REGULAR CITY COUNCIL MEETING
VIRTUAL MEETING HELD VIA WEBEX
FEBRUARY 22, 2022
7:00 PM

INTRODUCTORY PROCEEDINGS

Call to order

Pledge of Allegiance

Open forum

Each speaker is to keep their comment period to three minutes to allow sufficient time for others. Comments are to be an opportunity to address the Council. Individuals who wish to address the Council may call 612-861-0651 during the live meeting or email comments ahead of the meeting to kwynn@richfieldmn.gov.

Approve the Minutes of the (1) City Council Work Session of February 8, 2022; (2) Regular City Council Meeting of February 8, 2022; and (3) City Council Retreat of February 10, 2022.

AGENDA APPROVAL

1. Approval of the Agenda

2. **Consent Calendar contains several separate items, which are acted upon by the City Council in one motion. Once the Consent Calendar has been approved, the individual items and recommended actions have also been approved. No further Council action on these items is necessary. However, any Council Member may request that an item be removed from the Consent Calendar and placed on the regular agenda for Council discussion and action. All items listed on the Consent Calendar are recommended for approval.**

   A. Consider approval of a contract with the City of Edina to provide dispatch and public safety software service to the City of Richfield's Police and Fire Departments.

   Staff Report No. 26

   B. Consider the rejection of all bids submitted for the Sheridan Pond Maintenance Project and direct staff to rebid the project in fall 2022.

   Staff Report No. 27

   C. Consider adoption of a resolution authorizing the purchase of one temporary construction easement and one permanent right-of-way easement at 6501 Lyndale Ave South (L.A. Fitness) for the 65th Street Reconstruction Project.

   Staff Report No. 28

   D. Consider the approval of a Construction and Maintenance Agreement with 6200 Penn, LLC, and LB Richfield, LLC (Lunds and Byerlys) that defines ownership and maintenance responsibilities for certain features constructed at 6200 Penn Avenue.

   Staff Report No. 29

3. Consideration of items, if any, removed from Consent Calendar

PUBLIC HEARINGS

4. Public hearing and consider a resolution specifying the use of funds from the Urban Hennepin County Community Development Block Grant allocation for 2022 and authorizing execution of a Subrecipient Agreement with Hennepin County and any required third party agreements.

Staff Report No. 30

PROPOSED ORDINANCES

5. Consider the approval of the second reading of an ordinance amending Sections 921 and 925 of the Richfield City Code to update and incorporate previous open burning, fires, and incineration restrictions.

Staff Report No. 31

6. Consider approval of a second reading of an ordinance authorizing the sale of three city-owned properties for I-494 Corridor Vision Project 1 and a resolution authorizing summary publication.

Staff Report No. 32

RESOLUTIONS

7. Consider the adoption of a resolution approving the contract with the Labor and Trades Local 49 for the period January 1, 2022 through December 31, 2022 and authorize the City Manager to execute the agreement.

Staff Report No. 33

8. Consider approval of a resolution granting Municipal Consent for MnDOT's I-494 Corridor Vision Project 1 proposed final layout.

Staff Report No. 34

OTHER BUSINESS

9. Consider the approval of funding allocations for non-profit agencies to provide social services to the residents of Richfield and authorization of the City Manager to execute agreements with those agencies.

Staff Report No. 35

CITY MANAGER'S REPORT

10. City Manager's Report

CLAIMS AND PAYROLLS

11. Claims and Payroll

COUNCIL DISCUSSION

12. Hats Off to Hometown Hits

13. Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.

CITY COUNCIL MEETING MINUTES
Richfield, Minnesota

City Council Work Session
Virtual via WebEx

February 8, 2022

CALL TO ORDER

The concurrent City Council, Planning Commission, and Community Services Commission work session was called to order by Mayor Regan Gonzalez at 5:45 p.m. virtually via WebEx

