



**Planning Commission –AGENDA**  
**June 10, 2024 - 6:30 P.M.**  
**Foley City Hall**

1. Approve the agenda.
  
2. Approve the Planning Commission Minutes.
  - February 12, 2024
  
3. City Council Update
  
4. Blow Molded Specialties (UMI) – Site Plan for Building Expansion
  - Plans and staff comments provided.
  - 
  -
  
5. Other Business
  
6. Next Meeting Date
  -
  
7. Adjourn

**Current Planning Members:**

Bill Bronder, Candice Kantor, Jeff Gondeck, Rosalie Musachio, Deb Mathiowetz, Jonathan Brenny

## City of Foley Site Plan Review Application

Street Location of Property: 222 Bronder Drive

Legal Description of Property: \_\_\_\_\_

Current Zoning of Property: I2- Industrial Proposed Zoning: I2- Industrial

Type of Request: warehouse expansion

\*\*\* (Attach narrative describing details of project scope) \*\*\*

Property Owner: Blow Molded Specialties  
Name  
222 Bronder Dr.  
Address  
Foley, MN 56329

320-968-7251  
Phone:  
 \_\_\_\_\_  
Fax:  
doug.vonarb@blowmolded.com  
Email

Applicant: Rice Companies  
Name  
1019 Industrial Dr. S  
Address  
Sauk Rapids, MN 56379

320-252-0404  
Phone:  
 \_\_\_\_\_  
Fax:  
ron.molitor@ricecompanies.com  
Email

**Type of Request & Fee Amount:**

<input type="checkbox"/> Rezoning/Amendment	\$250.00
<input type="checkbox"/> Conditional Use Permit	\$250.00
<input type="checkbox"/> Variance	\$250.00
<input type="checkbox"/> Planned Unit Development	\$250.00

<input type="checkbox"/> Preliminary Plat	\$500.00
<input type="checkbox"/> Final Plat	\$
<input type="checkbox"/> Annexation	\$400.00 +
<input checked="" type="checkbox"/> Site Plan Review/Other	\$
<b>Total Fees Paid</b>	<b>\$</b>

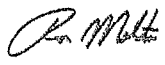
Has a request been made previously on this property?  Yes  No Explain: \_\_\_\_\_


*This application must be completed in full, be typewritten or clearly printed, and must be accompanied by all information, supporting documents and plans as required by applicable City Ordinance provisions. A determination of completeness of the application shall be made within ten business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant.*

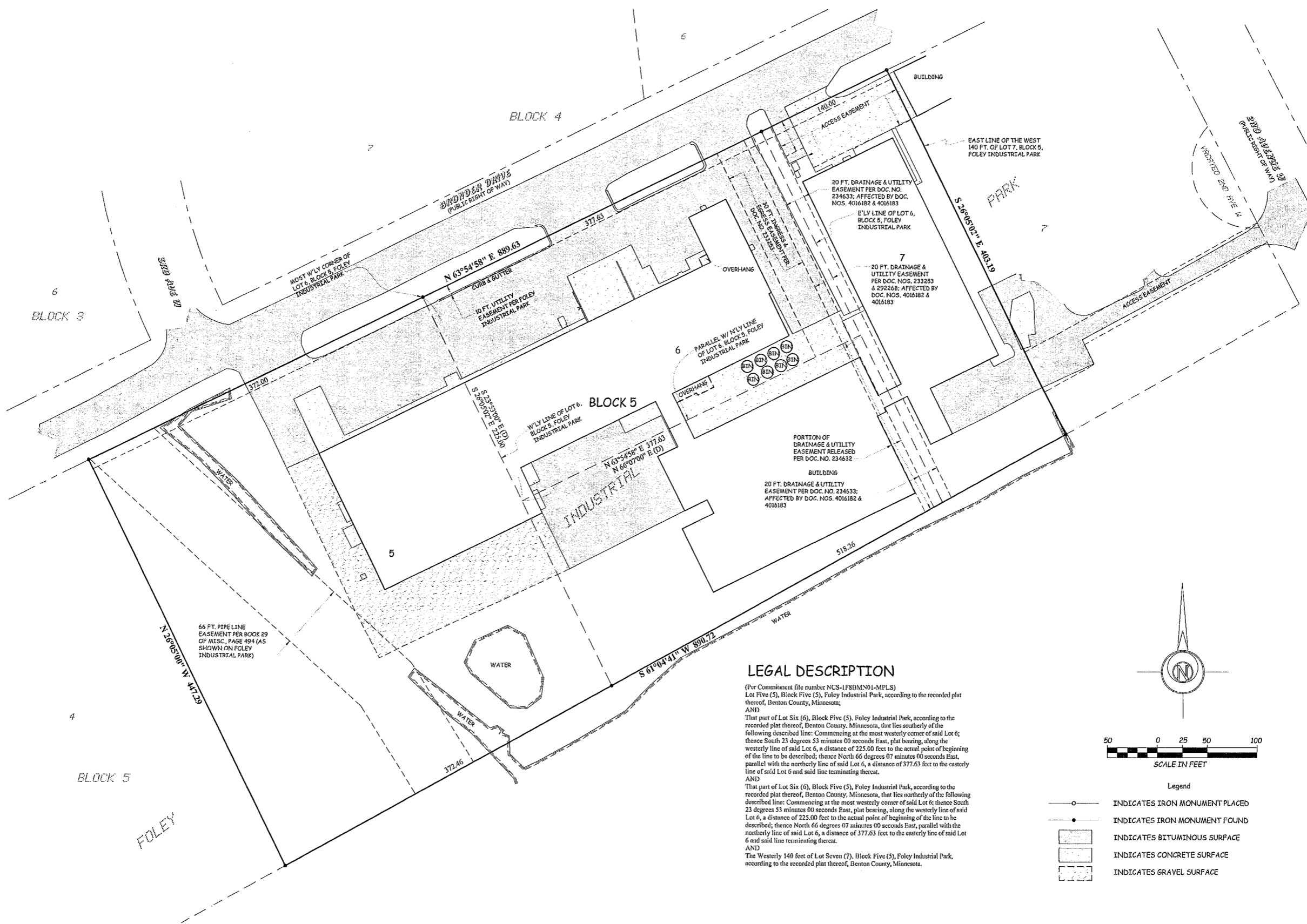
*This is to certify that I am making application for the described action by the City and that I am responsible for all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application. I have attached a copy of proof of ownership (either copy of Owner's Duplicate Certificate of Title, Abstract of Title or purchase agreement), or I am the authorized person to make this application and the fee owner has also signed this application.*

- Supporting Documents Attached
- Appropriate Fees Paid
- Review by City Staff
- Completed Application Accepted

Application Filed: \_\_\_\_\_  
 Date Fees Paid: \_\_\_\_\_  
 Staff Initials: \_\_\_\_\_  
 Date Application Accepted: \_\_\_\_\_

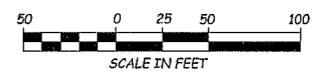
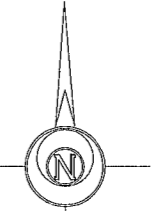
  
 Signature of Applicant 5/16/24  
Date

 5/16/24  
 Signature of Fee Owner Date



**LEGAL DESCRIPTION**

(Per Commitment file number NCS-1F8BM01-MPLS)  
 Lot Five (5), Block Five (5), Foley Industrial Park, according to the recorded plat thereof, Benton County, Minnesota;  
 AND  
 That part of Lot Six (6), Block Five (5), Foley Industrial Park, according to the recorded plat thereof, Benton County, Minnesota, that lies southerly of the following described line: Commencing at the most westerly corner of said Lot 6; thence South 23 degrees 53 minutes 00 seconds East, plat bearing, along the westerly line of said Lot 6, a distance of 225.00 feet to the actual point of beginning of the line to be described; thence North 66 degrees 07 minutes 00 seconds East, parallel with the northerly line of said Lot 6, a distance of 377.63 feet to the easterly line of said Lot 6 and said line terminating thereat.  
 AND  
 That part of Lot Six (6), Block Five (5), Foley Industrial Park, according to the recorded plat thereof, Benton County, Minnesota, that lies northerly of the following described line: Commencing at the most westerly corner of said Lot 6; thence South 23 degrees 53 minutes 00 seconds East, plat bearing, along the westerly line of said Lot 6, a distance of 225.00 feet to the actual point of beginning of the line to be described; thence North 66 degrees 07 minutes 00 seconds East, parallel with the northerly line of said Lot 6, a distance of 377.63 feet to the easterly line of said Lot 6 and said line terminating thereat.  
 AND  
 The Westerly 140 feet of Lot Seven (7), Block Five (5), Foley Industrial Park, according to the recorded plat thereof, Benton County, Minnesota.



- Legend
- INDICATES IRON MONUMENT PLACED
  - INDICATES IRON MONUMENT FOUND
  - INDICATES BITUMINOUS SURFACE
  - INDICATES CONCRETE SURFACE
  - INDICATES GRAVEL SURFACE

