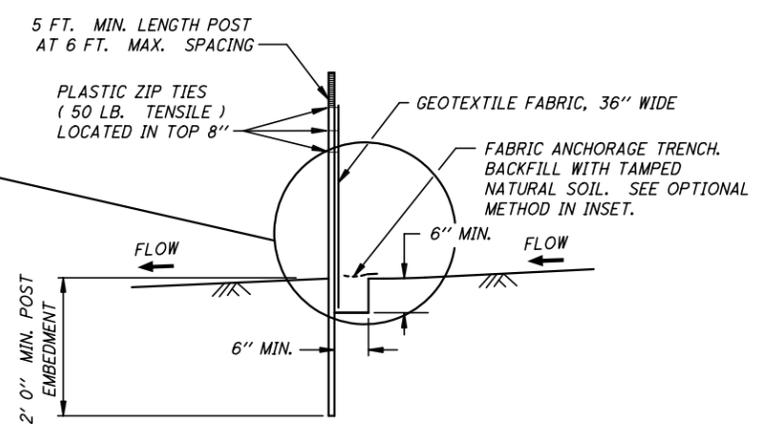


SILT FENCE, MACHINE SLICED

DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE.

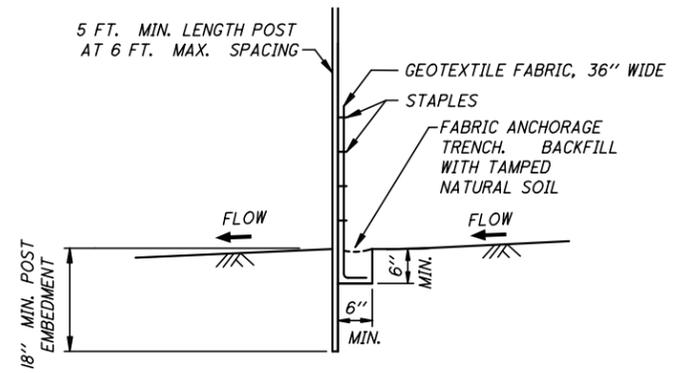


OPTIONAL METHOD FOR SILT FENCE, HEAVY DUTY



SILT FENCE, HEAVY DUTY (HAND INSTALLED)

DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE.

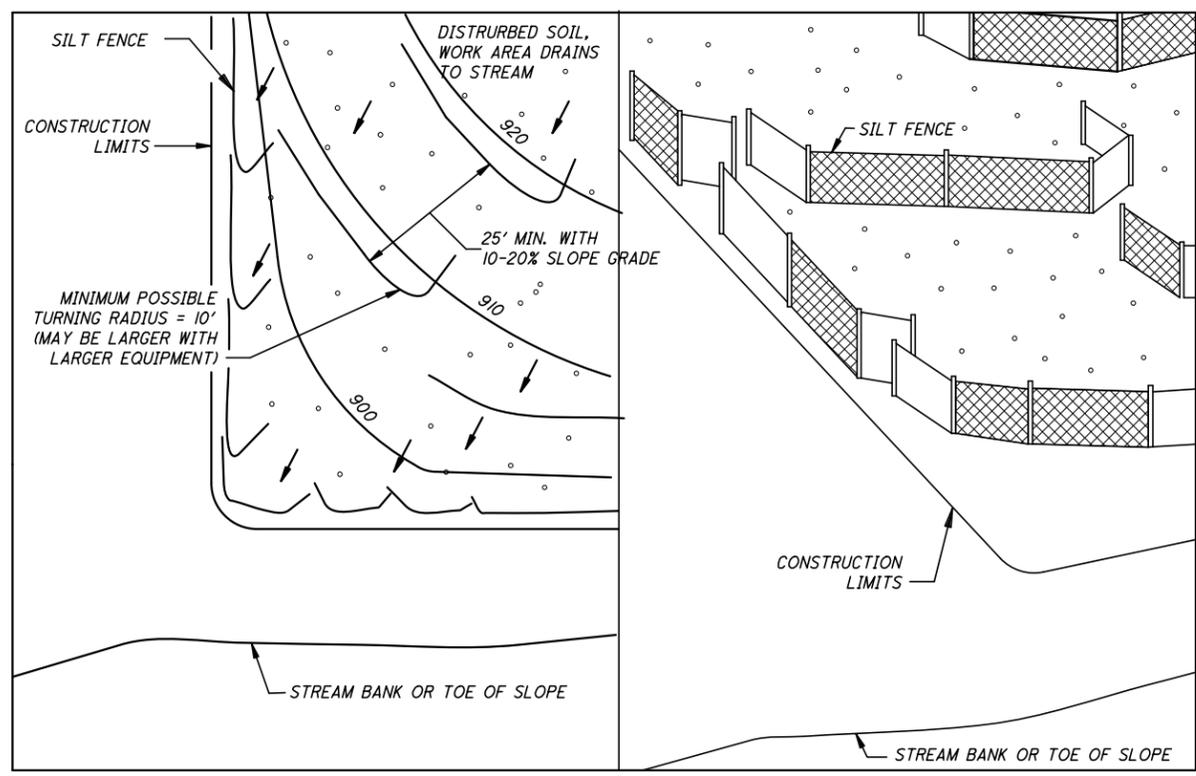


SILT FENCE, PREASSEMBLED

DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE.

NOTES:

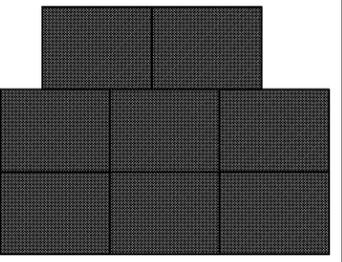
- SEE SPECS. 2573, 3149 & 3886.
- ① COARSE FILTER AGGREGATE (SPEC. 3149).
- ② ROCKS AT ENTRANCE CLEAN WORKSITE MUD OFF OF TRUCK TIRES BEFORE TRUCKS ENTER MAIN ROAD. KEEPING MUD OFF THE ROAD WILL PREVENT AUTO DAMAGE AND KEEP CONSTRUCTION SEDIMENT OUT OF DRAINAGE SYSTEMS AND WETLANDS. GEOTEXTILE MAY BE PLACED UNDER THE ROCK TO KEEP ROCKS SEPARATE FROM SOIL.



SILT FENCE, J-HOOK INSTALLATION

12/4/2012

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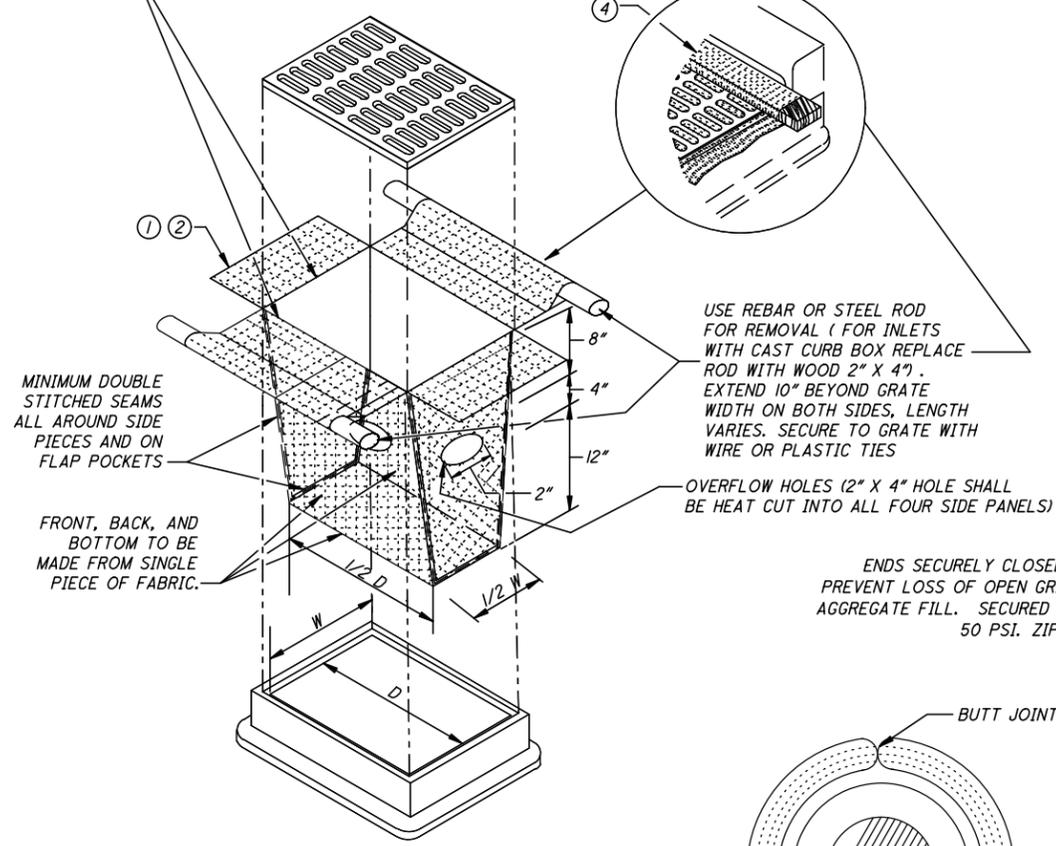
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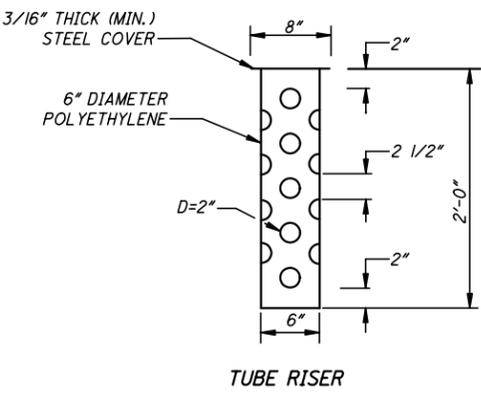
PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

PHASE 1 - EROSION
 AND SEDIMENT
 CONTROL DETAILS

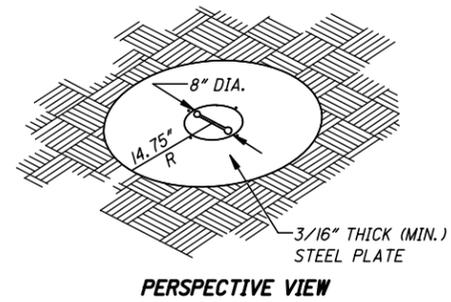
INLET SPECIFICATIONS AS PER THE PLAN DIMENSION LENGTH AND WIDTH TO MATCH FLAP POCKET



