Storm Water Pollution Prevention Plan
For
Residential Subdivision Development
Johnson Farms 1st – Phase 1 Addition

Including City of Moorhead Engineering Projects

05-A6-13A Johnson Farms 1st Addition
Phase 1A Underground Utilities, Curb, Gutter and Paving

05-A6-13B Johnson Farms 1st Addition
Phase 1B Underground Utilities, Curb, Gutter and Paving

Project Location
East of 14th Street South
Between 34th and 40th Avenues South
SW ¼ of Section 21, Township 139N, Range 48W

Prepared July 2005

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1. Introduction

a. Description of Storm Water Prevention Plan (SWPPP) The purpose of this SWPPP is to provide the following:

i. Define the characteristics of the site and the type of construction that will occur.
ii. Describe the site plan for the planned construction.
iii. Describe practices to be implemented to control erosion and prevent the release of pollutants into storm water.
iv. Establish an implementation schedule that ensures the effectiveness of planned practices to reduce erosion, sediment and pollutant levels in storm water discharged from the site.
v. Describe the final stabilization practices and maintenance responsibilities allowing for termination of this permit.

b. SWPPP Content

i. Identification of the SWPPP coordinator and description of duties.
ii. Identification of the storm water pollution prevention team that will assist in implementing the SWPPP during construction.
iii. Description of existing site conditions including existing land use and any nearby Waters of The State.
iv. Identification of the receiving water body for runoff from this project.
v. Identification of drainage area and potential storm water contaminants.
vi. Description of storm water management controls and BMPs necessary to prevent or reduce erosion, sediment and pollutants in storm water discharge from this site.
vii. Description of project monitoring and how BMPs will be coordinated with construction activities.
viii. Implementation schedule and provisions for amendments to the plan.

2. SWPPP Coordinator and Duties

The City of Moorhead will make Application for General Storm Water Permit for Construction Activity (MN R100001) and be listed as "Owner" for the purposes of permit application. The City will continue that role until the Underground Utilities and Street Paving Projects are complete. During that period "Permit Transfer Modifications" will be submitted to assign "Contractor" responsibilities as co-permittee for the appropriate project work.

Following completion of street paving, installation and acceptance of the grass filter strips adjacent to the curb lines, the City will complete a "Permit Transfer Modification" transferring the "Owner" and "Contractor" designation and responsibilities to the Developer during housing construction. At that time, the City and its Contractor's will no longer be responsible for the permit or best management practices in place. The City will retain ownership and maintenance responsibility for any sedimentation basins and storm water structures constructed as part of the project.

The responsibility for BMP maintenance of filter strips and inlet protection will be Developer's until the area meets the 70 percent cover requirement of the NPDES permit. The developer will be responsible for informing the individual lot owners/home builders of their responsibility to submit "Subdivision Registration" forms to MPCA and terminating his responsibilities as project owner per the terms of the permit.

A construction site SWPPP Erosion Control (EC) Supervisor will be provided by the respective Underground Utility and Street Paving Contractors during construction activities and until their responsibilities have been transferred or terminated under terms of the MPCA Permit. The EC Supervisor will be identified by name at the pre-construction conference, and a contact cell phone number will be made available. The EC Supervisor will address issues that arise during construction that impact the waters of the State of Minnesota. The Supervisor will notify the proper regulatory officials as listed below:

Agency	Permit	Name	Phone #
State Duty Officer	MPCA		800-422-0798
MPCA Detroit Lakes	MPCA	Joyce Cieluch	218-847-1519
City of Moorhead Project Eng		Thomas Trowbridge	299-9390
City of Moorhead Storm Water		Andy Bradshaw	299-5386

It will be the responsibility of the respective Contractor's EC Supervisor to implement the SWPPP during construction and maintain a quality control program. This includes BMPs undertaken by previous Contractors as part of the SWPPP. The EC Supervisor will:

a. Oversee maintenance practices identified as BMPs in the SWPPP.
b. Implement SWPPP and BMP training for all parties involved in the construction.
c. Inspect or monitor activities related to the SWPPP as needed.
d. Identify additional potential sources of pollutants not included in the SWPPP and take appropriate action to add them to the plan.
e. Ensure that any changes made to construction plans are consistent with the goals of the SWPPP.
f. To aid in the implementation of the SWPPP, random site visits will occur by the design team as well as an inspector on-site.