**NOTE:** THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

1004 2nd ST. SE  
 WILLMAR, MN 56201  
 PH. 320-235-4012

340 CHAPEL HILL RD.  
 COLD SPRING, MN 56320  
 PH. 320-685-5905

1250 HWY 15 SOUTH  
 HUTCHINSON, MN 55350  
 PH. 320-234-1223

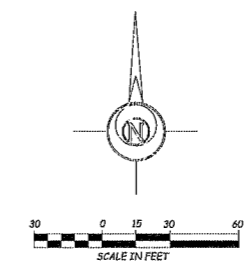
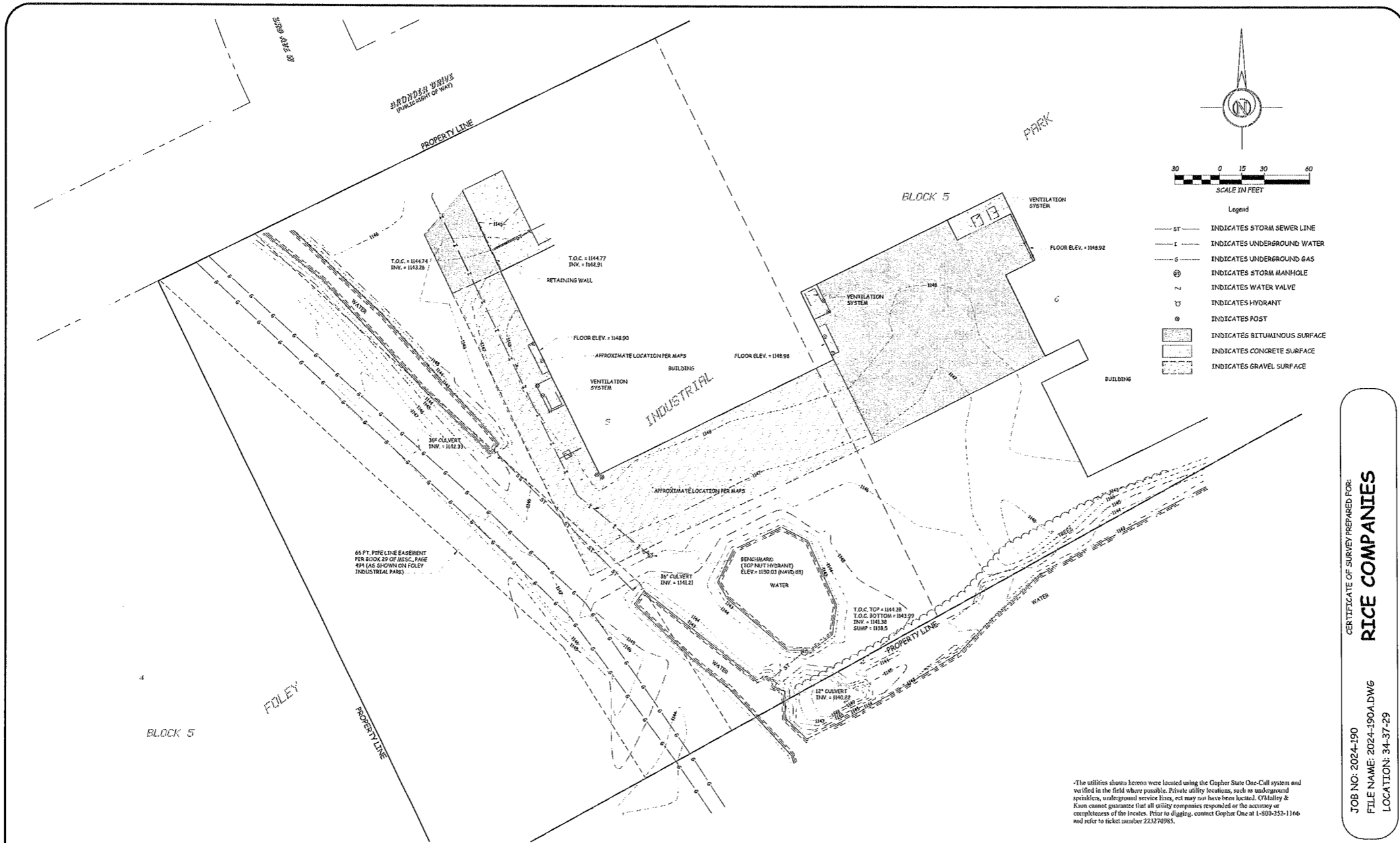
CERTIFICATE OF SURVEY PREPARED BY:  
**O'MALLEY & KRON**  
 LAND SURVEYORS, INC.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 DANIEL M. KRON  
 MINNESOTA REGISTRATION NO. 42621  
 DATE: 04-23-2024

SHEET 1 OF 1

CERTIFICATE OF SURVEY PREPARED FOR:  
**RICE COMPANIES**  
 JOB NO: 2024-190  
 FILE NAME: 2024-190.DWG  
 LOCATION: 34-37-29

C:\Users\willh\OneDrive\Documents\Specialties\PROJECT FILES\2024\BUILDING ADDITION\CAD\SHETS\BAMS - 1.DWG



- Legend
- ST — INDICATES STORM SEWER LINE
  - - - - - INDICATES UNDERGROUND WATER
  - G - INDICATES UNDERGROUND GAS
  - ⊕ INDICATES STORM MANHOLE
  - ⊕ INDICATES WATER VALVE
  - ⊕ INDICATES HYDRANT
  - ⊕ INDICATES POST
  - [Pattern] INDICATES BITUMINOUS SURFACE
  - [Pattern] INDICATES CONCRETE SURFACE
  - [Pattern] INDICATES GRAVEL SURFACE

CERTIFICATE OF SURVEY PREPARED FOR:  
**RICE COMPANIES**  
 JOB NO: 2024-190  
 FILE NAME: 2024-190A.DWG  
 LOCATION: 34-37-29

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DANIEL M. KRON  
MINNESOTA REGISTRATION NO. 42621  
DATE: 04-23-2024

SHEET 1 OF 1

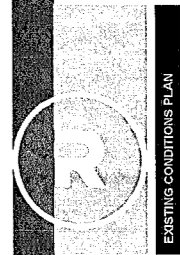
The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines, ect may not have been located. O'Malley & Kron cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800-252-1166 and refer to ticket number 223270785.

REVISIONS	DATE	DESCRIPTION

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Huston  
LIC. No. 44564  
Date: 05-16-2024

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EXISTING CONDITIONS PLAN

C101





Call 48 Hours before digging  
811 or call 811.com  
Common Ground Alliance



10000 2024  
PRICE COMPANIES, INC.  
1010 Industrial Dr. S. Eau Claire, WI 54601  
1000 1st St. S. Eau Claire, WI 54601  
1000 N. Victory St. Eau Claire, WI 54601  
1000 Technology Plaza, Eau Claire, WI 54601  
1000 N. Canal Ave. Eau Claire, WI 54601

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		VEGETATION
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		BACK & GUTTER FLOW LINE CURB ELEVATIONS
		FLOW DIRECTION
		EMERGENCY OVERFLOW

### GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOO OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 4:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

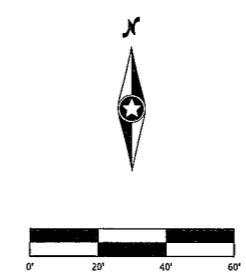
**BUILDING PERMIT SET**  
**BLOW MOLDED BUILDING ADDITION**  
222 BRONDER DRIVE, FOLEY, MN 56329

REVISIONS	NUMBER	DATE	DESCRIPTION
1			
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I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

*William R. Huston*  
William R. Huston  
Lic. No. 44984  
Date: 05/10/2024

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**C301**

Project Number: BSC22083  
C:\Users\will\Documents\BSC22083\BLOW MOLDED BUILDING ADDITION\CAD\CHSHEETS\BAS - GRD1.DWG

PROJECT NUMBER: 56232068  
C:\USERS\WILLIAM\DRAWINGS\CAD\CAD\PROJECT FILES\2024 BUILDING ADDITION\DWG\UTIL\DWG - UTIL.DWG

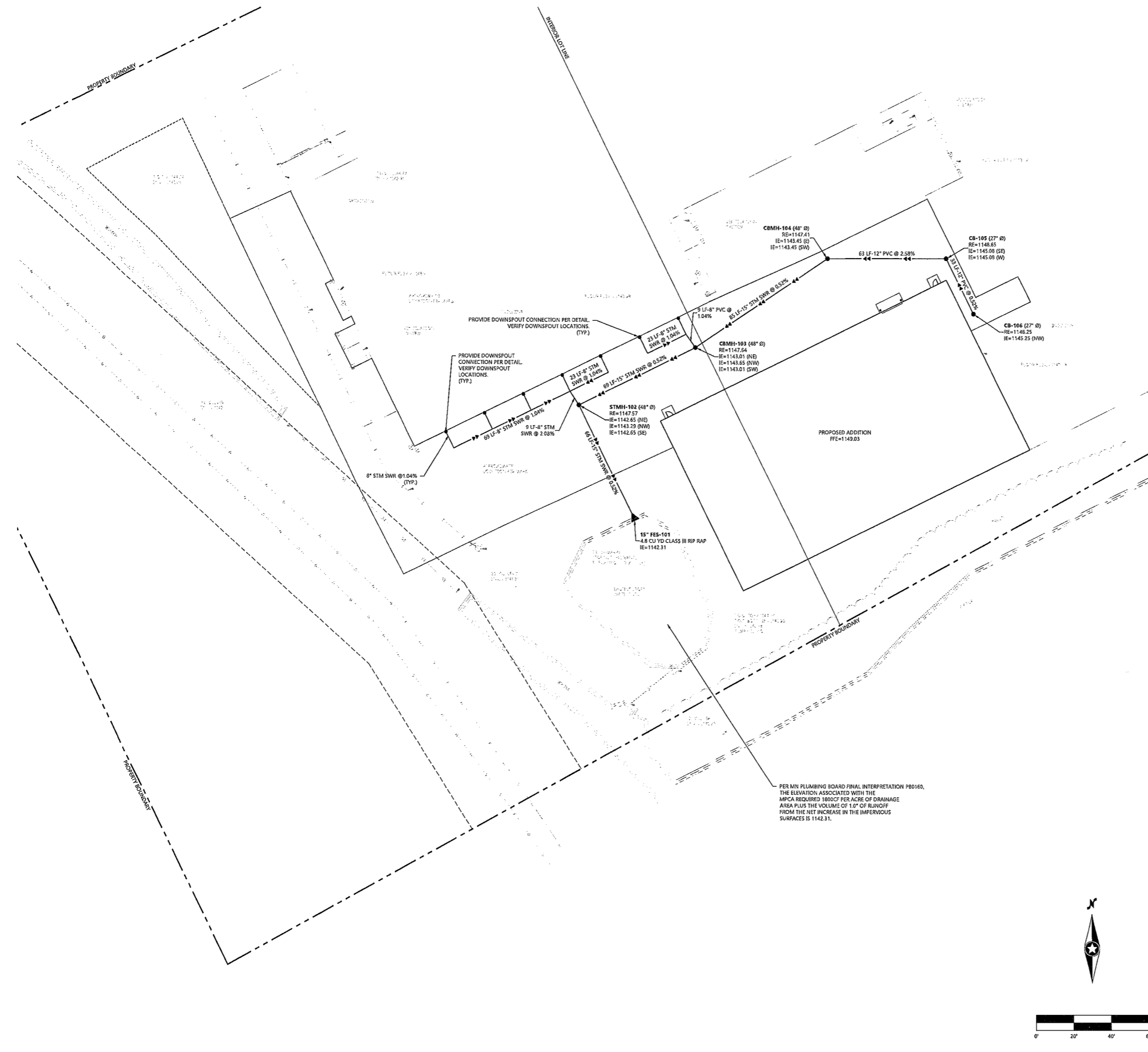
Call 48 Hours before digging:  
811 or call 811.com  
Common Ground Alliance

**PRICE COMPANIES**  
RICE COMPANIES  
1310 21st Avenue S., East Rutherford, NJ 07073  
1719 Industrial Pk. B., East Rutherford, NJ 07073  
2000 W. 1st Avenue, St. Paul, MN 55102  
2011 W. 1st Avenue, St. Paul, MN 55102  
2011 Veterans Blvd., St. Paul, MN 55104  
1500 Technology Drive, St. Paul, MN 55108  
1017 N. Cedar Ave., St. Paul, MN 55105

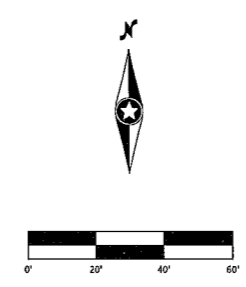
EXISTING	PROPOSED	
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---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE

**GENERAL STORM SEWER NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL STORM SEWER MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INVERSELY WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
8. UTILITY SERVICES TYPICALLY TERMINATE 2' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
9. STORM SEWER PIPE:
  - A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
  - B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH #4 GASKETS.
  - C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D3321.
  - D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE PER ASTM D3034 (SDR 26 AND 35) OR ASTM D2665 (SCH 40). PVC PIPE SHALL BE INSTALLED PER ASTM D2321.
  - E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A795 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED OUTSIDE OF A PUBLIC EASEMENT AND/OR RIGHT-OF-WAY.
  - F. PERFORATED SUBSOIL DRAINS SHALL BE EITHER PE PIPE PER ASTM F667 OR PVC PIPE PER ASTM D2729.
  - G. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATER TIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER SHALL BE TESTED PER MINNESOTA PLUMBING CODE, SECTION 712, EXCEPT AS PROVIDED IN SECTION 1107.
10. SEWERS CROSSING ABOVE OR LESS THAN 12 INCHES BELOW A WATER SERVICE MUST BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING PER THE MINNESOTA PLUMBING CODE, SECTIONS 609.2, 720.1, AND TABLE 701.2.
11. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.6.
12. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
13. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.