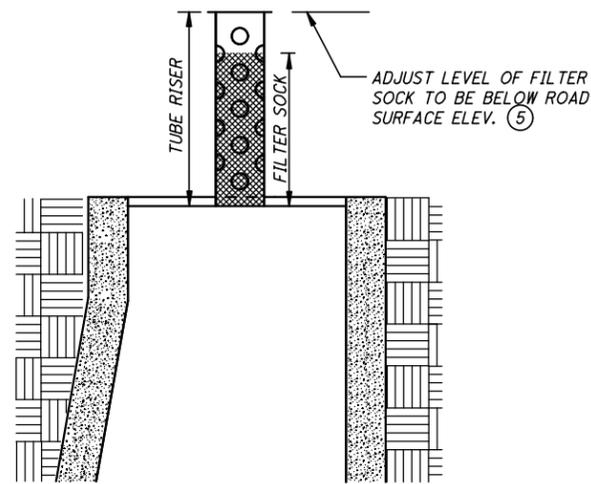
FILTER BAG INSERT ③
 (CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)



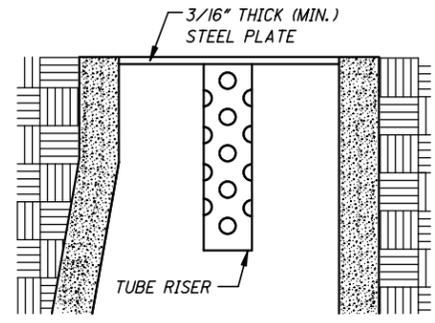
TUBE RISER



PERSPECTIVE VIEW



SECTION (UP POSITION)



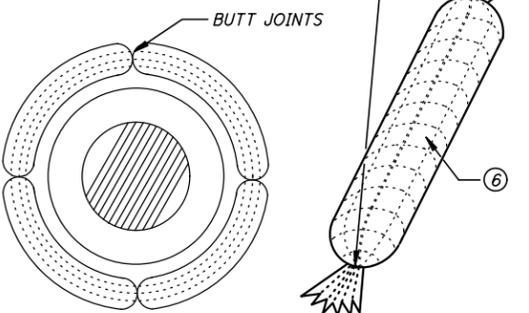
SECTION (DOWN POSITION)

POP-UP HEAD

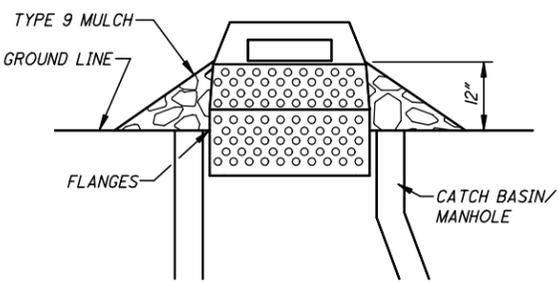
USE REBAR OR STEEL ROD FOR REMOVAL (FOR INLETS WITH CAST CURB BOX REPLACE ROD WITH WOOD 2" X 4"). EXTEND 10" BEYOND GRATE WIDTH ON BOTH SIDES, LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES

OVERFLOW HOLES (2" X 4" HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS)

ENDS SECURELY CLOSED TO PREVENT LOSS OF OPEN GRADED AGGREGATE FILL. SECURED WITH 50 PSI. ZIP TIE.

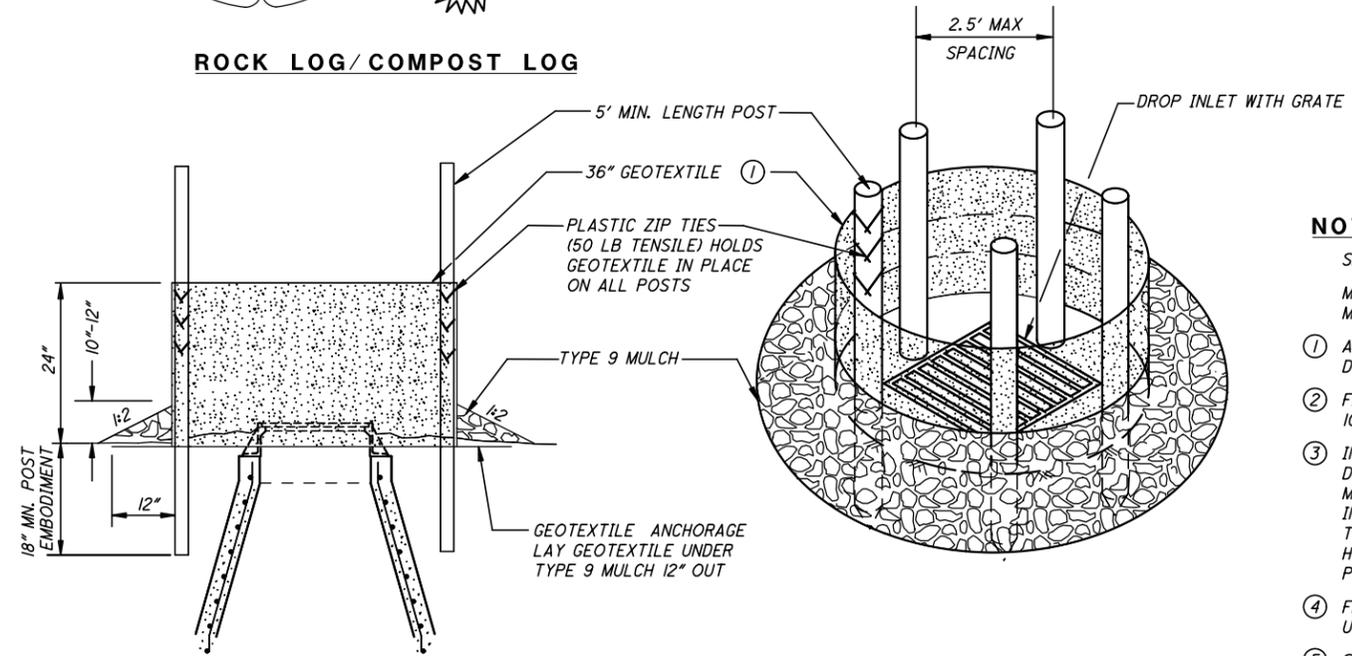


ROCK LOG/COMPOST LOG



SEDIMENT CONTROL INLET HAT

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



SILT FENCE RING AND ROCK FILTER BERM
 USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1:3 OR LESS

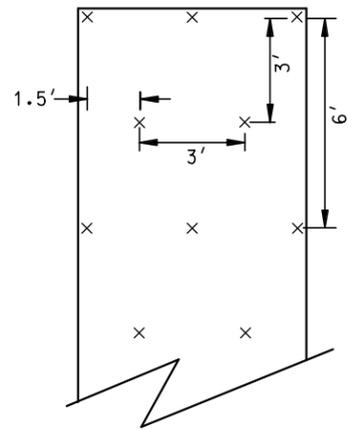
NOTES:

- SEE SPECS. 2573, 3137, 3886 & 3891.
- MANUFACTURED ALTERNATIVES LISTED ON Mn/DOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
- ① ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
- ② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ③ INSTALLATION NOTES: DO NOT INSTALL FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
- ④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
- ⑤ SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
- ⑥ GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1; CA-3 GRADATION.

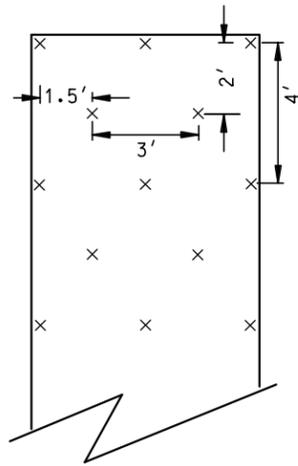
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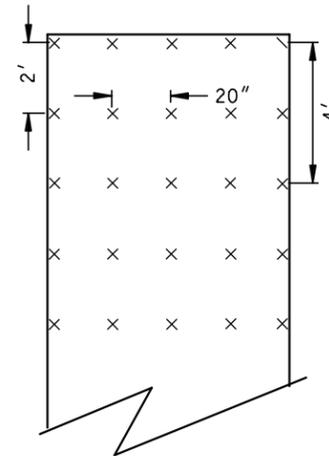
SLOPES FLATTER THAN 1:2
(1.2 STAPLES PER SQ YD)



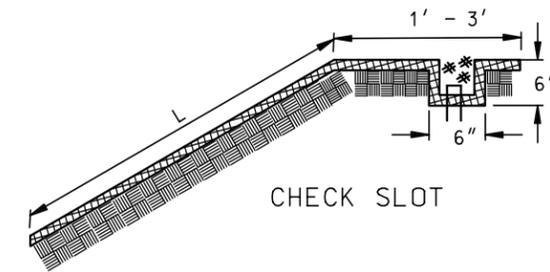
SLOPES 1:2 TO 1:1
(1.7 STAPLES PER SQ YD)



CHANNEL AND DITCH APPLICATIONS
(3.5 STAPLES PER SQ YD)



STANDARD 6.5 FT. BLANKET STAPLING PATTERN



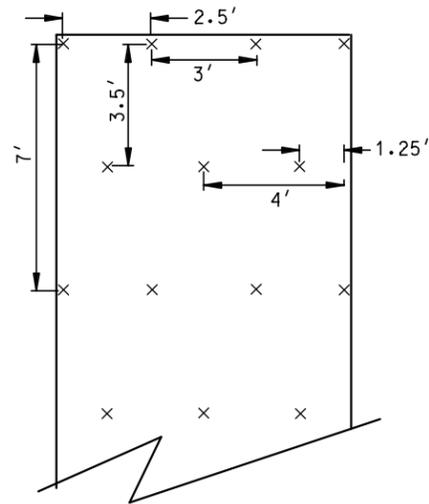
CHECK SLOT REQUIREMENTS

1. DIG 6 INCH BY 6 INCH TRENCH.
2. INSERT BLANKET INTO ENTIRE TRENCH PERIMETER.
3. STAPLE BLANKET EVERY 1 FOOT ALONG THE BOTTOM OF THE TRENCH
4. BACKFILL TRENCH WITH SOIL AND COMPACT.