Council Members Present:	Maria Regan Gonzalez, Mayor; Mary Supple; Simon Trautmann; Sean Hayford Oleary; and Ben Whalen
Council Members Absent:	None
Planning Commission Members Present:	Kathryn Quam, Chair; Brett Stursa; Gordon Hanson; Brendan Kennealy; Eddie Holmvig-Johnson; and Ben Surma.
Planning Commission Members Absent:	James Rudolph
Community Services Commission Members Present:	Ben Marx; Jessica Johnson-Kreps; Kevin Wendt; and Tessa Johnson
Community Services Commission Members Absent:	David Benson; Stephanie Nwaudo; Meredith Bruzek; and Heather MacDonald
Staff Present:	Katie Rodriguez, City Manager; Kristin Asher, Public Works Director; Ben Manibog, Transportation Engineer; Joe Powers, City Engineer; Nellie Jerome, Assistant City Planner; Chris Swanson, Management Analyst; and Kari Sinning, City Clerk.
Others Present:	MnDOT Team Members: Karl Weissenborn, Lisa Austin, and Amber Blanchard

ITEM #1	**MEMBERS OF THE I-494 PROJECT TEAM WILL PRESENT AN UPDATE ON THE PROGRESS MADE TO DATE BY THE I-494: AIRPORT TO HIGHWAY 169 PROJECT 1 VISUAL QUALITYADVISORY COMMITTEE (VQAC) IN THEIR EFFORTS TO DEVELOP THE PROJECT'S VISUAL QUALITY MANUAL (VQM) WHICH WILL GUIDE AESTHETIC QUALITIES OF THE PROJECT AND THE CORRIDOR'S VISUAL ELEMENTS**

Mayor Regan Gonzalez read aloud the item on the agenda and introduced City Manager Rodriguez. City Manager Rodriguez reminded council that this is an opportunity to provide feedback and to propose questions. City Manager Rodriguez introduced Public Works Director Asher who stated that this visual quality effort is throughout multiple cities and looks for community input as well. Public Works Director Asher introduced the members of the I-494 Project Team: Karl Weissenborn, SEH Architecture; Lisa Austin, MnDOT; and Amber Blanchard, MnDOT. Lisa Austin then presented an update from the Visual Quality Advisory Committee that described the phases of the project, the community outreach and feedback, the visual ideas for the retaining walls, and the future steps for the project.

Council Member Hayford Oleary asked about the materials that were chosen for the retaining walls. Amber Blanchard stated that the Metro District is going to all concrete retaining walls and explained that the budget affected that decision as well. Council Member Hayford Oleary shared his frustration in the decision of the material being made for the community and also asked about tagging on the walls. Amber Blanchard stated that if the tagging is in the right of way for MnDOT, it would be their responsibility. Council Member Hayford Oleary also asked about landscaping. Lisa Austin stated that landscaping would be done at a later date but is a process of the visual aesthetics of the project. Council Member Hayford Oleary expressed the importance of keeping the community in mind that would have to live next to the concrete walls.

Council Member Trautmann echoed the concerns of Council Member Hayford Oleary in the aesthetics of the retaining walls and appreciated the notion of murals being added.

Planning Commission Chair Quam shared her concerns of deterioration of artwork on the retaining walls and suggested vines or plants that would be perennial.

Public Works Director Asher stated that landscaping and murals would be mostly the City's responsibility to maintain. Lisa Austin suggested mosaic murals that could be low maintenance for the city. Amber Blanchard stated that landscaping that is in MnDOT's right of way would be maintained by MnDOT and that some plantings may be a shared cost.

Council Member Hayford Oleary asked what would be put in place if the concrete noise walls were rejected. Amber Blanchard stated that black coated chain link fence would be put in place.

Lisa Austin listed the current engagement for public input on the designs which included surveys, pop up events, and flyers.

Council Member Whalen shared is concern for the visual aspect of the retaining walls and asked if the formed designs could be alternated so that traffic and housing could both benefit. Karl Weissenborn explained the process of the designs on the concrete and that it is possible to alternate the designs for the traffic and the community even with certain designs that are a series. Public Works Director Asher asked that if this topic could be brought up to the next Advisory Committee meeting for input from other cities.

Council Member Supple asked if there were specific locations that art or landscaping would be. Lisa Austin shared that there is a homework assignment for the Visual Quality Advisory Committee that has the members pinpoint locations that there would be the needs for aesthetics and landscaping.

Community Services Commissioner Surma asked about the timeline of this proposed project. Amber Blanchard stated that this plan is part of phase one of the three year project between 2023 and 2026.

Public Works Director Asher stated that the next meeting would be Monday March 28 for an input session.