PER MN PLUMBING BOARD FINAL INTERPRETATION PB0160, THE ELEVATION ASSOCIATED WITH THE MPCA REQUIRED 1800CF PER ACRE OF DRAINAGE AREA PLUS THE VOLUME OF 1.0" OF RUNOFF FROM THE NET INCREASE IN THE IMPERVIOUS SURFACES IS 1142.31.



**BUILDING PERMIT SET**  
**BLOW MOLDED BUILDING ADDITION**  
222 BRONDER DRIVE, FOLEY, MN 56329

REVISIONS  
DATE DESCRIPTION  
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I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

*William R. Huston*  
William R. Huston  
Lic. No. 44584  
Date: 05.10.24

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**PRICE COMPANIES**  
RICE COMPANIES  
LIC. NO. 44584  
DATE: 05.10.24  
**C401**  
UTILITY PLAN

Call 48 Hours before digging  
811 or call811.com  
Common Ground Alliance



2024-2025  
PRICE COMPANIES CORP.  
1017 Polaris Dr. & Bank Ave. St. Paul, MN 55109  
1001 1st St. S. Minneapolis, MN 55403  
2511 N. Victory Dr. & 100th St. Minneapolis, MN 55401  
15211 Victoria Blvd. S. Fargo, ND 58104  
1101 Technology Plaza, Ste 300, Cedar Falls, IA 50613  
1017 N. Cash Ave., Sioux Falls, SD 57104

**EROSION CONTROL LEGEND**

EXISTING	PROPOSED	
		PROPERTY LINE
		INTERCONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		HEAVY DUTY SILT FENCE
		REDUNDANT SILT CONTROL
		BOROLL PERIMETER CONTROL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		GRADING LIMITS
		CONSTRUCTION ENTRANCE
		SOD
		EROSION CONTROL BLANKET WITH MNDOT SEED MIX 25-131
		MNDOT SEED MIX 25-131 (HYDROMULCHED)
		INLET PROTECTION
		CONCRETE WASHOUT

**GENERAL EROSION CONTROL NOTES**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VISIBLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND/OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDINGS, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
  - TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
  - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE.
  - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-131 (COMMERCIAL TURF) AT 220-POUNDS PER ACRE.
  - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
  - FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR BONDED FIBER MATRIX HYDROMULCH IS REQUIRED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

**BUILDING PERMIT SET**

**BLOW MOLDED BUILDING ADDITION**  
222 BRONDER DRIVE, FOLEY, MN 56329

REVISIONS	NUMBER	DATE	DESCRIPTION

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 Engineer under the laws of the State of Minnesota.

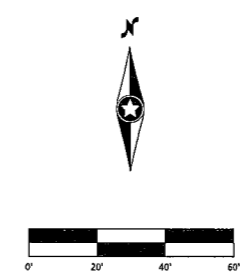
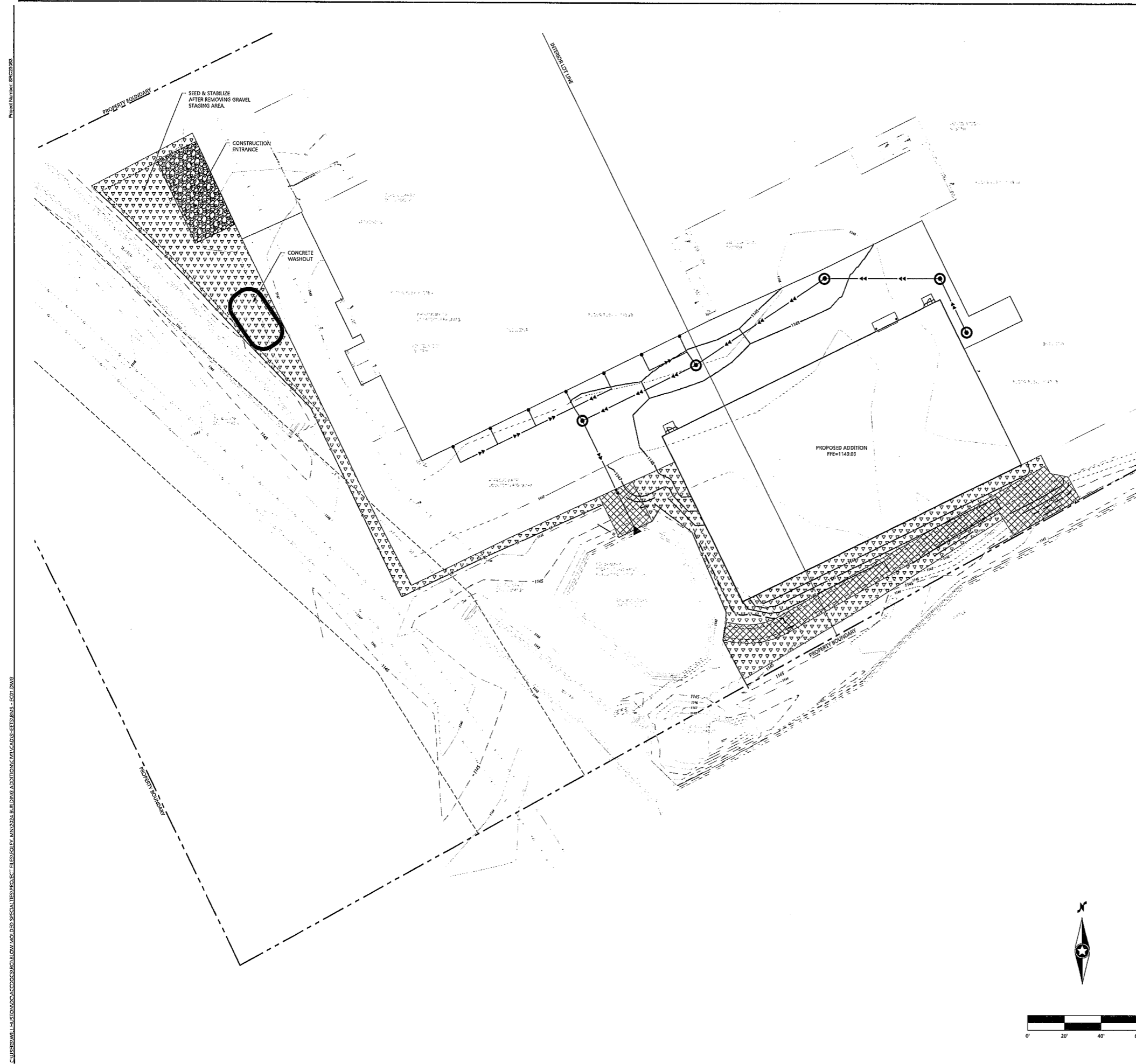
*William R. Huston*  
William R. Huston  
Lic. No. 44294  
Date: 05-10-24

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**C501**

CM5 05.10.24  
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Project Number: BRC202405  
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RICE COMPANIES	
1111 North 2nd St., Suite 100, Fargo, ND 58102	701.785.1111
1301 1st St. S., Suite 100, Grand Forks, ND 58103	701.785.1111
2601 N. Victoria Dr., Suite 100, Moorhead, MN 56501	218.836.1111
3601 Victoria Blvd., E., Fargo, ND 58104	701.785.1111
304 Technology Pkwy., Box 200, Cassel Falls, IA 50513	515.785.1111
1611 N. Cedar Ave., Moorhead, MN 56501	218.836.1111

**BUILDING PERMIT SET**

**BLOW MOLDED BUILDING ADDITION**

2024 PROPOSED BUILDING ADDITION

222 BRONDER DRIVE, FOLEY, MN 56329

**SWPPP NARRATIVE**

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE: JULY 31, 2028) PROVIDES A FRAMEWORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT BLOW MOLDED. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:  
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION  
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION  
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION  
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR BLOW MOLDED SHALL BE CONSIDERED PART OF THE SWPPP

**PROJECT LOCATION**  
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR BLOW MOLDED IN FOLEY, MN. THE SITE IS LOCATED IN THE SOUTHEAST OF THE INTERSECTION OF 3RD AVE. WEST AND BRONDER DR.

**PROJECT CONTACT INFORMATION**

<b>COMPANY NAME</b>	OWNER/DEVELOPER BLOW MOLDED SPECIALTIES	CONTRACTOR RICE COMPANIES
<b>CONTACT:</b>	RON MOLITOR	RON MOLITOR
<b>ADDRESS:</b>	222 BRONDER DR. FOLEY, MN 56329	1019 INDUSTRIAL DRIVE SOUTH SALUK RAPIDS, MN 56379
<b>PHONE:</b>	320.968.7511	320.252.0404
<b>E-MAIL:</b>		RON.MOLITOR@RICECOMPANIES.COM

IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

<b>COMPANY:</b>	SWPPP DESIGNER RICE COMPANIES	SWPPP INSPECTION:	BMP INSTALLER:
<b>CONTACT:</b>	WILL HUSTON		
<b>ADDRESS:</b>	1019 INDUSTRIAL DRIVE SOUTH SALUK RAPIDS, MN 56379		
<b>PHONE:</b>	320.252.0404		
<b>E-MAIL:</b>	WILL.HUSTON@RICECOMPANIES.COM		
<b>TRAINING COURSES/ENTITY:</b>	UNIV. OF MN. - DESIGN OF SWPPP		
<b>EXPIRATION DATE:</b>	MAY 31, 2027		

**OWNER/OPERATOR RESPONSIBILITIES**

- OWNER**
- DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL.
  - SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI).
  - COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT.
  - SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROJECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 1 MILE OF SITE DISCHARGE.
  - KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFERS/SUBDIVISION).
  - SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPLETE.
  - SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION.
  - IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM.
  - DEVELOP CHAIN OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE.
  - IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS.
  - IMPLEMENT SWPPP.