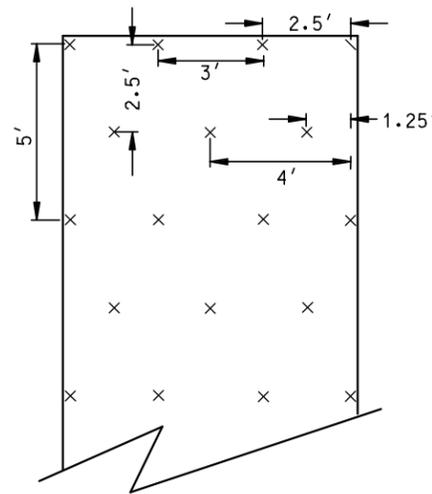
GENERAL BLANKET INSTALLATION REQUIREMENTS

1. BLANKETS SHOULD BE LAID PARALLEL TO THE DIRECTION OF WATER FLOW.
2. OVERLAP ADJACENT STRIP EDGES A MINIMUM OF 4 INCHES.
3. OVERLAP STRIP ENDS A MINIMUM OF 7 INCHES WITH THE UPGRADE END ON TOP OF THE DOWNGRADE END. STAPLE ALONG OVERLAP EVERY 1.5 FEET.
4. THE UPPERMOST BLANKET OF ALL SLOPE APPLICATIONS MUST START IN A CHECK SLOT. IF SLOPE LENGTH (L) IS 100 FT OR GREATER, INSERT BLANKET INTO A CHECK SLOT 1/3 FROM THE BOTTOM OF THE SLOPE.
5. THE BEGINNING OF EACH BLANKET IN ALL DITCH APPLICATIONS MUST START IN A CHECK SLOT.

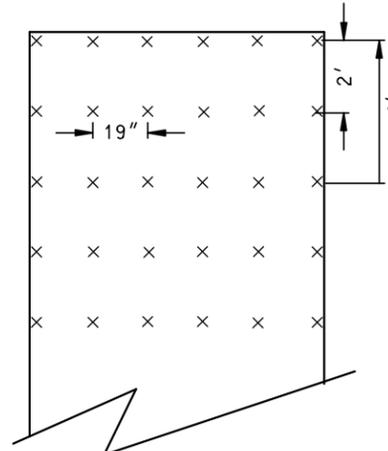
SLOPES FLATTER THAN 1:2
(1.2 STAPLES PER SQ YD)



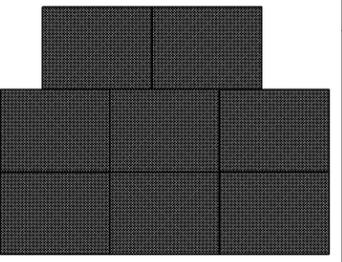
SLOPES 1:2 TO 1:1
(1.7 STAPLES PER SQ YD)



CHANNEL AND DITCH APPLICATIONS
(3.5 STAPLES PER SQ YD)



STANDARD 8 FT. BLANKET STAPLING PATTERN



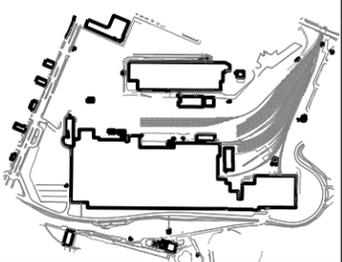
KEY PLAN

NO.	DATE	BY	DESCRIPTION
△	09/11/12	LLH	SITE PLAN SUBMITTAL
△	11/09/12	LLH	REVIEW COMMENT RESPONSE
△			
△			

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

PRINT NAME: Matthew A. Wassman
SIGNATURE: _____
DATE: _____ LICENSE # 26883

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KEY PLAN

NO.	DATE	BY	DESCRIPTION
▲	9/11/12	BPC	SITE PLAN SUBMITTAL
▲			
▲			

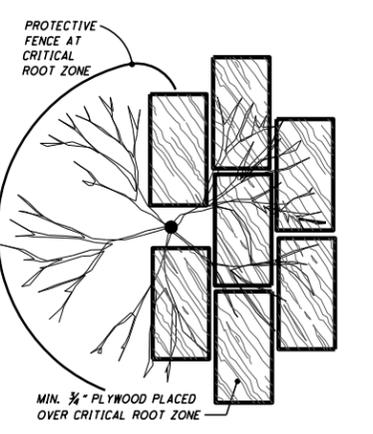
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: Jeffrey Lynn Snyder
 SIGNATURE: _____
 DATE: _____ LICENSE # 50097

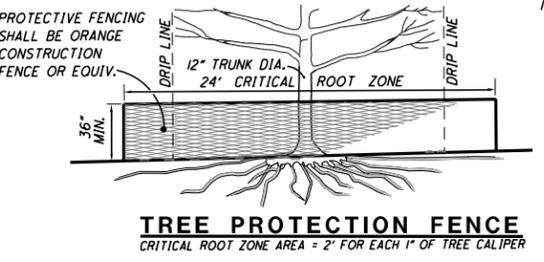
LEGEND

- TREE PROTECTION FENCE
- EVERGREEN TREE
- DECIDUOUS TREE
- BUILDINGS TO BE REMOVED IN PHASE I
- PROPERTY LINE
- FENCE, EXISTING CH. LINK
- FENCE, PROPOSED CH. LINK

- TREE PROTECTION NOTES**
- TREES NEAR THE DEMOLITION AND WORK ACTIVITY AREAS SHALL BE PROTECTED FROM DAMAGE WITH PROTECTIVE TREE FENCING PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.
 - TREES THAT ARE PLANNED TO BE SAVED THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - NO STORAGE OF MATERIALS OR MOVEMENT/STORAGE OF VEHICLES OR EQUIPMENT IS PERMITTED WITHIN THE DRIP ZONE OF ANY TREE THAT IS TO BE SAVED.
 - TREE ROOTS SCARRED OR SEVERED BY EQUIPMENT OR EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE CUT CLEANLY AND COVERED WITH TOPSOIL WITHIN THE SAME DAY.
 - NO GRADING SHALL OCCUR WITHIN THE DRIPLINE OF TREES TO BE SAVED. MAXIMUM FILLING/CUTTING WITHIN THE CRITICAL ROOT ZONE SHALL BE ONE INCH. PROPOSED CONTOURS SHALL BE BLENDED WITH EXISTING CONTOURS, STARTING AT THE DRIP LINE OF THE TREE. TRANSITION GRADES LESS THAN OR EQUAL TO 10% ARE ACCEPTABLE, GRADES GREATER THAN 10% SLOPE SHALL REQUIRE A RETAINING WALL.

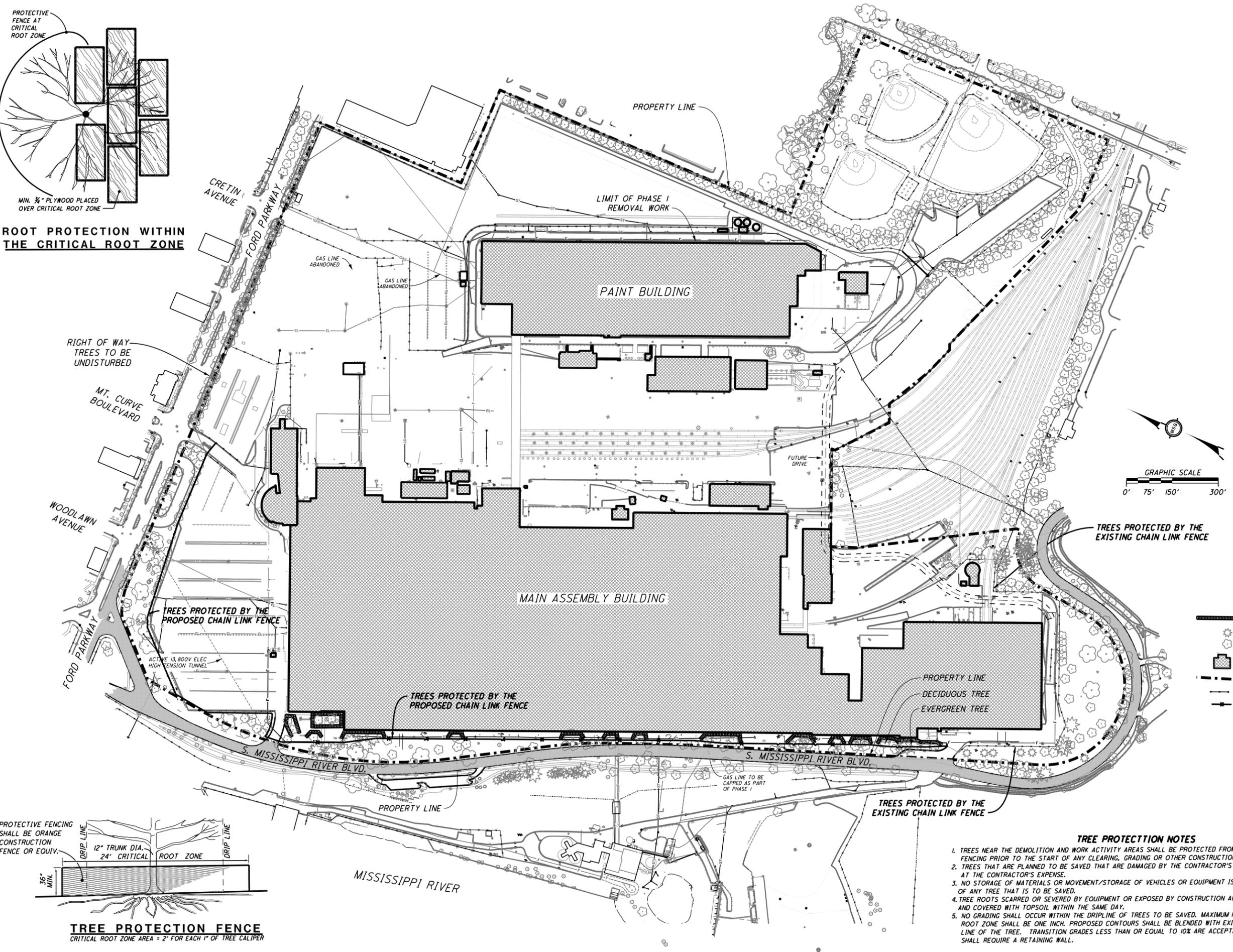


ROOT PROTECTION WITHIN THE CRITICAL ROOT ZONE



12/13/2012

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12/3/2012

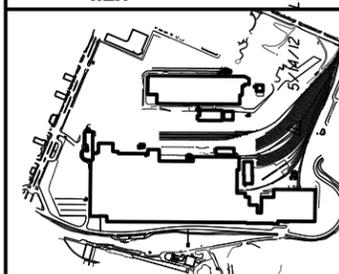
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The Mannik & Smith Group, Inc.
Civil Engineering, Surveying and Environmental Consulting