Mayor Regan Gonzalez echoed the comments of the other council members and commissioners and stressed the importance that this is a multigenerational project and to be mindful of those residents around the project area.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:39 p.m.

Date Approved: February 22, 2022

Maria Regan Gonzalez
Mayor

Kari Sinning
City Clerk

Katie Rodriguez
City Manager

CITY COUNCIL MEETING MINUTES
Richfield, Minnesota

Regular Council Meeting
Virtual via WebEx

February 8, 2022

CALL TO ORDER

The meeting was called to order by Mayor Regan Gonzalez at 7:00 p.m. virtually via WebEx.

Council Members Present:	Maria Regan Gonzalez, Mayor; Mary Supple; Simon Trautmann; Sean Hayford Oleary; and Ben Whalen
Council Members Absent:	None
Staff Present:	Katie Rodriguez, City Manager; Mary Tietjen, City Attorney; Krista Guzman, Human Resources Manager; Melissa Poehlman, Interim Community Development Director; Jane Skov, IT Manager; Kelly Wynn, Administrative Assistant; Chris Swanson, Management Analyst, and Kari Sinning, City Clerk.

PLEDGE OF ALLEGIANCE

Mayor Regan Gonzalez led the Pledge of Allegiance

Mayor Regan Gonzalez also led a moment of silence for Jahmari Rice who was shot at the South Education Center and shared condolences with all those affected by this tragedy.

OPEN FORUM

Administrative Assistant Wynn reviewed the options to participate:

- Participate live by calling 612-861-0651 during the open forum portion
- Call prior to meeting 612-861-9711
- Email prior to meeting kwynn@richfieldmn.gov

Administrative Assistant Wynn read aloud an email from Rob Skezton who shared his thoughts on the use of City funds during the pandemic.

APPROVAL OF MINUTES

M/Whalen, S/Supple <u>to approve the minutes of the: (1) City Council Work Session of January 25, 2022; (2) Regular City Council Meeting of January 25, 2022.</u>

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0

ITEM #1	PROCLAMATION CELEBRATING BLACK HISTORY MONTH WITH HUMAN RIGHTS COMMISSION CHAIR, WALTER BURK

Mayor Regan Gonzalez introduced Human Rights Commission Chair Burk and read aloud the proclamation.

Council Member Supple welcomed Chair Burk and thanked the commission for bringing the proclamation to the City. She also shared appreciation for a couple of retired teachers from Richfield Public Schools that both taught for over thirty years; Mr. Willie Falwell, who taught art at the high school and Ms. Nel Swanson who taught fifth grade.

Council Member Hayford Oleary appreciated the focus on racial equality on the council and the structural policy issues that the city continues to work on and loved to see that the proclamation called out to specific individuals that have had an impact on the community.

Council Member Trautmann appreciated Chair Burk's leadership and the work that the Human Rights Commission continues to do and reminded that all the history in black history is all of our history throughout the year.

Council Member Whalen thanked the commission for bringing the proclamation to council and expressed appreciation that we are focusing on equity. He stated that the history African American contributions to our community are as long as the history of discrimination and racism. He encouraged the celebration of those that have overcome discrimination and racism.

Mayor Regan Gonzalez also thanked Chair Burk and the Human Rights Commission for the proclamation and shared a thought of lifting up African American stories and work in the community. She also expressed her excitement on the work that we have to do regarding racial equity.

Human Rights Commission Chair Burk thanked the Council for the opportunity to present the proclamation.

ITEM #2	APPROVAL OF THE AGENDA

M/Trautmann, S/Whalen to approve the agenda.

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE

Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0

ITEM #3	CONSENT CALENDAR

City Manager Rodriguez presented the consent calendar.

A. First reading of a proposed Ordinance Amendment establishing regulations for Electric Vehicle chargers. (Staff Report No. 17)

B. Consider a resolution approving a request for a Conditional Use Permit to allow a Class I (full service) restaurant and retail market at 2900 66th Street West, Suite 2900 (Southdale Square). (Staff Report No. 18)

RESOLUTION NO. 11943

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A RESTAURANT AND RETAIL MARKET AT 2900 66TH STREET WEST SUITE 2900

C. Consider approval of a first reading of an ordinance authorizing the sale of three city-owned properties for I494 Project 1 and schedule a second reading for February 22, 2022. (Staff Report No. 19)

D. First Reading of an ordinance amending zoning regulations for firearm sales, repair, and other related uses. (Staff Report No. 20)

E. Consider purchase approval of a Pierce Enforcer PUC Fire Pumper for $300,000 in budget year 2022 and $523,673 in budget year 2023, totaling $823,673, from MacQueen Emergency Group, and authorize the City Manager to approve contract changes up to $175,000 without further City Council consideration. (Staff Report No. 21)

M/Supple, S/Whalen to approve the consent calendar.