**OPERATOR**

- COMPLETION OF AN ACCURATE NOI WITH THE OWNER.
- COMPLIANCE WITH PERMIT AND SWPPP.
- KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL, WHOLE, CONTRACTOR, BUILDER, ETC).
- COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.
- SHALL NOT DISTURB MORE LAND THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED.

**PROJECT DESCRIPTION**

THE SITE IS APPROXIMATELY 8 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, A BUILDING ADDITION, STORMSEWER, AND PAVEMENT.

PROJECT AREA = 2.5-AC
DISTURBED AREA = 1.2-AC
EXISTING IMPERVIOUS IN DISTURBED AREA = 0.6-AC
PROPOSED IMPERVIOUS IN DISTURBED AREA = 0.9-AC

**PRE-DEVELOPMENT SITE CONDITIONS**  
THE EXISTING SITE IS AN OPERATING COMMERCIAL/INDUSTRIAL FACILITY. THE ADDITION IS GOING IN AN AREA THAT WAS DISTURBED DURING PREVIOUS PHASES. THE EXISTING VEGETATION IS TURF GRASS. THERE ARE NO KNOWN SOURCES OF CONTAMINATION OR POLLUTION. STORMWATER FROM THE SITE DRAINS TO AN EXISTING WET STORMWATER POND THAT WAS CONSTRUCTED DURING THE PREVIOUS PHASE AND SIZED FOR THE CURRENT IMPROVEMENTS. THE SITE DISCHARGES TO THE UNNAMED DITCH TO THE SOUTH AND ULTIMATELY TO THE ST. FRANCIS RIVER.

**SOIL TYPES**

THE SITE CONTAINS HSG B/D SOILS PER THE WEB SOIL SURVEY.

**POST-DEVELOPMENT SITE CONDITIONS**

THE PROPOSED IMPROVEMENTS WILL CONSIST OF A BUILDING ADDITION AND PAVING THE EXISTING GRAVEL PARKING LOT. THERE WILL BE NO CHANGE TO THE EXISTING STORMWATER POND OR OVERALL DRAINAGE PATTERNS.

**STORM WATER MANAGEMENT PLAN**

THE TEMPORARY STORMWATER MANAGEMENT PLAN WILL CONSIST OF SILT FENCE AND SOIL STABILIZATION.

THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF THE EXISTING POND THAT WAS SIZED FOR THE CURRENT IMPROVEMENTS.

REFER TO THE BLOW MOLDED STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, AND STORM WATER MANAGEMENT CALCULATIONS.

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

**SPECIAL AND/OR IMPAIRED WATERS WITHIN 1 MILE OF THE PROJECT SITE**

NAME: NONE  
IMPAIRMENT: NONE  
DISTANCE AND DIRECTION FROM SITE: NONE

**POTENTIAL STORM WATER POLLUTANTS**

POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMP'S, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT / DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OILS/FLUIDS	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
CEASE	CONTRACTOR	SECONDARY CONTAINMENT / DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING OVER AND MAINTAINED
SOIL AMENDMENTS	VARIOUS	SECONDARY CONTAINMENT
LANDSCAPING MATERIALS	LANDSCAPE CONTRACTOR	CONTRACTOR RESPONSIBLE
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE / MORTAR	MOBILE MIXER	S.C.T. WASHOUT AREA

**CONSTRUCTION SEQUENCE**

THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN. ANY SEDIMENT CONTROL MAJOR OF SOIL MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS.
2. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
3. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
4. CLEAR AND GRUB SITE.
5. STRIP AND STOCKPILE TOPSOIL.
6. ROUGH GRADE OF SITE.
7. STABILIZE DENUDED AREAS AND STOCKPILES.
8. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
9. INSTALL INLET PROTECTION AROUND CATCH BASINS.
10. INSTALL STREET SECTIONS.
11. INSTALL CURB AND GUTTER.
12. INSTALL PAVEMENT.
13. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC).
14. FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED AND MULCH.
15. REMOVE ACCUMULATED SEDIMENT.
16. FINAL GRADE.
17. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOO AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

**CONSTRUCTION NOTES**

IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE OR ANY DISCHARGE OF HAZARDOUS MATERIAL OF REPAIRABLE QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-425-9798.

**TIMING OF BMP INSTALLATION**

THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

**PRIOR TO START OF CONSTRUCTION:**

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:

1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
2. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.

**DURING CONSTRUCTION:**

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:

1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN 14 DAYS OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX 150, APPLIED AT A RATE OF 40 LBS/ACRE, SHALL BE USED PRIOR TO WINTER. IF SITE NOT SOODED.
3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN 14 DAYS.
6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON UP ACCORDING TO THE STANDARD DETAIL.
8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
9. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER.
11. INSPECT POLLUTION CONTROL MEASURES.

**INLET SEDIMENT CONTROL BMP REMOVAL:**

IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

**UPON COMPLETION OF CONSTRUCTION ACTIVITIES:**

PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE:

1. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
4. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

**PERMANENT VEGETATION ESTABLISHMENT**

PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE DOI SPECIFICATIONS FOR DORMANT SEEDING.

**SWPPP INSPECTIONS AND MAINTENANCE**

**EROSION AND SEDIMENT CONTROL INSPECTIONS:**

CONSTRUCTION ACTIVITY, ALL SUPPORT ACTIVITIES, AND AREAS ADJACENT TO THE PROJECT MUST BE INSPECTED USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPP AND THE MPCA MN R100001 PERMIT. ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN.

**INSPECTION SCHEDULE:**

- PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.3, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/4 INCH IN 24 HOURS.
- INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE.
- WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT.
- WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
- FOR PROJECTS WHERE A POLLINATOR HABITAT OR NATIVE PRAIRIE TYPE VEGETATED COVER IS BEING ESTABLISHED, INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH IF THE SITE HAS TEMPORARY VEGETATION WITH A DENSITY OF 70% TEMPORARY UNIFORM COVER. IF AFTER 24 MONTHS NO SIGNIFICANT EROSION PROBLEMS ARE OBSERVED, INSPECTIONS MAY BE SUSPENDED COMPLETELY UNTIL THE TERMINATION REQUIREMENTS IN SECTION 13 HAVE BEEN MET.

**SCOPE OF INSPECTION SHALL INCLUDE:**

1. DATE AND TIME OF INSPECTIONS; AND
2. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
3. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
4. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
5. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
6. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E. COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
7. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS; AND
8. ALL PHOTOGRAPHS OF DISTURBING ACTIVITIES AND DOCUMENTATION OF NUISANCE CONDITIONS RESULTING FROM DEWATERING ACTIVITIES AS DESCRIBED IN SECTION 10; AND
9. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

**MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES**

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

1. ALL NON-FUNCTIONAL BMP'S - OBSERVED CONDITION: SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMES, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE WITHIN 72 HOURS OF DISCOVERY.
3. INLET PROTECTION BMP'S, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION: SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVE/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO 2/3 OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FROM THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

**TERMINATION OF COVERAGE**

THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:

1. ALL CONSTRUCTION ACTIVITY IS COMPLETE, TEMPORARY SYNTHETIC BMP'S ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACHIEVED WITH VEGETATIVE AND/OR NON-VEGETATIVE COVER. THE NOTICE OF TERMINATION FORM FROM THE PCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE. UPON MIDNIGHT OF THE POST MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA. OR:
2. WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE IN ITS ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP, THE TERMINATION IS EFFECTIVE UPON MIDNIGHT OF THE SUBMISSION DATE OF THE NOI. IF A PORTION OF THE SITE IS TRANSFERRED (I.E. OUTLOTS, LOTS/BLOCKS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MIDNIGHT OF THE SUBMISSION DATE. OR:
3. PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
  - a. CONSTRUCTION ACTIVITY HAS CEASED FOR 90 DAYS; AND
  - b. AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER; AND
  - c. WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
  - d. THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.2 THROUGH 13.7.
4. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE PCA WITH THE NOI FORM AND IS SUBJECT TO PCA APPROVAL.

WHEN SUBMITTING THE NOI PERMITTEES MUST INCLUDE EITHER GROUND OR AERIAL PHOTOGRAPHS SHOWING THE REQUIREMENTS OF 13.2 HAVE BEEN MET. PERMITTEES ARE NOT REQUIRED TO TAKE PHOTOGRAPHS OF EVERY DISTINCT PART OF THE SITE, HOWEVER THE CONDITIONS PHOTOGRAPHED MUST BE SUBSTANTIALLY SIMILAR TO THOSE AREAS THAT ARE NOT PHOTOGRAPHED. PHOTOGRAPHS MUST BE CLEAR AND IN FOCUS AND MUST INCLUDE THE DATE THE PHOTO WAS TAKEN.

**SWPPP BMP QUANTITIES**

SILT FENCE	607 LF
INLET PROTECTION	5 EACH
PERMANENT SEED MIX	.33 ACRES
MULCH	.33 ACRES
EROSION CONTROL BLANKET	3,129 SF
ROCK CONSTRUCTION ENTRANCE	1 EACH
STREET SWEEPING	AS NEEDED

**ANTICIPATED CONSTRUCTION SCHEDULE**

SITE GRADING	SUMMER 2024
UTILITIES	SUMMER 2024
BUILDING CONSTRUCTION	SUMMER 2024
FINAL COMPLETION	FALL 2024

REVISIONS	
NUMBER	DESCRIPTION

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 Engineer under the laws of the State of Minnesota.