444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
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KEY PLAN

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▲	9/11/12	LLH	SITE PLAN SUBMITTAL
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PRINT NAME: Jeffrey Lynn Snyder

SIGNATURE: _____

DATE: _____ LICENSE # 50097

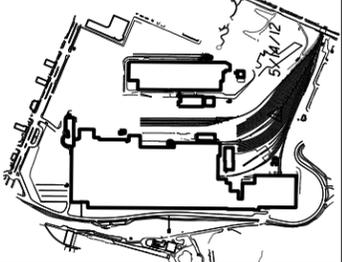
SEE PHASE 3 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA



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SEE PHASE 3 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

12/3/2012

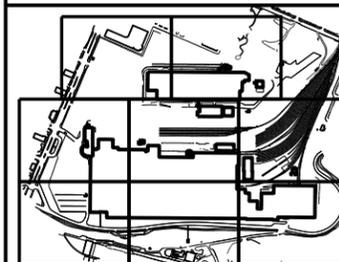
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PRINT NAME: Jeffrey Lynn Snyder

SIGNATURE: _____

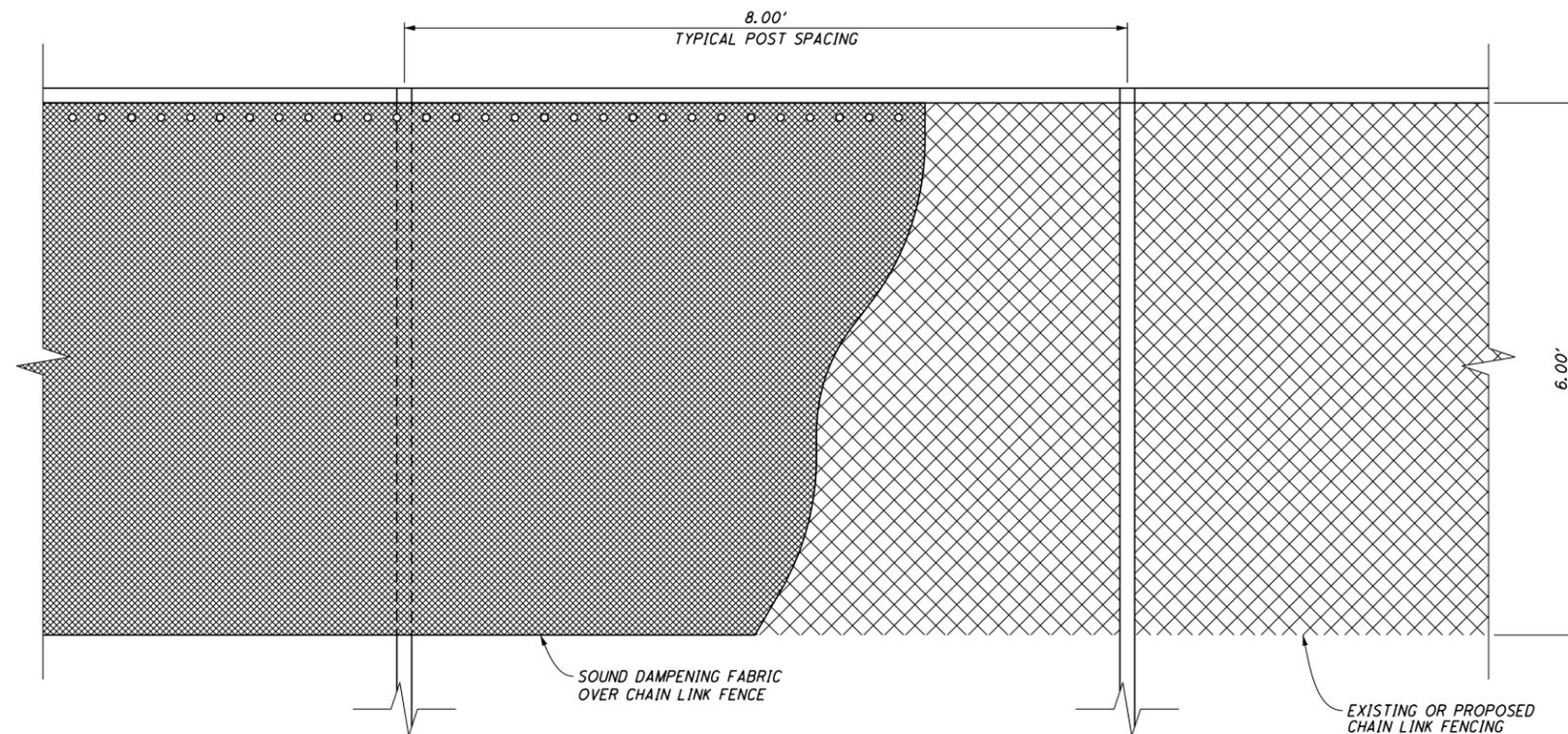
DATE: _____ LICENSE # 50097

SEE PHASE 2 AND 3 PLANS

PROJECT
TWIN CITIES ASSEMBLY PLANT
SAINT PAUL, MINNESOTA

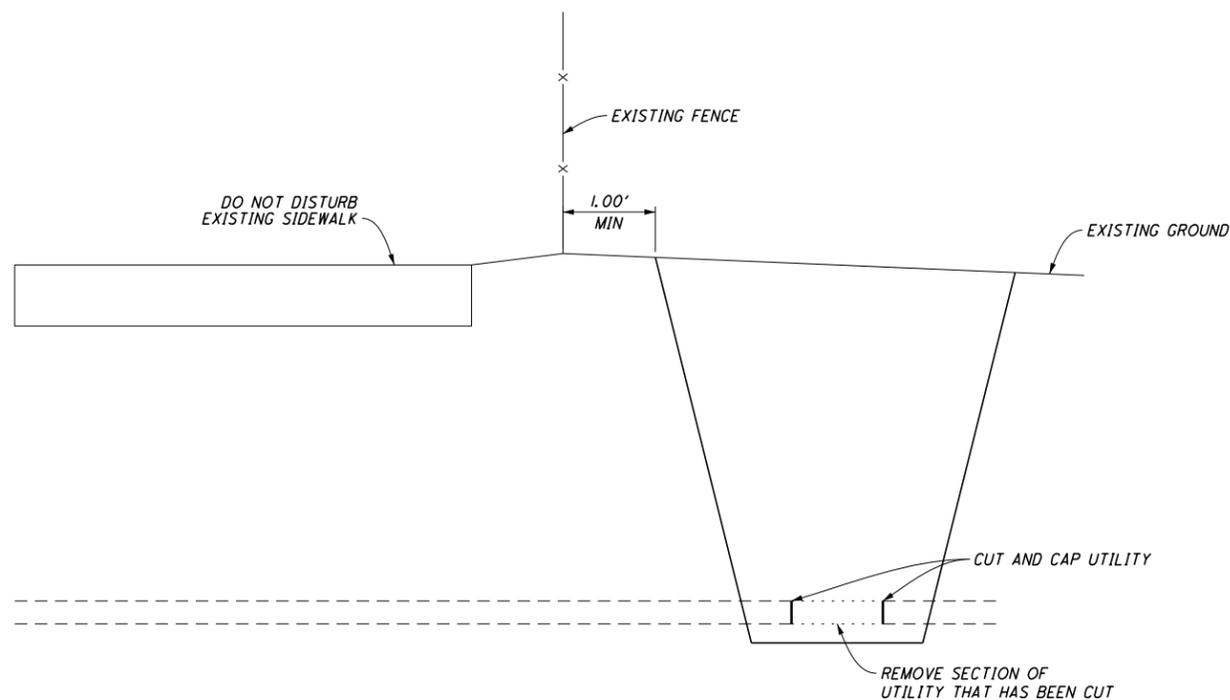
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FENCE DETAIL

NOTES:
 * FOR SILT FENCE DETAIL SEE EROSION AND SEDIMENT CONTROL DETAILS ON SHEETS 54 TO 56

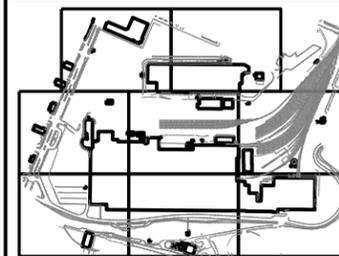


UTILITY DISCONNECTS NEAR SIDEWALKS



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1	9/11/12	LLH	SITE PLAN SUBMITTAL

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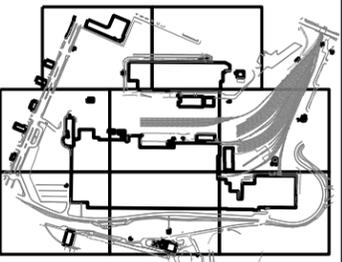
PRINT NAME: Jeffrey Lynn Snyder

SIGNATURE: _____

DATE: _____ LICENSE # 50097

PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

DETAIL SHEET

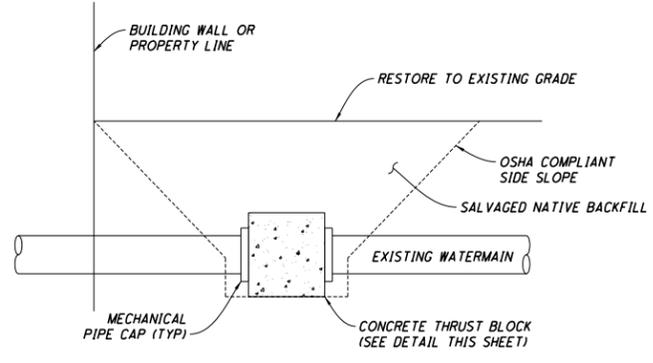


KEY PLAN

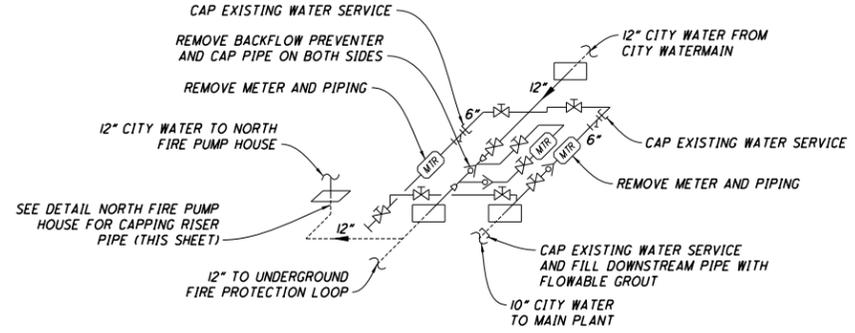
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▲	9/11/12	LLH	SITE PLAN SUBMITTAL
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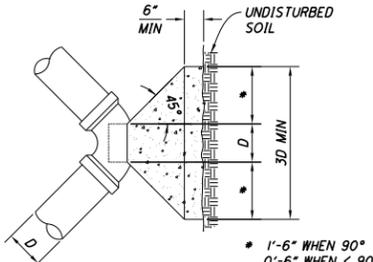
PRINT NAME: Jeffrey Lynn Snyder
 SIGNATURE: _____
 DATE: _____ LICENSE # 50097