3. Facility Description

a. Site Location

The project is located east of 14th Street South, between 34th and 40th Avenues South in the SW ¼ of Section 21, Township 139N, Range 48W.

Figure 1 (Attached at the end of this document) is a US Quad Map showing the project location.

Figure 2 (Attached at the end of this document) is an area map showing the project location.

b. Construction Type

This is a residential subdivision construction project. Sanitary and storm water sewer systems will be installed. Streets with curb and gutter will be constructed and paved. Homes and driveways will be constructed. A permanent storm water sedimentation pond will be built to treat storm water from the proposed subdivision.

c. Existing Site Conditions (Excerpts taken from Preliminary Engineering Report by Moore Engineering June 2005)

The plat for the Johnson Farms First Addition was approved by the City of Moorhead and recorded on June 4, 2005. Streets and utilities have been provided to the areas North, South, and West of the plat. A 30 inch storm drain connection has been provided on 14th Street at 37th Avenue. This line will be the outfall for the proposed storm water lift station and pond. The lift station and pond will eventually serve Phase II of this site and up to 181 acres of the property directly east of this site. The area described within this report is currently undeveloped and consists of generally level farmland with an elevation of approximately 906 to 908 feet... A soils investigation has been completed on the site and included in Appendix 3 of the Preliminary Engineering Report. In general, the soil types, groundwater conditions and relative densities are common to what is normally found in the City of Moorhead. These soils are generally considered to be poorly drained, and have apparent seasonal high water tables within 8 feet of the ground surface. The soils have low strength and are susceptible to frost action, making them poor material for use in road construction. Also, the soils are not considered suitable for buildings with full basements because of the frost action and wetness. Typically, these soils present a high risk of corrosion to uncoated steel pipe, and a low risk of corrosion to concrete.

To the north is residential development including a town home development currently under construction. The area to the west is currently cropped agricultural land. South of the project is an area under development as residential housing. East of the project is the future phase 2 development area that is currently cropped agricultural land. It is bounded on the east by railroad tracks.

d. Site Plan (Excerpts taken from Preliminary Engineering Report by Moore Engineering June 2005)

Figure 3 are site plan sheets showing project boundaries, existing roadways, proposed roadways, ditches, storm system inlets, proposed erosion and sediment control measures, and pond location for the 150-acre development. The proposed impervious area of new construction is 70.0 acres.

The pond will have a design capacity for a 100 year 24 hour storm. Normal water level (NWL) for the pond will be elevation 896.00, with an area of 3.55 acres, a "dead storage" of 8.396 acres and a bottom elevation of 893.00. The design operating levels will be from 896.00 to 905.00, with a freeboard of 2 feet. These criteria meet all the applicable MPCA requirements.

Storm water regulations require that new developments install permanent measures to capture and treat storm water runoff. The regional pond on the site is designed to meet these requirements. The permanent pool (dead storage or retention part of the pond) has the capacity to meet the minimum requirement of holding 1800 cu. ft./acre of sediment from the developed property (6.6 ac-ft). The pond must have the ability to treat the "Water Quality Volume", which is the runoff generated by a 0.5 inch rainfall on new impervious surfaces. In this situation, assuming 50% new impervious surface (80 acres), this would be approximately 3.3 ac-ft. The pond must not discharge at a rate greater than 5.66 cubic feet per second (cfs) per acre of pond surface during this event. The pond as designed has an area of 3.55 acres, which meets this requirement. The pond also has the ability to temporarily store the volume of the runoff from the 100 year 24 hour storm event, releasing it at a controlled rate.

Excess topsoil excavated from the proposed streets will be placed on the following locations:

- NW of the intersection of 16th Street and 40th Avenue South.
- Lots between 17th and 19th Streets from 36th Avenue to Johnson Drive South (in the Phase 2 area).
- 12 Lots just east of 15th Street between 34th and 35th Avenues South.
- Lots north of 34th Avenue South between 15th and 16th Streets South.