*William R. Huston*  
William R. Huston

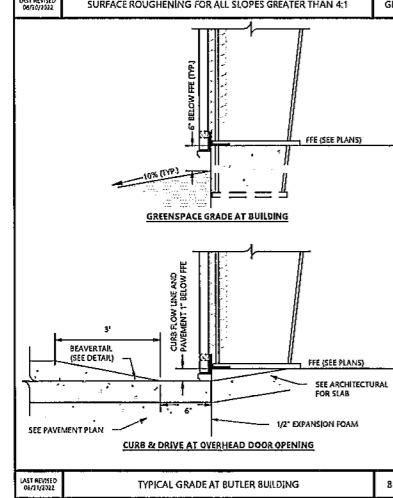
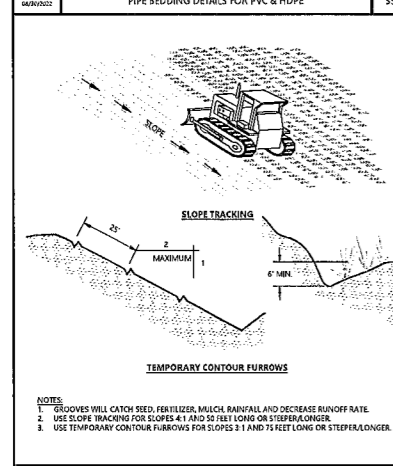
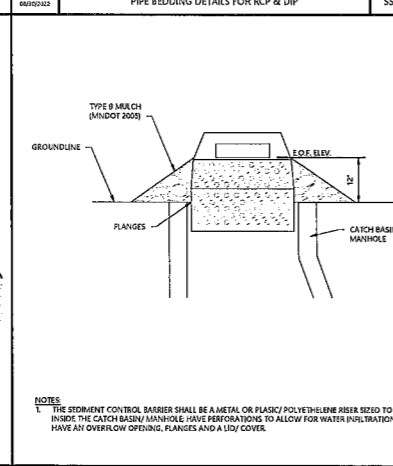
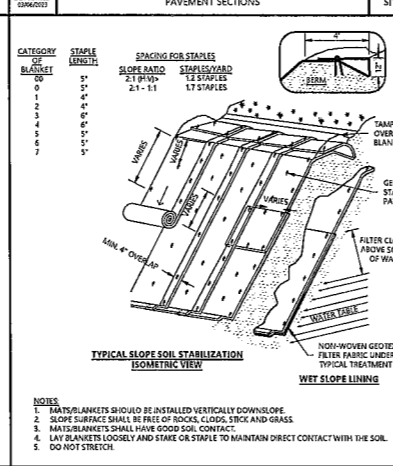
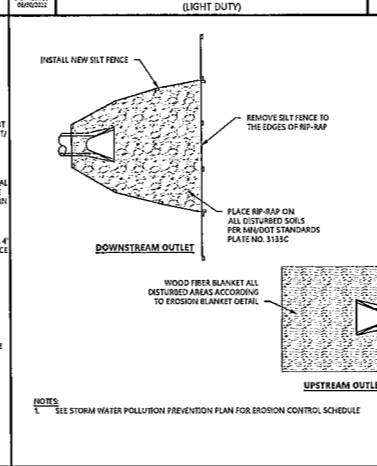
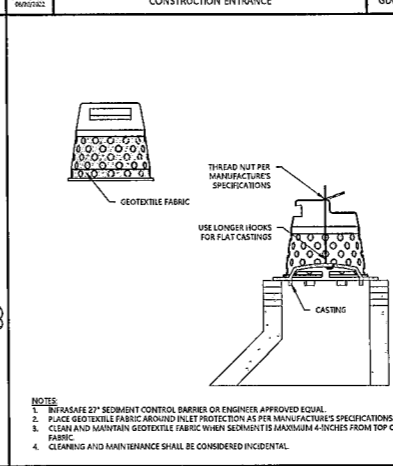
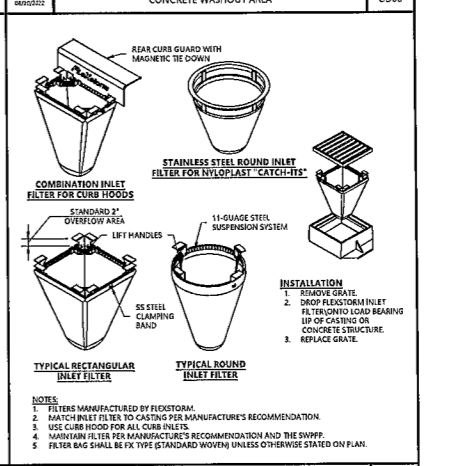
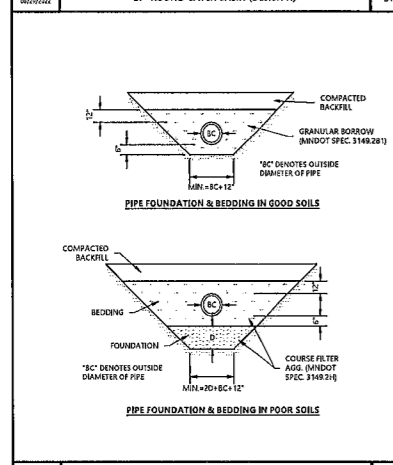
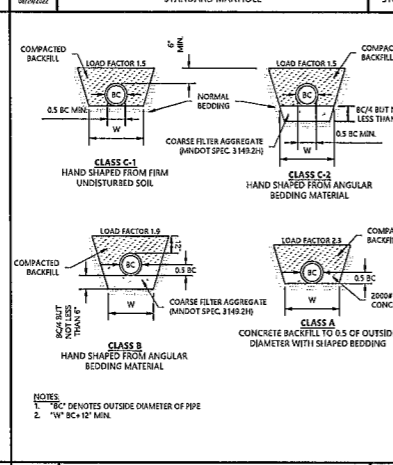
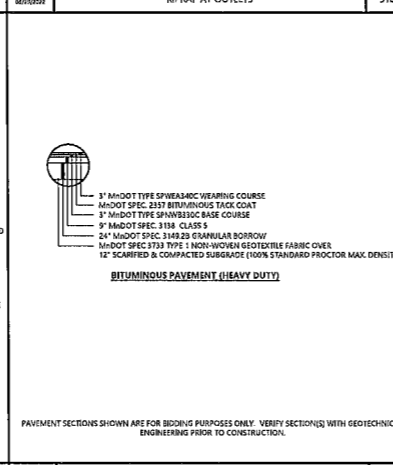
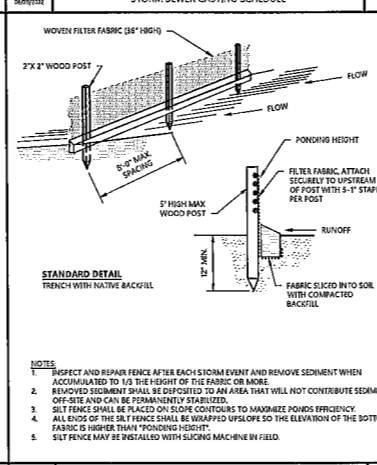
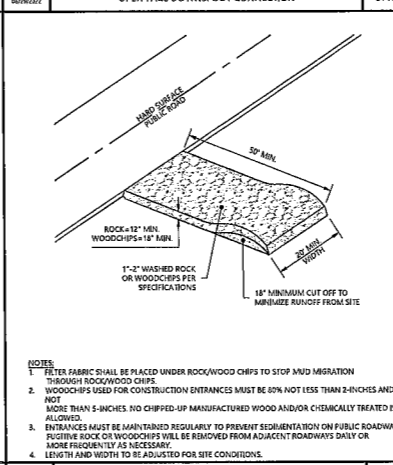
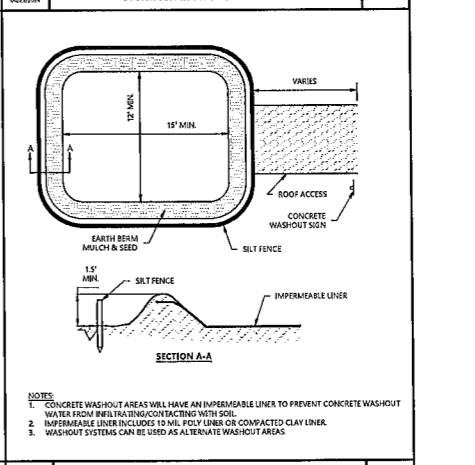
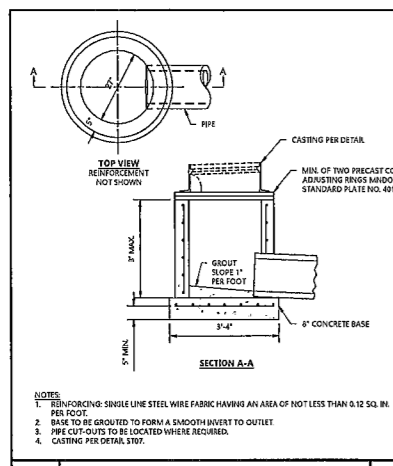
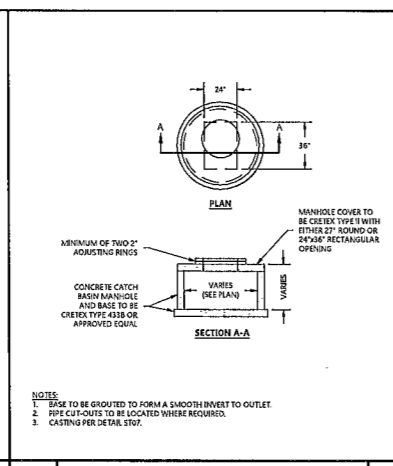
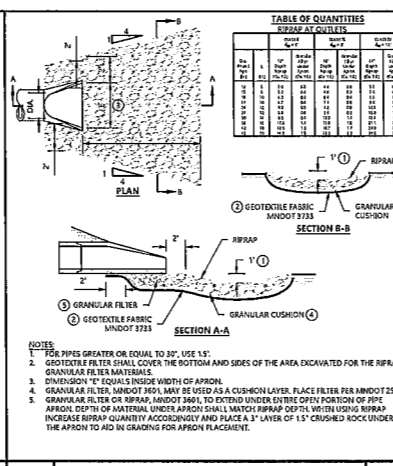
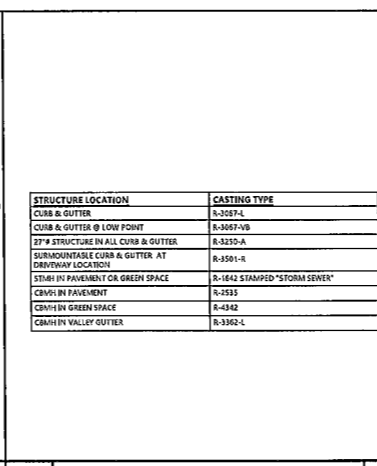
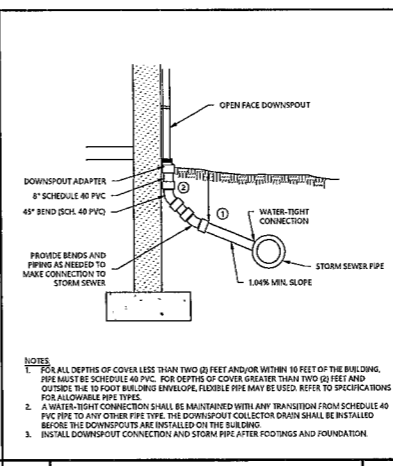
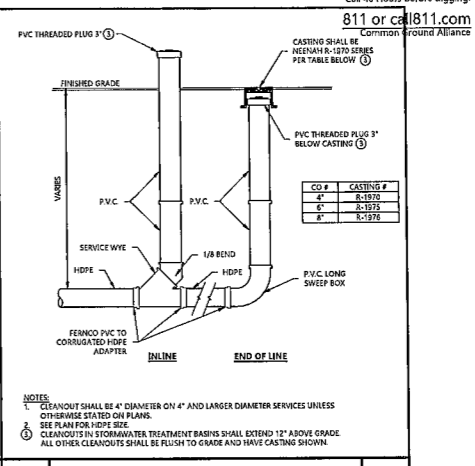
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**C502**