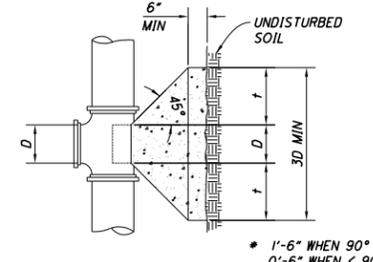
WATERMAIN CAPPING DETAIL
NO SCALE



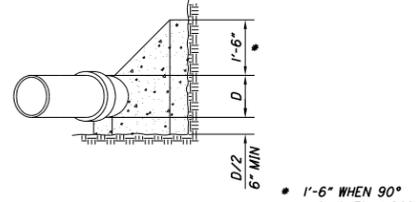
METER PIT DETAIL
NO SCALE



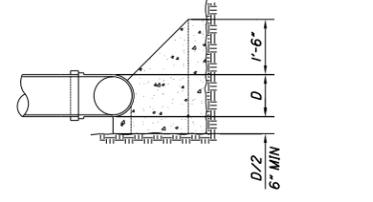
PLAN - BENDS



PLAN - TEES & PLUGS



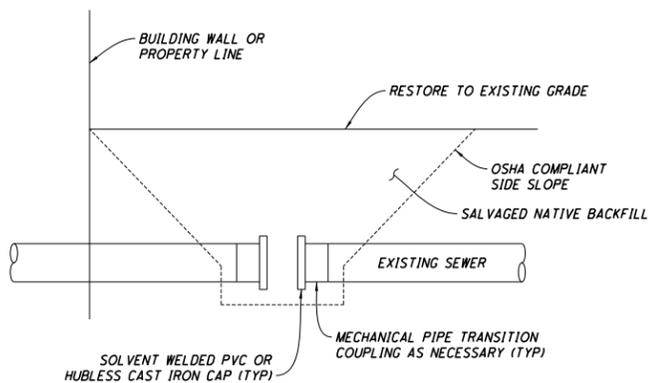
SECTION - BENDS



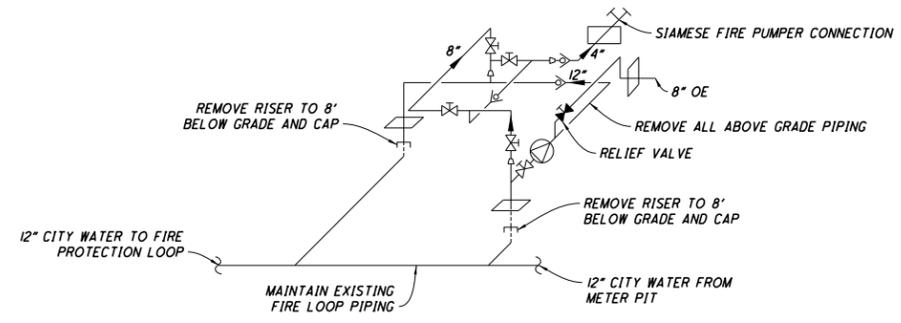
SECTION - TEES & PLUGS

- NOTES:
 1. 2500 PSI CONCRETE, 28 DAY STRENGTH
 2. CONCRETE BLOCK TO BE PLACED UNDER ALL FITTINGS
 3. COVER FITTINGS WITH POLYETHYLENE (4 MIL)

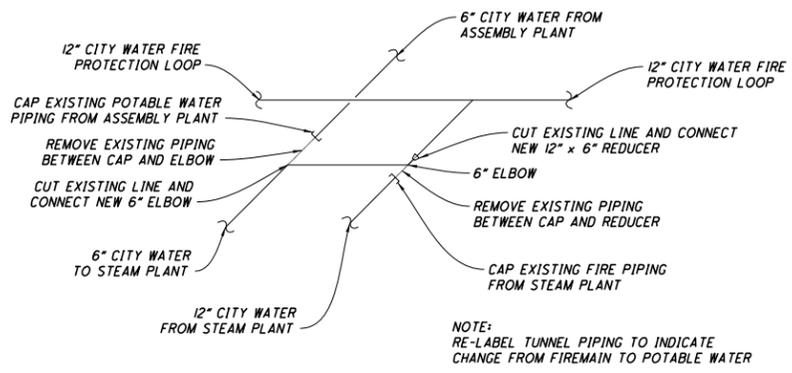
THRUST BLOCK DETAIL
NO SCALE



SEWER CAPPING DETAIL
NO SCALE



NORTH FIRE PUMP HOUSE DETAIL
NO SCALE



TUNNEL PIPING DETAIL
NO SCALE

PROJECT
 TWIN CITIES ASSEMBLY PLANT
 SAINT PAUL, MINNESOTA

DETAIL SHEET

12/3/2012

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LEGAL DESCRIPTION

Parcel 1: Lot 1, Block 1, Ford Motor Company First Addition (Certificate No. 270211)

Parcel 2: Lot 1, 2 and 4, Auditor's Subdivision No. 87. Except the North 500 feet of the West 328 feet of the East 999.4 feet of said Lot 1, Also except the North 1,530.54 feet of the East 671.4 feet of said Lot 1, All in Auditor's Subdivision No. 87.

The following portion being registered property.

All of the North half of Lot 2, Section 17, Township 28, Range 23, according to the Government Survey thereof, which is situated East of the Easterly line of the Mississippi River Boulevard Number 2 as said Easterly line is determined and defined by the recorded plat of said Mississippi River Boulevard Number 2 on file and of record in the office of the Register of Deeds in and for said County of Ramsey and State of Minnesota.

(Certificate No. 81985)

All of the North Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 28, Range 23 West of the Fourth Principal Meridian, except the East 671.40 feet thereof, being part of Lot 1, Auditor's Subdivision No. 87.

(Certificate No. 203819)

All that part of the Southeast Quarter of the Northeast Quarter of Section 17, Township 28, Range 23 lying South of a line dividing the North and South halves of the Southeast Quarter of the Northeast Quarter of said Section 17 except those parts of said tract taken and condemned by the City of St. Paul, Minnesota for the widening of Cleveland Avenue, and also except from the above property that part described as follows: Beginning at a point in the East line of said Section 17 which point is 1,280.54 feet South of the intersection of the present South line of the Ford Road with the said East line of said Section 17; thence West at right angles with said East line of Section 17, a distance of 671.40 feet to a point; thence North and parallel with the said East line of Section 17, a distance of 22.66 feet to a point in the North line of said South Half of the Southeast Quarter of the Northeast Quarter of said Section 17; thence East along the North line of the South Half of the Southeast Quarter of the Northeast Quarter of said Section 17, 671.40 feet to the said East line of Section 17 aforesaid; thence South 26.34 feet to the place of beginning, also except that part described as follows: Beginning at a point in the East line of Section 17 which point is 1,280.54 feet South of the intersection of the present South line of Ford Road with the said East line of Section 17; thence West at right angles with the said East line of Section 17 a distance of 671.40 feet to a point thence South and parallel with the said East line of Section 17 a distance of 250.00 feet to a point; thence East and parallel with the first course of the land herein described, 671.40 feet to a point in the said East line of Section 17; thence North along the said East line of Section 17 a distance of 250.00 feet to the point of beginning; subject to the rights acquired by the City of St. Paul in Cleveland Avenue.

(Certificate No. 231951)

All that part of Lot 2, Section 17, Township 28, Range 23 described as follows, namely: Commencing at a point on the East line of said Lot 2, 316.21 feet North of the Southeast corner of said Lot 2; thence West in a straight line, parallel with the South line of said Lot 2 to the Mississippi River; thence in a Northerly direction along said river to a line dividing the North and South halves of the Southeast Quarter of the Northeast Quarter of said Section 17 prolonged and extended in a straight line in a West direction through said Lot 2 to the Mississippi River; thence East along said last mentioned line to the East line of said Lot 2; thence South along said East line of said Lot 2, 216.21 feet, more or less, to the place of beginning, excepting however those parts of said tract taken for the Mississippi River Boulevard and for the street dedicated by deed recorded in Book 321 of Deeds on page 365 in the office of the Register of Deeds of said County.

All that part of Lot 2 in Section 17 of Township 28, Range 23 described as follows, namely: Commencing at the Southeast corner of said Lot 2; thence Northerly along the East line of said Lot 2, 316.21 feet to a point; thence West in a straight line parallel with the South line of said Lot 2 to the Mississippi River; thence in a Southerly direction along said river to the South line of said Lot 2; thence East along said last mentioned line to the place of beginning, excepting however from said tract that part taken for the Mississippi River Boulevard.

(Certificate No. 263837) (Abstract and Toreros)

Parcel 3: That part of Lot 3, Block 1, Ford Motor Company First Addition, recorded in Book 86 of Town Plats, pages 46 and 47 as Document No. 1922309, office of the Register of Deeds, Ramsey County, Minnesota, lying Northeastly, Northerly and Northwestly of the following described line: Beginning at a point on the West line of said Lot 3, said point of beginning being located along said West line South 00°06'52" West, assumed bearing, a distance of 10.58 feet from the Northwest corner of said Lot 3; thence South 49°54'51" East a distance of 199.01 feet; thence North 67°29'09" East a distance of 61.60 feet; thence South 62°12'36" East a distance of 163.97 feet; thence South 69°21'00" East a distance of 100.00 feet; thence North 67°29'09" East a distance of 18.93 feet; thence South 69°21'00" East a distance of 605.99 feet; thence North 89°37'00" East a distance of 249.70 foot to the Northeast corner of said Lot 3 and there terminating.