Council Member Whalen lifted up the community development department staff continual work during this transitional period and expressed appreciation for addressing the issues instead of putting them on the back burner.

Council Member Hayford Oleary expressed discontentment for item C and will hold off on comments until the second reading. He also expressed excitement for item B.

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0

ITEM #4	**CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR**

None.

ITEM #5	**CONSIDER THE APPROVAL OF THE FIRST READING OF AN ORDINANCE AMENDING SECTIONS 921 AND 925 OF THE RICHFIELD CITY CODE TO UPDATE AND INCORPORATE PREVIOUS OPEN BURNING, FIRES, AND INCINERATION RESTRICTIONS. (STAFF REPORT NO. 22)**

Council Member Hayford Oleary presented Staff Report 22.

M/Hayford Oleary, S/Supple to approve the first reading of an ordinance amending Sections 921 and 925 of the Richfield City Code and schedule a second reading for February 22, 2022.

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0.

ITEM #6	**CONSIDER THE ADOPTION OF A RESOLUTION APPROVING THE CONTRACTS WITH LAW ENFORCEMENT LABOR SERVICES (POLICE OFFICERS) AND TEAMSTERS (POLICE SERGEANTS AND POLICE LIEUTENANTS) FOR THE PERIOD JANUARY 1, 2022 THROUGH DECEMBER 31, 2023 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENTS. (STAFF REPORT NO. 23)**

Council Member Supple presented Staff Report 23 and thanked the negotiations teams for both management and employees.

M/Supple, S/Trautmann to adopt a resolution approving the provisions of the 2022-2023 labor agreements with LELS and Teamsters bargaining units and authorize the City Manager to execute the agreements.

RESOLUTION NO. 11944

RESOLUTION APPROVING LABOR AGREEMENTS BETWEEN THE CITY OF RICHFIELD AND LAW ENFORCEMENT LABOR SERVICES (LELS #123) AND TEAMSTERS (#320) BARGAINING UNITS FOR YEARS 2022-2023

Council Member Trautmann thanked management and Police for working together to come to this agreement and also recognized our law enforcement for their responsiveness to the recent tragedy.

Mayor Regan Gonzalez also thanked staff and everyone on both sides of the bargaining table and expressed excitement to see the pilot program in the works and looks forward to the updates.

Human Rights Commissioner Lee asked when the pilot program would be revisited. Human Resources Manager Guzman explained that revisions would be made as necessary and that there would be regular conversations with the union on the pilot program.

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0.

ITEM #7	**CONSIDER CONFIRMATION OF THE APPOINTMENT OF SACK THONGVANH TO BE ASSISTANT CITY MANAGER FOR THE CITY OF RICHFIELD. (STAFF REPORT NO. 24)**

Council Member Trautmann presented Staff Report 24 and shared a comment from the City of Falcon Heights.

City Manager Rodriguez stated that Mr. Thongvanh expressed his regrets for not attending the meeting as he is taking a much needed vacation.

Mayor Regan Gonzalez shared her excitement for the appointment of Sack Thongvanh.

M/Trautmann, S/Whalen to confirm the appointment of Sack Thongvanh as Assistant City Manager for the City of Richfield.

Council Member Whalen seconded the excitement expressed for the hiring of Assistant City Manager Thongvanh.

Council Member Supple welcomed and expressed excitement to work with the new assistant city manager.

Council Member Trautmann commended staff on the recruitment process.

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0.

ITEM #8	CONSIDER CONFIRMATION OF THE APPOINTMENT OF MELISSA POEHLMAN TO BE COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY OF RICHFIELD. (STAFF REPORT NO. 25)

Council Member Whalen presented Staff Report 25.

City Manager Rodriguez shared her excitement for this promotion.

Acting Community Development Director Poehlman thanked the Council and also expressed her excitement to lead the community development team.