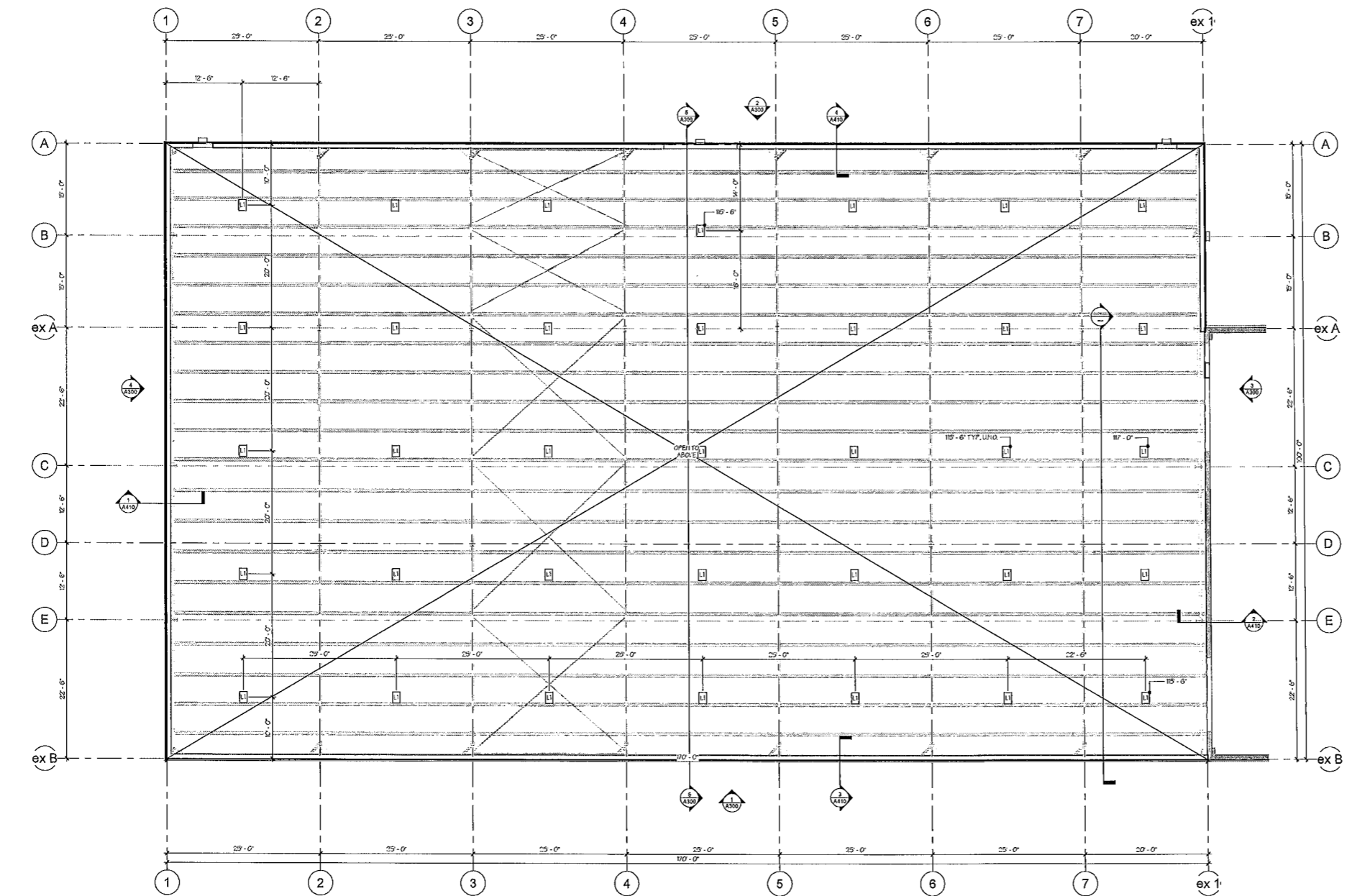




AUTODESK CAD/PLT/BLOW MOLDING SPECIALTIES/BLOW MOLDING SPECIALTIES WEST ADDITION - FOLLEY, MN  
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**BUILDING PERMIT SET**  
**BLOW MOLDED**  
**2024 PROPOSED BUILDING ADDITION**  
 222 BRONDER DRIVE, FOLEY, MN 56329



**1 REFLECTIVE CEILING PLAN**  
 1/8" = 1'-0"

- REFLECTED CEILING PLAN NOTES**
- GENERAL NOTES:**
- SEE FRESH SCHEDULE ON SHEET A230 FOR ANY ADDITIONAL NOTES AND SPECIFICATIONS.
  - ALL SINKER ROOMS, LAUNDRY ROOMS, AND TOILET ROOMS SHALL RECEIVE WASHABLE SUSPENDED CEILING BOARD SYSTEMS.
  - COORDINATE EXTENT OF SPECTRUM WORK WITH FIRE SUPPRESSION SYSTEM CONTRACTOR.
  - ALL REQUIRED SUSPENDED CEILING HANGER WIRES, INCLUDING THOSE REQUIRED FOR LIGHT FIXTURE AND DIFFUSER SUPPORT, BY CEILING SYSTEM INSTALLER.
  - COORDINATE ALL LIGHT FIXTURE SELECTIONS WITH ARCHITECT PRIOR TO INSTALLATION.
  - CEILING SYSTEMS INSTALLED SHALL CONFORM TO ALL MANUFACTURER'S STANDARD REQUIREMENTS, DETAILS, AND INSTALLATION PROCEDURES TO ACHIEVE MAXIMUM PRODUCT SPECIFICATION PERFORMANCE.

DIVISION  
 NUMBER 20 (CEILING)

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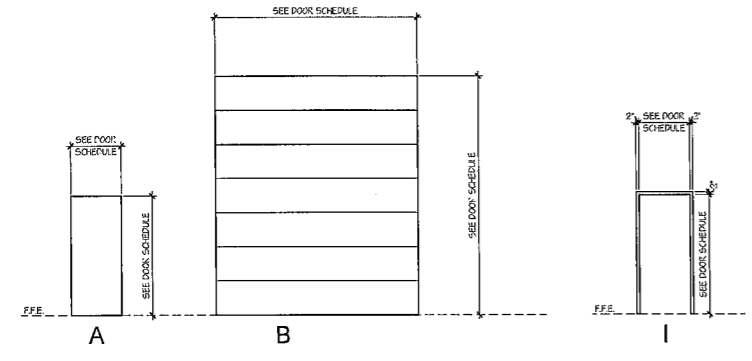
**A211**



**BUILDING PERMIT SET**

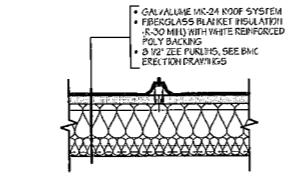
**BLOW MOLDED BUILDING ADDITION**

222 BRONDER DRIVE, FOLEY, MN 56329

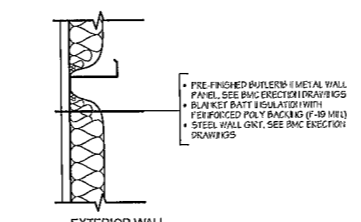


**DOOR TYPES**

**FRAME TYPES**



**ROOF SYSTEMS**



**WALL SYSTEMS**

DOOR SCHEDULE													
MARK	WIDTH	HEIGHT	THICKNESS	DOOR		GLAZING	TYPE	HARDWARE	FIRE RATING	FRAME			COMMENTS
				MATERIAL	FINISH					MATERIAL	FINISH	GLAZING	
100	12'-0"	14'-0"	2"	STEEL	PRE-FINISHED		B						SECTIONAL INSULATED HIGH LIFT O. ER HEAD DOOR WITH OPERATOR
101	12'-0"	14'-0"	2"	STEEL	PRE-FINISHED		B						SECTIONAL INSULATED HIGH LIFT O. ER HEAD DOOR WITH OPERATOR
102	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINT		A			HOLLOW METAL	PAINT		
103	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINT		A			HOLLOW METAL	PAINT		
104	12'-0"	14'-0"	2"	STEEL	PRE-FINISHED		B						SECTIONAL INSULATED HIGH LIFT O. ER HEAD DOOR WITH OPERATOR
105	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINT		A			HOLLOW METAL	PAINT		

HARDWARE GROUPS	
GROUP 3 - EXTENSION, SINGLE	
3 EA. HINGES	HAGER, BR1899, N.P. 4, 1/2" x 4 1/2" x 2 1/2", OR EQUAL
1 EA. ENT. DEVICE	VONDUPON, C21-17-60A, OR EQUAL
1 EA. CLOSER	LEY, 4040, OR EQUAL
1 EA. THRESHOLD	SEE SE 547A, OR EQUAL
1 EA. DRIP	SEE SE 547A, OR EQUAL
1 SET WEATHER STRIP	SEE SE 547A, OR EQUAL
1 EA. SWEEP	SEE SE 547A, OR EQUAL