All lots will be seeded to protect storm water inlets. All exposed soils disturbed within 200 feet of any ditch, pond or curb and gutter system will receive temporary or permanent seeding as soon as possible.

e. Storm Water Drainage Characteristics

The lift station and pond will eventually serve Phase II of this site and up to 181 acres of the property directly east of this site. The storm drain system shall include a pipe collection system, regional pond, and lift station. In addition, 6 inch drain tile connections for sump pumps will be provided to each lot. The storm drain pipe system will be designed to convey run-off resulting from the 3 year frequency storm (MnDOT IDF curves). The storm drain will be constructed of reinforced concrete pipe in sizes ranging from 12 to 54 inches in diameter. Inlets and catch basins will be provided at appropriate locations to capture run-off from the roadways and adjacent properties. Storm water will be conveyed to a regional retention and detention pond being constructed as part of this improvement.

In accordance with the South Moorhead Drainage Plan, the pond will serve this development as well as future development east of the railroad tracks and future 20th Street South. A proposed 20 cfs (9000 gpm) lift station shall discharge the storm water from the pond to an existing 30 inch located at 14th Street South and 37th Avenue South. The 30 inch storm drain eventually empties into Belsly Pond located at US Highway #75 and Belsly Boulevard.

4. Potential Sources of Storm Water Contamination

The purpose of this section is to identify pollutants that could impact storm water during and after construction of this project.

a. Significant Materials Inventory

Pollutants that result from clearing, grading, excavation, road and home building materials and have the potential to be present in storm water runoff are listed in the following table. The table includes information regarding material type, chemical and physical description and specific regulated storm water pollutants associated with each material.

SIGNIFICANT MATERIALS INVENTORY				
Material/Chemical	**Physical Description**	**Storm Water Pollutants**	**Location**	**Process for Containment**
Pesticides (insecticides, fungicides, herbicides, rodenticides	Various colored to colorless liquids, powders, pellets or grains	Chlorinated hydrocarbons, organophosphates, carbamates and arsenic	Herbicides used for noxious weed control	Certified applicator
Permanent Seeding Fertilizer	Liquid or solid grains, nitrogen and phosphorus	Nitrogen, phosphorus, organic substrate	Permanent cover - newly seeded areas	Organic base, slow release forms only, tied up in compost
Temporary Seeding Fertilizer	Liquid or solid grains, nitrogen and phosphorus	Nitrogen, phosphorus, organic substrate	Rapid stabilization areas, topsoil berms, stockpiles	Managed application, certified installers, quick cover plant materials
Cleaning Solvents	Colorless, blue or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No equipment cleaning allowed in project limits	Tarps, monitor weather for rain and wind
Wastewater from construction	Equipment washing rinse water	Water soil, oil, grease and solids	Equipment washing not allowed in project limits	N/A
Asphalt	Black solid	Oil, petroleum distillates	Streets, roofing	Excess material to be removed for project limits
Concrete	White solid	Limestone, sand	Railroad tracks, culverts, curb and gutter, driveways, home foundations, masonry	Designated wash areas or complete haul removal
Glue, adhesives	White or yellow liquid	Polymers, epoxies	Expansion joints, home construction	Empty container management
Gypsum board	White solid or powder	Calcium carbonate	Home construction	Good house keeping during construction
Joint compound, wall and ceiling texture	White-grey paste or powder	Silica, calcium carbonate	Home construction	Good house keeping during construction
Paints	Various colored liquids	Metal oxides, Stoddard solvent, talc calcium carbonate, arsenic	Roadway striping, home construction	Empty container management

SIGNIFICANT MATERIALS INVENTORY				
Material/Chemical	**Physical Description**	**Storm Water Pollutants**	**Location**	**Process for Containment**
Curing compounds	Creamy white liquid	Naphtha	Curb and gutter	Follow manufacturers recommendations
Wood preservatives	Clear amber or dark brown liquids	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	Timber pads, railroad tracks, home construction	Oil absorbing diapers, trained personnel
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	Random leaks broken hoses	Oil absorbing diapers, trained personnel
Gasoline	Colorless pale brown or pink liquids	Petroleum hydrocarbon, benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment	Oil absorbing diapers, trained personnel
Diesel fuel	Clear blue-green to yellow liquids	Petroleum distillates, oil & grease, naphthalene, xylene	Secondary containment	Oil absorbing diapers, trained personnel
Kerosene	Pale yellow liquid petroleum hydrocarbon	Coal oil, petroleum distillates	Secondary containment	Oil absorbing diapers, trained personnel
Anti-freeze/coolant	Clear green/yellow liquids	Ethylene glycol, propylene glycol	Random leaks and broken hoses	Trained personnel
Soil erosion	Solid particles	Soil, sediment	Project limits	Prevention and Stabilization measures within prescribed periods

b. Potential Locations for Storm Water Contamination

The following areas were identified and evaluated as potential sources of storm water contamination:

a. Storm System Inlets
b. Curb & Gutter
c. Access Roads
d. Adjacent Agricultural Land
e. Material Storage
f. Individual Home Construction Lots
g. Construction Soil Stock Piles