M/Whalen, S/Hayford Oleary to confirm the appointment of Melissa Poehlman as Community Development Director for the City of Richfield.

Council Member Supple welcomed Community Development Director Poehlman to the director role and expressed excitement to working with her in the future.

Council Member Hayford Oleary expressed his excitement for Community Development Director Poehlman to continue to do good work for the City.

Mayor Regan Gonzalez expressed her appreciation for the Community Development Department and the department's contributions to the community. She shared her enthusiasm to work with Community Development Director Poehlman.

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0.

ITEM #9	CITY MANAGER'S REPORT

City Manager Rodriguez extended condolences to the family and the community involved in the tragic events from the past week. She thanked Police Chief Henthorne and Fire Chief Dobesh and staff for their hard work and thanked our communications team. She also thanked council and especially Mayor Regan Gonzalez for her communication and outreach to community.

City Manager Rodriguez also gave an update on covid and the current city mitigations and if we could possibly make changes to those mitigations in the future as cases decrease.

City Manager Rodriguez also thanked council for the approval of the Assistant City Manager Sack Thongvanh and Community Development Director Poehlman.

ITEM #10	CLAIMS AND PAYROLL

M/Whalen, S/Supple that the following claims and payrolls be approved:

U.S. Bank	**2/8/2022**
A/P Checks: 303562 – 303943	$1,191,494.57
Payroll: 168050 – 168349, 43460 – 43461	$ 733,163.67
TOTAL	$1,924,658.24

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0

ITEM #11	**HATS OFF TO HOMETOWN HITS**

Council Member Supple offered condolences to Jahmari Rice's family and friends and expressed gratitude for the schools and the community support surrounding this tragedy. She mentioned that residents can apply for the citizen HRA/EDA appointment on the website. She also promoted the Ice and Snow Festival this Saturday at Taft Lake.

Council Member Whalen echoed the thanks and appreciation for all those involved in responding to the shooting and the community members supporting the victims' families. He expressed gratitude for our communication's responsiveness and reflected on how to strengthen community safety.

Council Member Hayford Oleary echoed the condolences and distress and gratitude for those involved with the tragedy. He also thanked community members for their input to the I-494 project and mentioned a virtual meeting for the project.

Council Member Trautmann shared in the grief that Jahmari Rice's family and the other victims are going through. He lifted up the students that are experiencing trauma caused by the tragedy. He appreciated the work of Bishop Howell at Shiloh Temple and BJ Skoog and Cesar at Young Life. He also mentioned the funeral for Jahmari Rice. He was grateful for the community and how it's supported one another.

Mayor Regan Gonzalez expressed the many emotions that she had been feeling; deep grief, hopelessness, loss, and concern for the sanctity of our communities. She acknowledged that the important work council does as leaders in the community to create community in Richfield and the seamlessness of how well different departments and levels of government worked together in the response of this crisis.

ITEM #12	ADJOURNMENT

The meeting was adjourned by unanimous consent at 8:28 p.m.

Date Approved: February 8, 2022

Maria Regan Gonzalez
Mayor

Kari Sinning
City Clerk

Katie Rodriguez
City Manager

CITY COUNCIL MEETING MINUTES
Richfield, Minnesota

Special City Council Retreat

February 10, 2022

CALL TO ORDER

The retreat was called to order by Mayor Regan Gonzalez at 4:00 p.m. held virtually via Zoom.

Council Members Present:	Maria Regan Gonzalez, Mayor; Mary Supple; Ben Whalen; Simon Trautmann; and Sean Hayford Oleary
Staff Present:	Katie Rodriguez, City Manager; Amy Markle, Recreation Services Director; Mike Dobesh, Fire Chief; Jay Henthorne, Police Chief; Melissa Poehlman, Community Development Director; Kristin Asher, Public Works Director; and Chris Fierst, Liquor Store Manager
Others Present:	Craig Rapp, Rapp Consulting Group

Item #1	**CITY COUNCIL AND STAFF RETREAT SCHEDULED WITH CONSULTANT CRAIG RAPP**

Craig Rapp facilitated conversations with Councilmembers and staff regarding Governance Training.

ADJOURNMENT

The work session was adjourned by unanimous consent at 5:54 p.m.