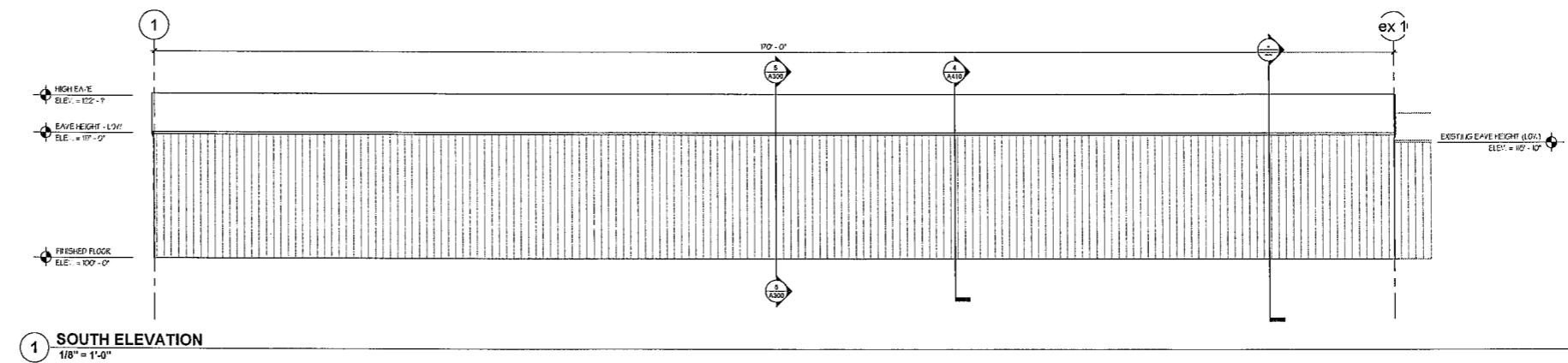
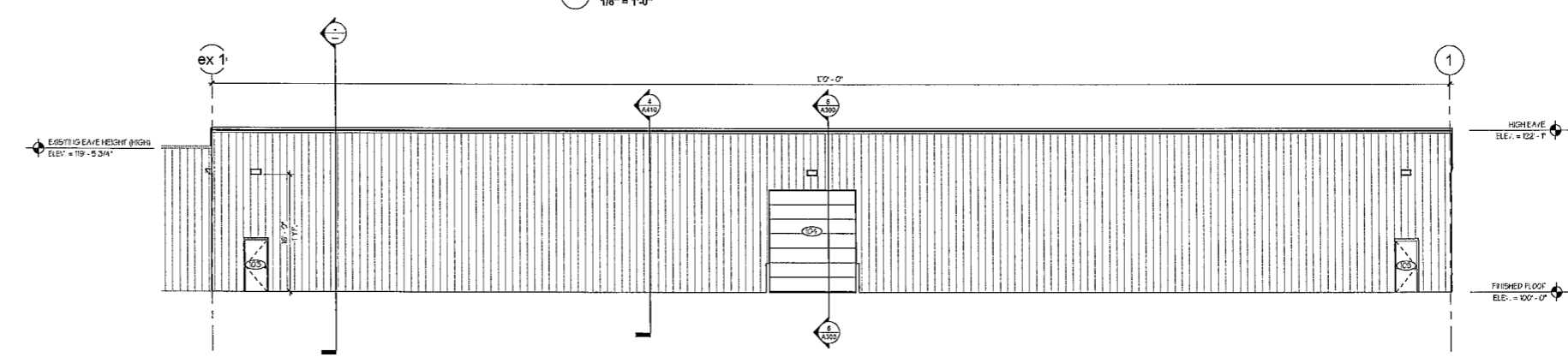
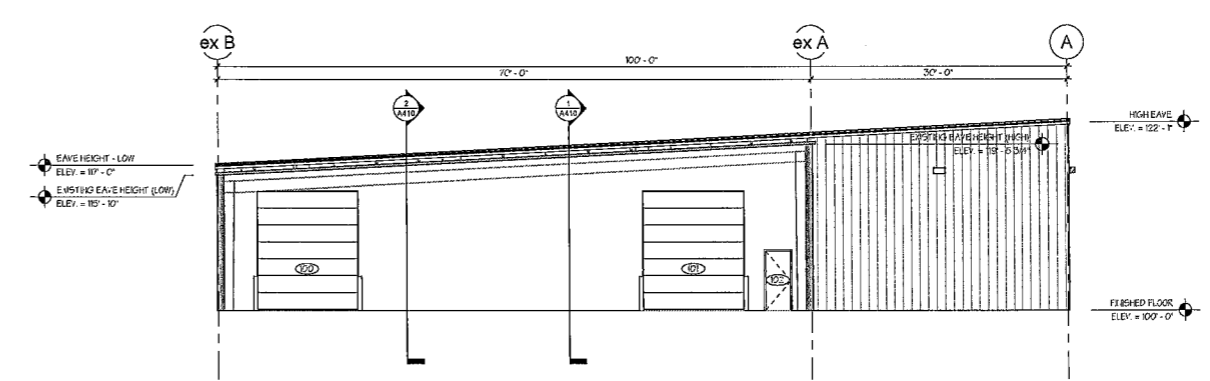
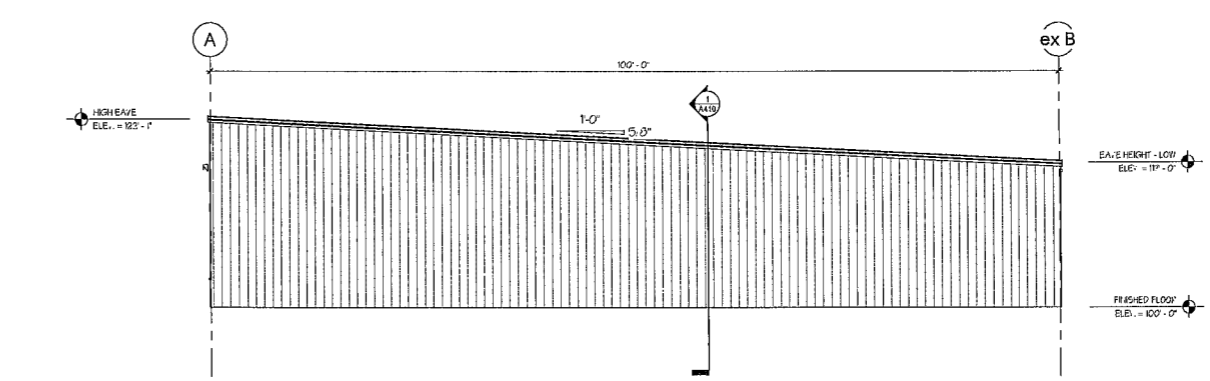
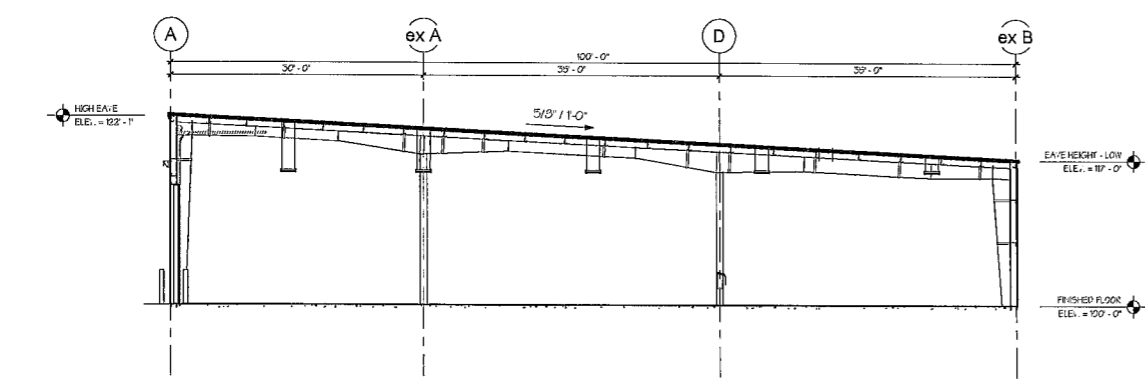
REVISIONS  
NUMBER OF DATE

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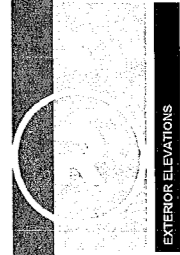
**BUILDING PERMIT SET**  
**BLOW MOLDED BUILDING ADDITION**  
 222 BRONDER DRIVE, FOLEY, MN 56329



REVISIONS

NO.	DATE	DESCRIPTION

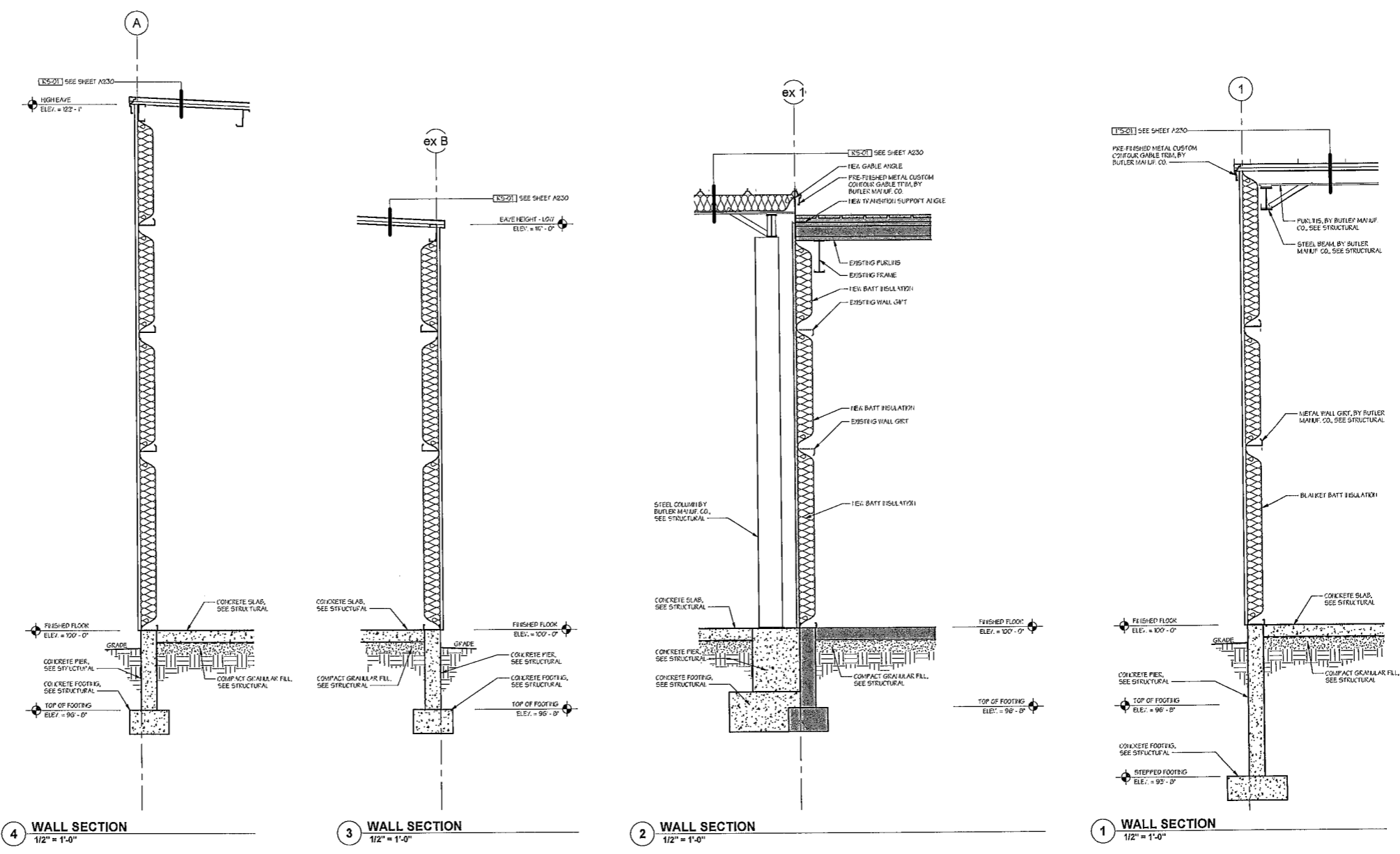
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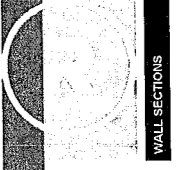
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**BUILDING PERMIT SET**  
**BLOW MOLDED BUILDING ADDITION**  
 222 BRONDER DRIVE, FOLEY, MN 56329