5. Storm Water Pollution Prevention Controls

The purpose of this section is to identify the types of temporary and permanent erosion and sediment controls that will be used for this project. The following controls will provide soil stabilization for disturbed areas and structural controls to prevent erosion, divert runoff and remove sediment.

a. Temporary Erosion and Sediment Control During Underground Utility, Curb, Gutter, Paving and Grading Phase 1A

A tabulated list of stabilization procedures has been developed and locations where they are needed are shown on the project Plan Sheets 5 and 8. Detail Sheets 6, 7, 48 and 49 show the standard plates for the best management practices specified. Specifically the Contractor will provide the following:

- Prior to work commencing on the project, a rock construction entrances will be installed at the following intersections (as shown on Plan Sheet 5). These will be maintained throughout the underground phase of construction.
    - 14th Street and 35th Avenue South
    - 14th Street and 37th Avenue South
    - 16th Street and 40th Avenue South
- Prior to work commencing on the project, Type 3 ditch checks will be installed along 14th Street South (as shown on Plan Sheet 5).
- Soil stockpiles will be seeded as per details on Plan Sheet 7.
- Daily removal of tracked sediments is required on any paved portion of streets adjacent to the construction entrances.
- Fill areas and the topsoil stockpile areas are designated, as shown on Plan Sheet 5.
- Silt fence shall be placed on lots designated on Plan Sheet 5 using details on Sheet 7.
- Silt fence shall be placed around all soil stockpiles (as shown on Plan Sheet 5).
- Pond slopes shall receive Class 2 riprap, seed, erosion control fabric and disk anchored straw mulch (as shown on Plan Sheet 8 and Detail Sheet 48).
- Pond inlets will receive riprap (as shown on Plan Sheet 8 and Detail Sheet 48).
- Wood fiber blanket shall be installed at the time of permanent seeding on the rear lots, per Detail Sheet 49.
- All lots will be seeded per Detail Sheet 49.
- A concrete truck washout area shall be constructed, designated and maintained.
- All storm sewer inlets will receive Type A, B or C inlet protection.
- Inlets not in the street right-of-way will require permanent seeding and erosion control blanket.
- Any sediment infiltrating the storm sewer system or pond must be removed by the Contractor.

b. Temporary Erosion and Sediment Control During Underground Utility, Curb, Gutter, Paving and Grading Phase 1B

A tabulated list of stabilization procedures has been developed and locations where they are needed are shown on the project Plan Sheet 5. Detail Sheets 6, 7, and 31 show the standard plates for the best management practices specified.

In addition the measures listed above in Temporary Erosion and Sediment Control During Underground Utility, Curb, Gutter, Paving and Grading Phase 1A must also be maintained during this phase of the project. During

this phase of the project additional erosion and sediment control measures will be required. Specifically the Contractor will provide the following:

- Prior to work commencing on the project, a rock construction entrances will be installed at the following intersections (as shown on Plan Sheet 5). These will be maintained throughout the underground phase of construction.
    - 14th Street and 35th Avenue South
    - 14th Street and 37th Avenue South
    - 16th Street and 40th Avenue South
- Prior to work commencing on the project, Type 3 ditch checks will be installed along 14th Street South (as shown on Plan Sheet 5).
- The area of ditch re-grading along 14th Street, south of 37th Avenue will receive erosion mat.
- Soil stockpiles will be seeded as per details on Plan Sheet 7.
- Daily removal of tracked sediments is required on any paved portion of streets adjacent to the construction entrances.
- Fill areas and the topsoil stockpile areas are designated, as shown on Plan Sheet 5.
- Silt fence shall be placed on lots designated on Plan Sheet 5 using details on Sheet 7.
- Silt fence shall be placed around all soil stockpiles (as shown on Plan Sheet 5).
- Wood fiber blanket shall be installed at the time of permanent seeding on the rear lots, per Detail Sheet 31.
- All lots will be seeded per Detail Sheet 31.
- A concrete truck washout area shall be constructed, designated and maintained.
- All storm sewer inlets will receive Type A, B or C inlet protection.
- Inlets not in the street right-of-way will require permanent seeding and erosion control blanket.
- Any sediment infiltrating the storm sewer system or pond must be removed by the Contractor.