SCHEDULE B SECTION 2, EXCEPTIONS

- 12. Subject to Mississippi River Boulevard as now laid out and traveled. (ROAD SHOWN ON SURVEY)
14. Terms and conditions of Easement for gas line in favor of Northern States Power Company contained in Gas Line Easement dated August 20, 1974, filed of record February 11, 1980, as Document No. 2100193. (SHOWN ON SURVEY)
20. Terms and conditions of Access Easement Agreement dated March 31, 2008, filed of record April 3, 2008, as Document Nos. 4090894 (A) and 2036723 (T). (SHOWN ON SURVEY)
21. Terms and conditions of Tailrace Easement Agreement dated March 31, 2008, filed of record April 3, 2008, as Document Nos. 4090895 (A) and 2036723 (T). (SHOWN ON SURVEY)
22. Terms and conditions of Sand Tunnel Easement Agreement dated March 31, 2008, filed of record April 3, 2008, as Document Nos. 4090896 (A) and 2036724 (T); Amended by Amendment to Sand Tunnel Easement Agreement, dated October 23, 2008, recorded November 6, 2008 as Document Nos. 4125816 (A) and 2055763 (T). (SHOWN ON SURVEY)
23. Terms and conditions of Electric Easement, dated June 22, 2009, recorded August 7, 2009 as Document No. 4175214 (A). (SHOWN ON SURVEY)
24. Terms and conditions of Electric Easement, dated June 22, 2009, recorded August 7, 2009 as Document No. 4206886 (A). (SHOWN ON SURVEY)
25. The following matters as shown on Survey by Harry S. Johnson Co., Inc. dated April 30, 2008:
a) Fences do not correspond with boundary lines.
b) Parking and fenced are encroachments 27.14 feet onto the Northwestly adjacent property. (SHOWN ON SURVEY)
c) Concrete encroachments 4.21 feet onto adjacent railroad property. (SHOWN ON SURVEY)
d) Building encroachments onto Gas Line Easement Filed of record February 11, 1980, as Document No. 2100193. (SHOWN ON SURVEY)

SITE ZONING DATA

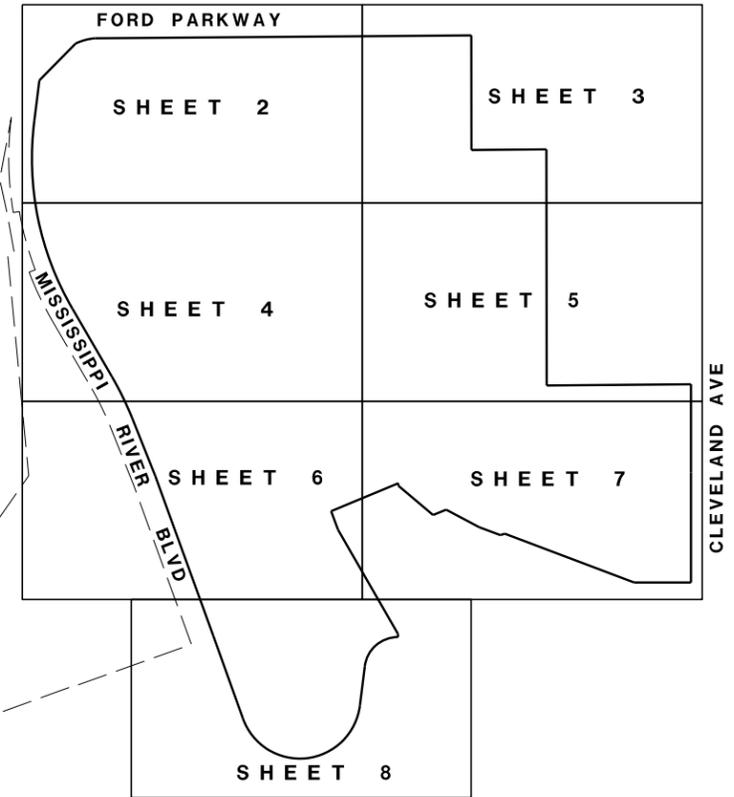
- ZONING: I-1 (Light Industrial)
SETBACKS: FRONT - 0' (c),(d),(e),(f), SIDE - 0' (c),(f), REAR - 0' (c),(f)
HEIGHT RESTRICTIONS: N/A
PARKING REQUIRED: N/A
PARKING PROVIDED: 1567 SPACES REGULAR - 1546 SPACES HANDICAP - 21 SCAPES

SITE SETBACK SPECIFICATIONS

- On those lots or parcels, or portions of lots or parcels, which are located directly across a street or abut a side or rear lot line in any use district other than an IR, I-1, I-2, I-3, or PV district, the required setbacks from said abutting districts shall be equal to a minimum of one and one-half (1 1/2) times the height of the buildings
On those lots or parcels, or portions of lots or parcels, which adjoin a right-of-way line of a parkway, the required setbacks from the parkway right-of-way line shall be equal to that required for residential uses in effect along the parkway right-of-way or twenty-five (25) feet, whichever is greater. The following parkways and portions of parkways are excluded from this setback requirement: Ford Parkway (from Kenneth Street to Finn Street and north side between Finn Street and Mississippi River Boulevard), Gannon Road, and Lexington Parkway (from Pierce Butler Route to the nearest Burlington Northern Railroad tracks).
Where the frontage of any block is divided into two (2) or more zoning districts, the front yard requirements of the district with the largest front yard depth shall be applied to the entire block frontage.
Nonrequired front yards and all required and nonrequired side and rear yards shall be permitted to be used for off-street parking. Loading and unloading shall not be permitted in any required front, side or rear yards.



VICINITY MAP (N.T.S.)



KEY (N.T.S.)

SURVEYOR NOTES

- ALL DIMENSIONS ARE IN FEET. BEARINGS BASED UPON LEGAL DESCRIPTION
ACREAGE = 121.659 ACRES, MORE OR LESS
HORIZONTAL DATUM: RAMSEY COUNTY COORDINATE SYSTEM
VERTICAL DATUM: NAVD 88
PARCEL DESCRIPTION TO THE WEST OF MISSISSIPPI RIVER BLVD. IS NOT INCLUDED IN THIS SURVEY.
BOUNDARY LINES AND PROPERTY DESCRIPTIONS BASED ON SURVEY BY HARRY S. JOHNSON CO. INC, DATED APRIL 30, 2008.
TOPOGRAPHIC FEATURES BASED ON AERIAL MAPPING BY ADVANCED MAPPING TECHNOLOGIES (JUNE 2012) AND GROUND SURVEY BY THE MANNIK & SMITH GROUP, INC (MAY 2012.)

FLOOD DATA

THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 275248012F, EFFECTIVE DATE OF APRIL 3, 2003.

CERTIFICATION

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY FORD MOTOR COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 7a, 8, 9, 10 AND 11a OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Signature of Kenneth S. Wilkerson, P.S.

KENNETH S. WILKERSON, P.S. LICENSED PROFESSIONAL SURVEYOR MICHIGAN LICENSE NO. 21584 DATE: 07/27/12 JOB NUMBER: FORD0078



UPDATED 08/21/12



Mannik & Smith Group, Inc. Civil Engineering, Surveying and Environmental Consulting

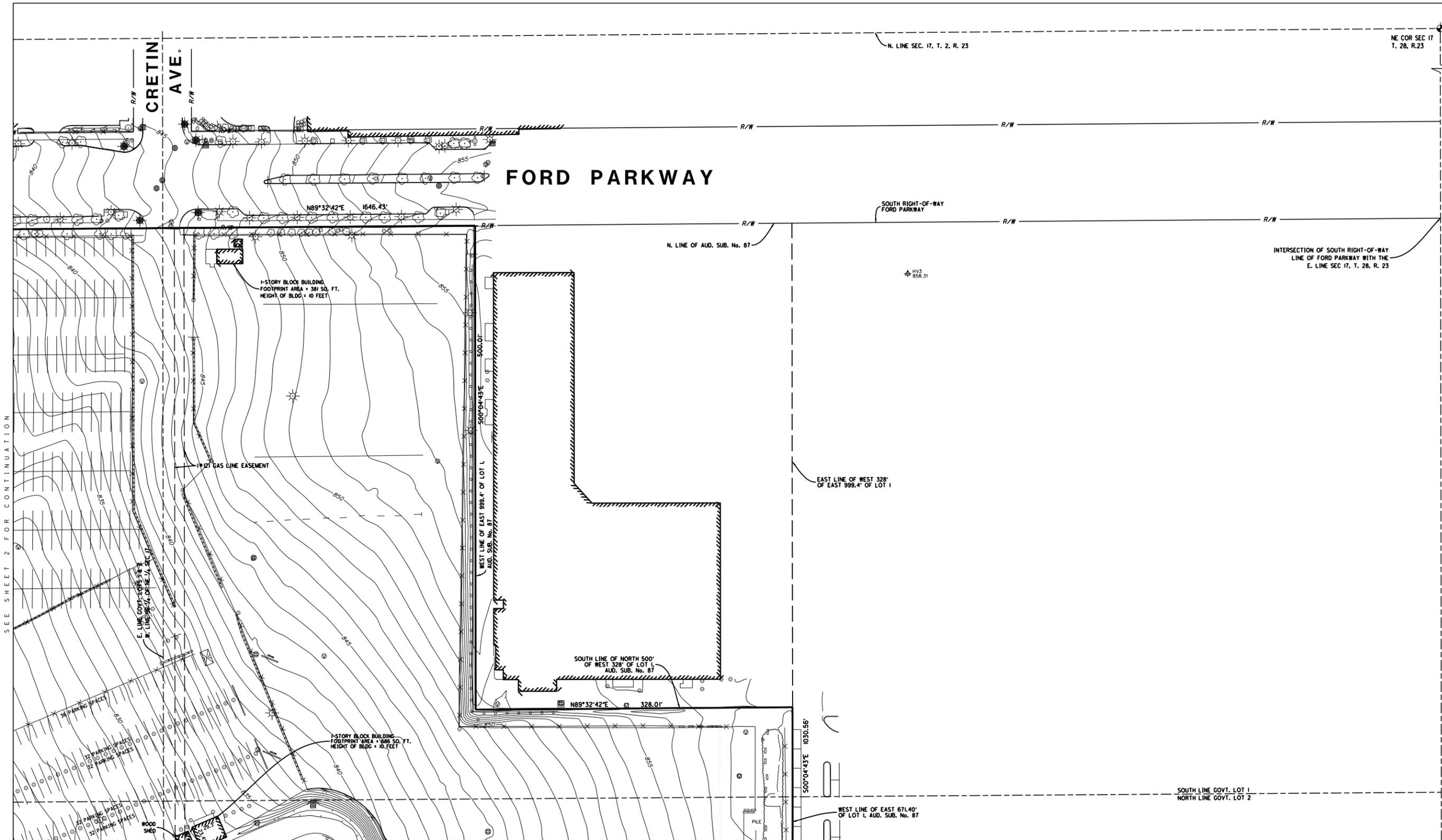


PART OF THE NORTH 1/2 OF SECTION 17, T. 28, R. 23, CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