Date Approved: February 22, 2022

Maria Regan Gonzalez
Mayor

Kelly Wynn
Administrative Assistant

Katie Rodriguez
City Manager

AGENDA SECTION: CONSENT CALENDAR
AGENDA ITEM # 2.A.

STAFF REPORT NO. 26
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY: Jay Henthorne, Public Safety Director/Chief of Police

DEPARTMENT DIRECTOR REVIEW: Jay Henthorne, Public Safety Director/Chief of Police
2/16/2022

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
2/17/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider approval of a contract with the City of Edina to provide dispatch and public safety software service to the City of Richfield's Police and Fire Departments.

EXECUTIVE SUMMARY:

The City of Edina provides contractual dispatching services for the Police and Fire Departments. The contract between Edina and Richfield covers dispatching services, operations and maintenance of the Edina Communication Center (E.C.C).

The contract period is for five years and will commence January 1, 2023. The contract includes a standard cost escalator for each year of the contract. The escalator will be based on increased labor costs for operation of the E.C.C. under Edina's labor agreements and the rate of increase, over the previous year in the implicit price deflator for government consumption expenditures and gross investment for state and local governments prepared by the Bureau of Economic Analysis.

Edina has executed an agreement with Tyler Technologies for public safety software to replace existing software. Edina will host for Richfield an integrated suite of Public Safety software including computer aided dispatch (CAD), police records management (RMS), mobile applications, electronic ticketing, and analytic software.

RECOMMENDED ACTION:

By Motion: Approve a contract between the City of Edina and the City of Richfield to provide dispatching services and public safety software for the Police and Fire Departments.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- On August 13, 2013, the City Council voted to move our dispatching operations to the City of Edina. The City of Edina has provided contractual dispatching services for the Police and Fire Departments.
- The previous contract commenced on December 1, 2013 through December 2017, the contract commenced from January 2018 and expired on December 31, 2019, and a contract commenced

from January 1, 2020 through December 31, 2021.

- The most recent contract commenced on January 1, 2022 through December 31, 2022.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**

The City Council previously approved moving dispatching operations to the City of Edina.

C. **CRITICAL TIMING ISSUES:**

City of Richfield must have dispatching services for Police and Fire Departments.

D. **FINANCIAL IMPACT:**

2023 - 2027 Cost for 911 Dispatch and Software Services

	911 Dispatch	Software	Annual Total	Monthly Cost
2023	$321,518	$48,415	$369,933	$30,828
2024	$332,771	$83,002	$415,773	$34,648
2025	$344,418	$85,403	$429,821	$35,818
2026	$356,473	$87,897	$444,370	$37,031
2027	$368,949	$90,489	$459,438	$38,287

E. **LEGAL CONSIDERATION:**

The City Attorney has reviewed the contract for the City.

ALTERNATIVE RECOMMENDATION(S):

Richfield Police and Fire need dispatching services. If the contract is not approved, additional vendors would need to be researched and selected to provide dispatch services.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description	Type
Contract	Contract/Agreement
Comparable cost analysis between Logis Tyler Technologies and Edina Dispatch	Backup Material

Edina-Richfield Emergency Communications Center

2023 - 2027 PROPOSAL TO THE CITY OF RICHFIELD FOR 911 DISPATCH AND PUBLIC SAFETY SOFTWARE SERVICES

Cost Proposal for

Richfield 911 Dispatch and Public Safety Software Services

911 Dispatch Services Cost Determination

- Factors considered include total number of incidents, staffing costs, and general operating expenses.
- There will be no increase for the cost of dispatch services for 2023.
- The annual cost for dispatch services will increase by 3.5% annually for the remainder of the term.

Public Safety Software Hosting

- Edina has executed an agreement with Tyler Technologies for public safety software to replace our existing software from Central Square. The system implementation is underway and is anticipated to "go live" in the Spring of 2023.
- Edina will host for Richfield an integrated suite of public safety software including computer aided dispatch (CAD), police records management (RMS), mobile applications for PC/iOS/Android, electronic ticketing (eCitation), and analytics software.
- Edina will maintain all file server infrastructure for the system with appropriate redundancy and backup procedures.
- Richfield will continue to be responsible for the maintenance and support of all local client (end user) hardware and software with access to Tyler Technologies software support and ongoing user training.
- The majority of services will be provided on a "site license" basis with no limitations on client device installs.