c. Temporary Erosion and Sediment Control During Home Building Phase

During the home building phase the Developer and Lot Owner/Contractor have responsibility to maintain any erosion and sediment control measures put in place during previous phases. In addition they must comply with the Single Family Residential Construction Erosion/Sediment Control Standards by doing the following:

- Install construction fencing to protect the boulevard right-of-way area that has been seeded.
- If the above area has been disturbed or is absent of grass, a silt fence or wattle (sediment logs) and the above construction fencing must be installed along the curb line.

- A construction entrance must be installed and maintained throughout the home building phase, or until the driveway is installed if the construction entrance is located where the driveway will be installed.
- Soil stockpiles must receive either silt fence or wattles (sediment logs) to capture erosion and sediment runoff.
- If storm water drains from the lot under construction onto adjacent property and the adjacent lot has been graded, sodded or seeded, then the lot perimeter must receive silt fence or wattles (sediment logs) to capture any sediments eroding from the construction site.
- During home building good house keeping measures must be implemented to keep garbage, building materials and any hazardous substances from leaving the construction site.
- At the time of final grading for lawn installation the boulevard right-of-way must received approved erosion and sediment controls within 5 days of completing grading work.

The following soil exposure condition table* will be used during all phases of construction, including stockpiles of clay and topsoil:

Type or Condition of Slope	**Areas of Inactivity --Working Days Until Area Must be Stabilized**
Steeper than 3:1	7 days
10:1 to 3:1	14 days
Flatter than 10:1	21 days
Ditch within 200 feet of "Water of the State"	Begin within 24 hours of ditch connection to "Water of the State" – stabilization must be completed within 5 working days

* This is the maximum time that an area within 200 feet of a "Water of the State" can remain exposed without a vegetative cover. The term "Waters of the State" also includes curbs, gutters, storm system inlets and temporary or permanent ditches that are directly connected to a "Water of the State". The above as defined by MN NPDES/SDS General Storm Water Permit for Construction Activity MN R100001.

d. Site Control Measures and Best Management Practices for all phases of construction:
   1. Keep excavation and soil disturbing activities such as grading to a minimum.
   2. Install silt fence or wattles (sediment logs) around all clay and topsoil stockpiles.
   3. Retain existing vegetation when possible.
   4. Silt fences and wattles (sediment logs) need to be cleaned, replaced or supplemented when they reach 1/3 capacity (1/3 of height). These

actions must occur within 24 hours of discovery or as soon as field conditions allow access to the site.

5. Maintain construction entrances so that sediments are not tracked onto streets. Sweep any sediment tracked onto streets within 24 hours of discovery. This includes construction entrances to individual lots where home building is underway. Sweepers that "fling" material into the air rather picking up material will not be allowed.
6. Have materials on-site to contain and cleanup any contaminants leaked onto the ground during construction.
7. Cover or store materials (particularly fuels) so that they are not at risk to contaminate the project area during rainfall or storm water flow.
8. Water will be used for dust control on this project.
9. Good housekeeping measures are to be implemented to eliminate materials, materials packaging and other litter from leaving the project area. This is especially important during home construction.
10. Inlet protection will remain in place until 70 percent of the adjacent lots are stabilized. Care will be taken to avoid disturbing protected inlets.
11. Grass filter strips will be maintained adjacent to the curb line on all undeveloped lots.
12. Care will be taken to avoid disturbing BMPs in place such as silt fence, wattles or grass filter strips along curb lines during home construction. A single rocked or gravel construction entrance will be designated and maintained into each lot under construction.
13. De-watering of trenches or basins must be done in a manner that does not cause erosion, scour or deposit sediment in curbs, gutters, storm system inlets and temporary or permanent ditches that are directly connected to a "Water of the State". The discharge must be dispersed over rock riprap, sand bags, plastic sheeting or other accepted energy dissipating measures. Use of a temporary sediment basin or sediment (filter) bags is preferred.
14. **Specify and allow concrete truck washout only in designated area.**

e. Permanent Erosion Control

A new permanent sediment control pond will be constructed and used to meet water quantity and quality standards. All lots will be vegetated with permanent cover as homes are built and sold to residents.