ALTA SURVEY

AL1 AL8

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SEE SHEET 2 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

LEGEND

—	Headwall	☀	Light Pole	⊕	Fire Hydrant	⊠	Power Tower	○	Post	—x—x—x—	Fence
⊕	Drain	⊙	Cover Plate	⊕	Guy Wire	⊕	Power Pole	☀	Coniferous Tree	—	Tree/Brush Line
☀	Traffic Light	⊙	Storm MH	⊕	Post Mount Sign	⊠	Catch Basin	☀	Deciduous Tree	⊕	Guardrail



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Group, Inc.
2050 Ridgely Rd. South
Conroy, Michigan 4888
Civil Engineering, Surveying and Environmental Consulting

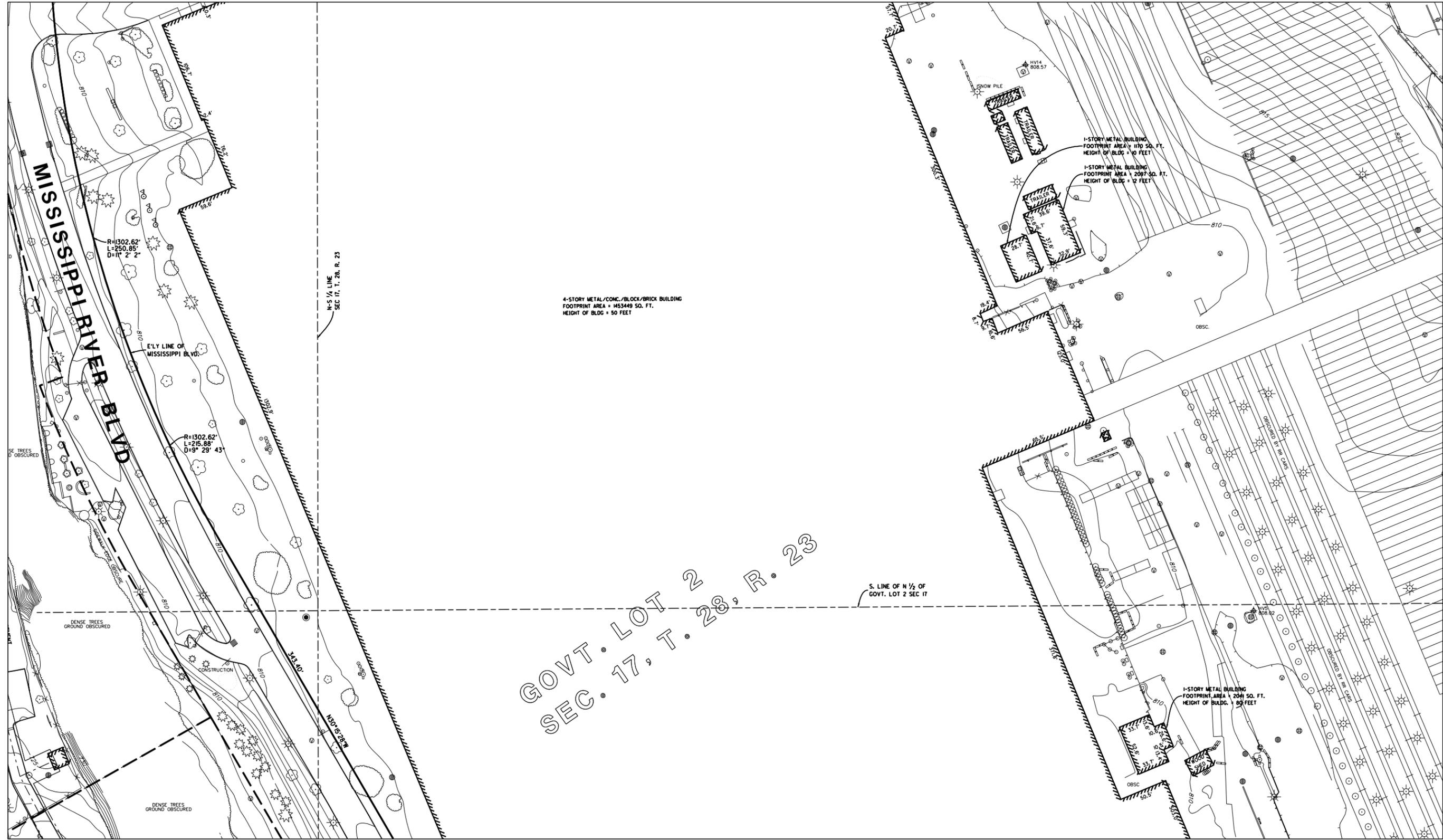
CLIENT
FORDLAND

PART OF THE NORTH 1/2 OF
SECTION 17, T. 28, R. 23,
CITY OF ST. PAUL,
RAMSEY COUNTY, MINNESOTA

ALTA SURVEY

AL3
AL8

SEE SHEET 2 FOR CONTINUATION



GOVT. LOT 2
SEC. 17, T. 28, R. 23

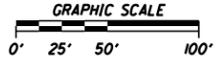
SEE SHEET 6 FOR CONTINUATION

9/16/2012

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LEGEND

—) Headwall	☀ Light Pole	⊕ Fire Hydrant	⊠ Power Tower	○ Post	—x—x—x— Fence
⊕ Drain	⊙ Cover Plate	⌘ Guy Wire	○ Power Pole	☀ Coniferous Tree	— Tree/Brush Line
⊕ Traffic Light	⊙ Storm MH	⊠ Post Mount Sign	⊠ Catch Basin	☀ Deciduous Tree	⊠ Guardrail



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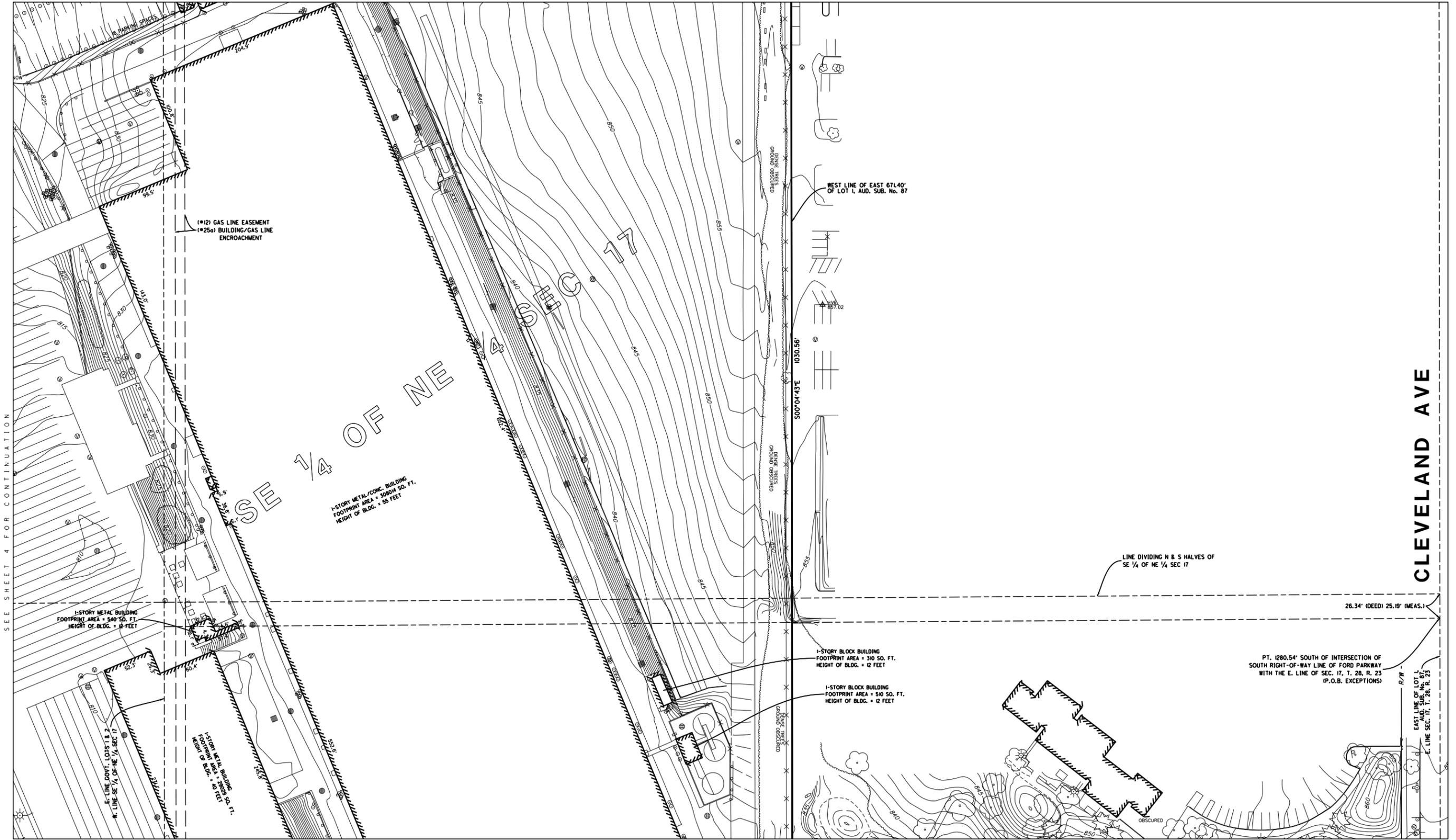
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PART OF THE NORTH 1/2 OF
SECTION 17, T. 28, R. 23,
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RAMSEY COUNTY, MINNESOTA

ALTA SURVEY

AL4
AL8

SEE SHEET 3 FOR CONTINUATION



SEE SHEET 7 FOR CONTINUATION

LEGEND

⌋	Headwall	☀	Light Pole	⊕	Fire Hydrant	⊠	Power Tower	○	Post	—x—x—x—	Fence
⊕	Drain	⊙	Cover Plate	⊕	Guy Wire	⊕	Power Pole	☀	Coniferous Tree	—	Tree/Brush Line
⊕	Traffic Light	⊙	Storm MH	⊕	Post Mount Sign	⊕	Catch Basin	☀	Deciduous Tree	⊕⊕⊕⊕⊕⊕⊕	Guardrail