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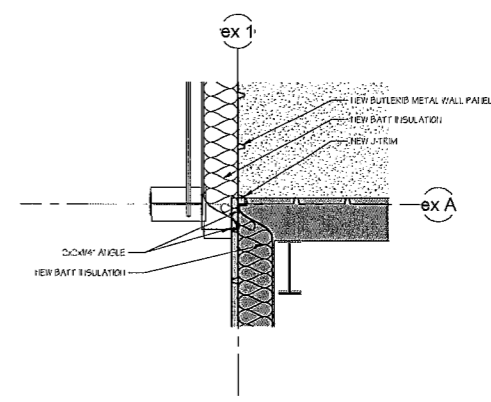


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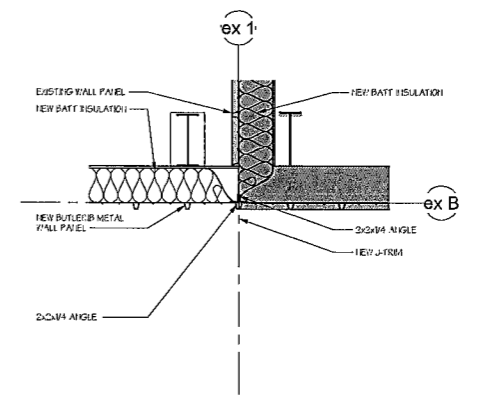
**BUILDING PERMIT SET**

**BLOW MOLDED SPOONBILLS WEST ADDITION**

222 BRONDER DRIVE, FOLEY, MN 56329



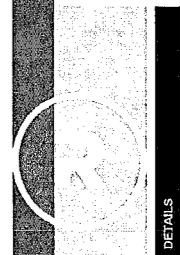
**1** DETAIL  
3/4" = 1'-0"



**2** DETAIL  
3/4" = 1'-0"

REVISIONS  
NUMBER DATE DESCRIPTION

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**A500**

TO: FOLEY CITY COUNCIL  
FROM: SARAH BRUNN, CITY ADMINISTRATOR  
SUBJECT: BLOW MOLDED SITE PLAN REVIEW  
DATE: JUNE 6, 2024

---

## Blow Molded – Site Plan Review for Building Addition

Comments provided by staff are as follows:

### City Engineer

From a Civil standpoint, the drainage for the site improvements appear to be collected onsite and proper erosion BMPs are proposed. I do have the following comments:

- We should request documentation of approval from the MN Dept of Labor and Industry. **Plan review letter was provided.**
- The attached plan sheet is from the 2019 building addition. A 15” storm sewer pipe was proposed to run under the building addition from the north parking lot to the pond. After discussion with Mark, we are under the impression that was constructed per plan. The 2024 building addition plans do not show that storm sewer but has the proposed storm sewer system discharging to the pond at roughly the same location. We should verify the existing storm sewer system is being maintained by either connecting to the proposed storm sewer or separate systems. **Storm sewer pipe was the 2019 addition was installed – they will be separate systems.**

### Public Works

- Just verifying that there is no sewer or potable water being extended to this new addition. **Correct**
- As I’m sure a fire sprinkler suppression system will be needed, just verifying that they are branching off of the existing buildings sprinkler system for water supply. **Yes**

### City Attorney/Admin

- Building Height
  - From the Building Permit Set document A300, it shows an existing height of 122 feet. **According to scale of plans, height is 17’ on low eve, 22’ on high eve – does comply with height requirements.**
- Open Storage
  - Section 18, Subd. 6 outlines the prohibition on open storage and the exceptions to that prohibition.
  - **Blow Molded does have storage of some materials outside – however it is located in the rear, screened by the facility (building). The City has allowed for this because it is screened by the building. No additional open storage is being planned, just the existing that has been in place for numerous years. No concern from staff.**
- Proposed Use of Property
  - Section 18, Subd 7(1) requires the site plan to contain the current and proposed use of the property. **The expansion will be only for warehouse/storage. No manufacturing.**
- Location of Waste Facilities
  - Section 18, Subd. 7(3) requires the site plan to contain the location of waste facilities and the screening for those facilities. **Existing waste facilities are located in the rear – was requested of applicant to note on the site plan. The facilities are screened by the buildings and no change to them is planned.**

- Parking
  - Section 18, Subd. 7(7) references Section 7 of the Zoning Ordinance. Section 7 of the Zoning Ordinance requires either (1) at least 8 parking spaces, plus one space for each two employees on each shift on maximum planned employment, or (2) one parking space for each 600 feet of floor area. **Staff requested applicant to provide of count of spaces. No additional employees are anticipated with the proposed expansion. See comments below regarding calcs provided by legal:**
  - The applicant will need to provide either:
    - 77 parking spaces  $(46,700 \text{ (the total square footage)}/600=77.8333)$  OR
    - We will need to verify the applicant's employment numbers and ensure there are still enough parking spaces with the expansion.
- Landscaping
  - Section 18, Subd. 7(8) requires the site plan to show landscaping as required by Section 5, Subd. 3 of the city's Zoning Ordinance. Section 5, Subd. 3 requires the lot to be landscaped in "grass, sodding, shrubs or other acceptable vegetation or landscaping techniques."
  - Document C101 of the Building Permit Set shows that the lot will be covered in a bituminous surface, concrete surface, or gravel surface.
  - These surfaces are likely acceptable given that the building is in the industrial district. However, if it is not an acceptable landscaping for the lot, the landscaping needed should be discussed. **Existing landscaping to remain the same – no additional landscaping anticipated in the rear- only the addition of the building.**
- Distances to surrounding buildings and surrounding land uses
  - Section 18, Sub. 7(12) requires that the site plan show the distances to sounding buildings and surrounding land uses. **This addition is located only near buildings owned by the applicant.**
  - The only distance I found in the renderings was the setback from the lot line.

Division of Construction Codes and Licensing  
**REPORT ON PLUMBING PLANS**

**PROJECT:** Blow Molded Specialties Storm Drainage, 222 Bronder Dr, Foley, Benton County, Minnesota, *Plan No. PB-R2404-0329*

**OWNERSHIP:** Blow Molded Specialties, 222 Bronder Drive, Foley, MN 56329

**SUBMITTER:** William Huston, Rice Companies, 1019 Industrial Drive South, Sauk Rapids, MN 56379

Plans Dated:

Initial Date Received: April 29, 2024

Last Date Received: April 30, 2024

Date Approved: May 9, 2024

This review is limited to the provisions of the Minnesota Plumbing Code, Minnesota Rules, Chapter 4714 and assumes the data on which the design is based are correct. Approval is contingent upon meeting the requirements listed below. **A copy of the approved plans and this report must be retained at the project location.**

**INSPECTIONS:** This project will be inspected by the local municipality. The contractor/installer must obtain all required inspection permits from the Foley Building Official, Nancy Scott. All plumbing installations must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code. No plumbing work may be covered prior to inspection.

**REQUIREMENT(S):**

1. All plumbing shall be installed in accordance with Chapter 4714. All pipe, fittings, traps, fixtures, materials, and devices shall be listed or labeled by a third-party listing agency and comply with the applicable standards referenced in the code (see Sections 301.2 and 1701.1).
2. The new storm sewer system must be designed so that the inlet pipe into the holding pond has an elevation above the level attained by the water quality volume. The Minnesota Plumbing Board has issued a final interpretation on the matter which may be viewed at:  
<https://www.dli.mn.gov/sites/default/files/pdf/PB0160.pdf>

A surcharged storm drainage system may be permitted only when approved by the administrative authority as an alternate method of installation (see Table 1701.2, and Section 301.3). If necessary, please provide a copy of the local approval to this office and clearly mark all portions of the surcharged system on the plans.

3. Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Section 706.0 and 1101.4). Sanitary tees are not allowed for horizontal to horizontal direction changes.
4. AASHTO M252 HDPE pipes 4-inch to 10-inch or ASTM F2306 HDPE pipes 12-inch to 60-inch may be used for storm sewers only if approved by the administrative authority as alternate materials prior to installation (see Section 301.3):
  - a. Pipes must be listed and labeled. Fittings are not permitted.
  - b. Pipes must be installed with a minimum 10-foot separation from water piping and may not cross above or less than 12 inches below water service lines (see Section 720.1).
  - c. HDPE pipes must not be installed within 10 feet of a building.
  - d. HDPE connection to a different material must use an approved listed application-specific transition coupling meeting ASTM C1173 or ASTM C1461 (see Section 705.10).
  - e. Water-tight resilient joints must be used at all connections, including structures.
  - f. Installation must be open-trench per Section 314.4.1 and manufacturer's installation instructions.

Blow Molded Specialties Storm Drainage  
Plumbing  
Plan No. PB-R2404-0329  
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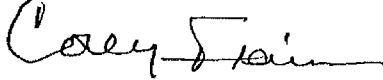
5. Storm sewers within 10 feet of the building or water service line must be tested per Section 1107.0. This shall include the catch basins less than 10 feet from the building.

**NOTE(S):**

1. The scope of this project consists of installing new storm sewer to collect seven open face downspouts and surface drainage.
2. **This approval is for the storm sewer only.** Plans and specifications for the building plumbing system must be submitted to and approved by this office prior to installation. If after review of the building plumbing plans it is found that the site utilities are undersized and/or non-compliant, the site utilities must be brought into compliance with the Minnesota Plumbing Code before installation of the interior plumbing may begin.

Authorization may be withdrawn if installation does not begin within one year. Additional requirements may result from changed conditions or additional information.

Approved:



Corey Frain, P.E.  
Public Health Engineer  
Plumbing Plan Review and Inspections  
651/284-5882  
[corey.frain@state.mn.us](mailto:corey.frain@state.mn.us)

cc: William Huston, Rice Companies  
Blow Molded Specialties  
Nancy Scott, Building Official  
File