f. Coordination of Best Management Practices (BMPs) During Construction

Structural BMPs will be coordinated with construction activities so that BMPs are in place prior to soil disruption. The following BMPs will be coordinated with construction activity.

i. Silt fence or wattles (sediment logs) around the soil stockpiles will be installed prior to stockpiling material with seeding of the grass completed immediately following completion of stockpiling.
ii. Access roads will be stabilized prior to construction to prevent tracking sediment from the project area.

iii. Inlets will be protected per specifications as they are constructed. Existing inlets will be protected prior to disruption of any soil in the project area.
iv. All BMPs will be maintained in place until the project area is stabilized.
v. Once grading in an area has ceased, temporary or permanent stabilization/seeding will occur per the timetable outlined above.
vi. The pond slopes shall be covered with erosion control mats immediately following seeding.
vii. Any ditch bottoms created or disturbed are to be seeded followed by sediment logs and erosion control fabric within 24 hours of grading completion.

g. Certification of Compliance with Federal and State Regulations

This SWPPP reflects the requirements of NPDES for storm water management and erosion and sediment control for construction. To ensure compliance, this plan was prepared in accordance with the University of Minnesota Design Training Certification Program, MnDOT specifications used in the project plans and specifications and the Memorandum of Understanding between MnDOT and MPCA.

6. Maintenance of BMPs and Inspection Procedures

a. Inspections

Visual inspection of all cleared and graded areas within the project site will be performed daily. Inspections will also be performed within 24 hours after a rainfall event greater than 0.5 inches and recorded on the attached MPCA Sample Maintenance Records Form.

Formal written inspections will be performed weekly in accordance with the NPDES permit on the form provided by the MPCA. The EC Supervisor or his/her documented designated storm water team members will conduct the weekly inspections. **The written weekly inspections and a copy of this SWPPP must be at the worksite. The Underground Utility Contractor and the Paving Contractor must submit copies of the written weekly inspections along with the monthly pay request. No payments will be made without submitting copies of the inspection records.**

Records of each inspection and maintenance activity shall include:

a. Date and time of inspection.
b. Name of person conducting inspection.
c. Findings of inspections, including recommendations for corrective actions.
d. Corrective actions undertaken (including dates, times and party completing maintenance activity).
e. Date and amount of all rainfall amounts greater than 0.5 inches in 24 hours.

f. If construction activities or design modifications are made to the site plan, which could impact storm water, this SWPPP will be amended appropriately. The amended SWPPP will have a description of the new activities that contribute to the increased pollutant loading and the planned source control measures.
g. Where parts of the project area have undergone final stabilization, those parts may have inspections reduced to once per month. Areas not yet stabilized will still need weekly inspection.
h. Where work has been suspended due to frozen ground the required inspections and maintenance must take place as soon as runoff occurs at the site or prior to resuming construction, which ever comes first.
i. Erosion prevention and sedimentation control BMPs implemented on this project must be inspected to ensure integrity and effectiveness.

b. BMP Maintenance

Each respective Contractor is responsible for maintaining all BMPs during construction of underground utilities and installation of curb, gutter and paving. The appropriate Contractor is responsible for establishment and maintenance of stabilized grass filter strips adjacent to curb lines as outlined in the particular project plans & specifications and meeting the requirements of the NPDES permit.

At the end of curb, gutter and paving construction the Contractor is responsible for cleaning the pond of construction sediment to the design specifications. Once the pond has vegetative cover established on the slopes and is accepted the Owner, the City will maintain the permanent pond.

After grass filter strips installed adjacent to the curb lines have been established and accepted by the City, the City will complete a "Permit Transfer Modification" transferring the "Owner and Contractor" designation and responsibilities to the Developer during housing construction. The City will at that time end the responsibility of the City and its Contractors regarding the project area. The City will retain ownership and maintenance responsibility for any sedimentation basins and storm water structures constructed as part of the project.

The responsibility for BMP maintenance of filter strips and inlet protection will be Developer's until the area meets the 70 percent cover requirement of the NPDES permit. The Developer will bury or remove accumulated concrete at the concrete truck wash out site at the end of home construction activity and restore the wash out area. The developer will be responsible for informing the individual lot owners/home builders of their responsibility to submit "Subdivision Registration" forms to MPCA and terminating his responsibilities as project owner per the terms of the permit (after all the lots are sold).