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RAMSEY COUNTY, MINNESOTA

ALTA SURVEY

AL5
AL8

CLEVELAND AVE

1-STORY METAL BUILDING
FOOTPRINT AREA = 540 SQ. FT.
HEIGHT OF BLDG. = 10 FEET

1-STORY METAL/CONC. BUILDING
FOOTPRINT AREA = 500 SQ. FT.
HEIGHT OF BLDG. = 55 FEET

1-STORY BLOCK BUILDING
FOOTPRINT AREA = 310 SQ. FT.
HEIGHT OF BLDG. = 12 FEET

1-STORY BLOCK BUILDING
FOOTPRINT AREA = 510 SQ. FT.
HEIGHT OF BLDG. = 12 FEET

(#12) GAS LINE EASEMENT
(#25a) BUILDING/GAS LINE
ENCROACHMENT

WEST LINE OF EAST 671.40'
OF LOT L, AUD. SUB. No. 87

LINE DIVIDING N & S HALVES OF
SE 1/4 OF NE 1/4 SEC 17

PT. (280.54' SOUTH OF INTERSECTION OF
SOUTH RIGHT-OF-WAY LINE OF FORD PARKWAY
WITH THE E. LINE OF SEC. 17, T. 28, R. 23
(P.O.B. EXCEPTIONS)

EAST LINE OF LOT L,
AUD. SUB. No. 87
E. LINE SEC. 17, T. 28, R. 23

26.34' (DEED) 25.19' (MEAS.)

OBSCURED

SEE SHEET 4 FOR CONTINUATION

LINE DRAWN PARALLEL WITH S. LINE OF GOVT. LOT 2 AND EXTENDED WESTERLY TO N-S 1/4 LINE SEC. 17

S. LINE OF GOVT. LOT 2 SEC 17

N 1/4 LINE LOT 1, BLOCK 1, FORD MOTOR CO. FIRST ADD.

SEE SHEET 8 FOR CONTINUATION



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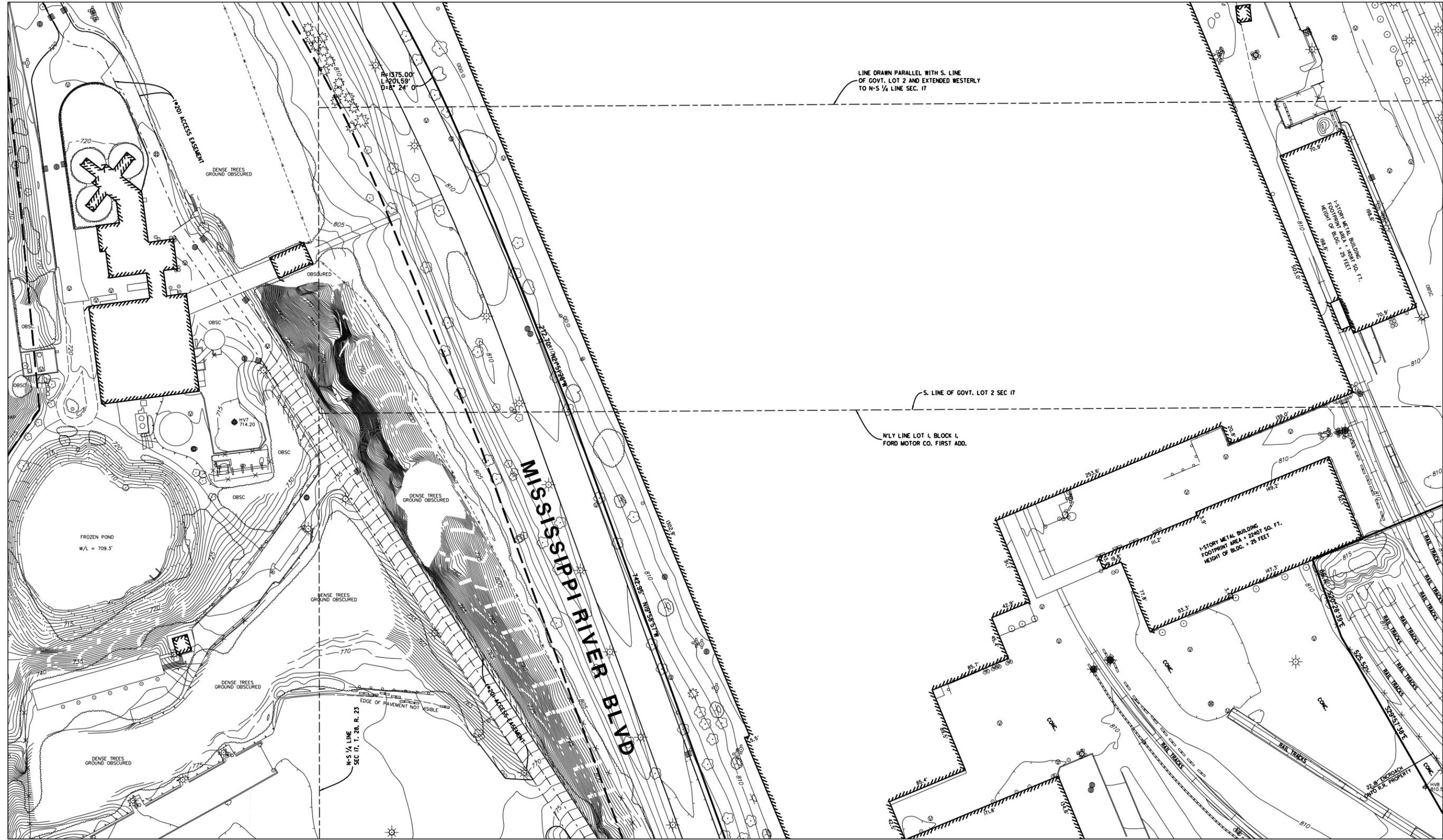
PART OF THE NORTH 1/2 OF SECTION 17, T. 28, R. 23, CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

ALTA SURVEY

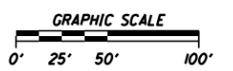
AL6
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9/16/2012

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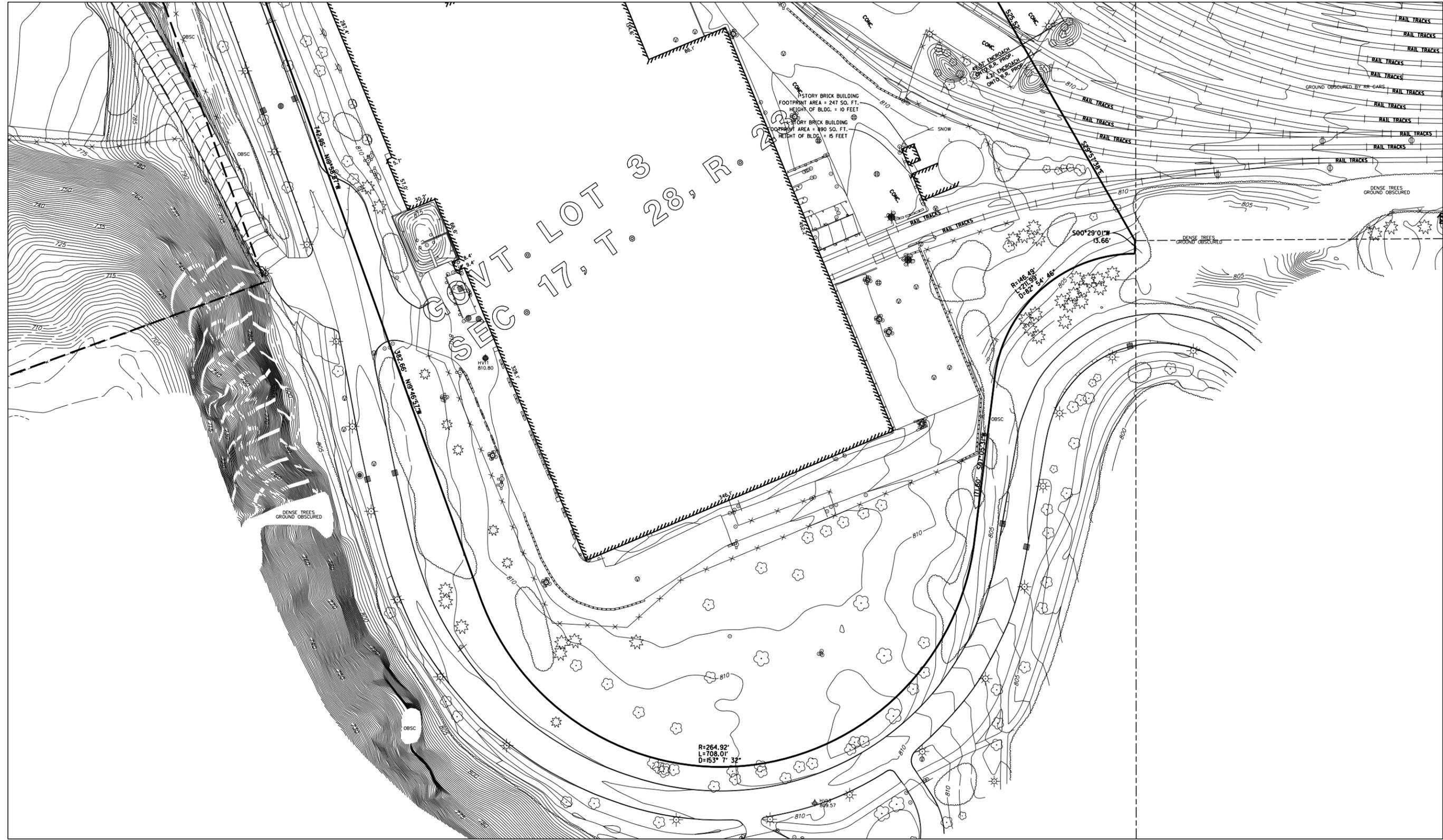


LEGEND



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



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ALTA SURVEY

AL8
AL8

9/16/2012

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LEGEND

Headwall	Light Pole	Fire Hydrant	Power Tower	Post	Fence
Drain	Cover Plate	Guy Wire	Power Pole	Coniferous Tree	Tree/Brush Line
Traffic Light	Storm MH	Post Mount Sign	Catch Basin	Deciduous Tree	Guardrail