Software Services Cost Determination

- Edina will pay all up front capital costs to purchase and implement the Tyler Technologies system with the exception of certain limited costs for site specific requirements related to data archiving from existing databases and any costs related to local network and hardware configuration.
- Richfield's annual cost for software services represents direct cost sharing of Edina's annual operating expenses in three categories: Tyler Software Maintenance, Tyler Software-as-a-Service (SaaS), and Edina IT Infrastructure Support.
- Tyler Maintenance will increase annually by 4%, Tyler SaaS will not increase for the first five years, IT Infrastructure will increase annually by 3.5%. The total software rate for 2023 will be discounted by 40%.

	Tyler Maintenance	Tyler SaaS	IT Infrastructure	
Base Rate	47,255	21,437	12,000	
				Software Cost
2023	$28,353	$12,862	$7,200	**$48,415**
2024	$49,145	$21,437	$12,420	**$83,002**
2025	$51,111	$21,437	$12,855	**$85,403**
2026	$53,155	$21,437	$13,305	**$87,897**
2027	$55,282	$21,437	$13,770	**$90,489**

- After 2027 Richfield's rate increases for software will be determined directly by the then current rates established by Tyler Technologies.

Cost Proposal for

Richfield 911 Dispatch and Public Safety Software Services

2023 - 2027 Cost for 911 Dispatch and Software Services

	911 Dispatch	Software	Annual Total	Monthly Cost
2023	$321,518	$48,415	$369,933	$30,828
2024	$332,771	$83,002	$415,773	$34,648
2025	$344,418	$85,403	$429,821	$35,818
2026	$356,473	$87,897	$444,370	$37,031
2027	$368,949	$90,489	$459,438	$38,287

FOURTH AMENDMENT TO
AGREEMENT BETWEEN EDINA AND RICHFIELD
FOR THE PROVISION OF DISPATCH SERVICES AND OPERATION
AND MAINTENANCE OF THE EMERGENCY COMMUNICATIONS CENTER

AGREEMENT made this _____ day of _____, 2022 by and between the **City of Edina**, a Minnesota municipal corporation ("Edina") and the **City of Richfield**, a Minnesota municipal corporation ("Richfield"), collectively "the Parties."

WHEREAS, Edina and Richfield are parties to an Agreement dated the 1st day of December, 2013, for the provision of dispatch services and operation and maintenance of the Edina Emergency Communications Center ("Agreement"); and

WHEREAS, the Parties want to amend the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Amendment.** The Agreement shall remain in full force and effect except and amended by this Fourth Amendment. This Fourth Amendment is effective January 1, 2023.

2. **Additional Hosted Software Services.** Beginning on the effective date of this amendment Edina will host and provide additional public safety software services to Richfield as follows:

   A. Edina has executed an agreement with Tyler Technologies for public safety software services to fully replace the existing Central Square OneSolution software. Implementation of this software is in progress with a target date to fully transition to the new software of approximately June

1, 2023. An amendment to the agreement with Tyler Technologies allows for Edina to provide the software services to Richfield.

B. Edina will host for Richfield: Police and Fire Computer Aided Dispatch (CAD), Police and Fire Mobile (Windows/iOS/Android), Police Records Management System (RMS), Police eCitations, and Analytics software. In addition, interfaces will be provided to the existing Fire RMS and Fire Station Alerting systems. A detailed list of services to be provided is attached as EXHIBIT A.

C. Edina will maintain redundant file server hardware in two locations, maintain backups of server data, and will be responsible for all maintenance on file server hardware and software following standard Edina I.T. practices and procedures. Richfield agrees to cooperate with Edina in facilitating normal maintenance and backup procedures including scheduled downtime when necessary.

D. Richfield will be responsible for the maintenance and related costs for required network connectivity between Edina and Richfield, mobile network connectivity, and all client hardware and software within their facility and mobile units. Richfield will have access to technical support and training for client software from Tyler Technologies.

E. Richfield will be responsible for the following additional costs related to the implementation of the public safety software: data archiving from existing databases, LOGIS and/or other third-party costs associated with exporting data from existing systems, LOGIS and/or other third-party

costs associated with network reconfiguration, and any Richfield specific GIS data requirements. Richfield will also be responsible for the costs of any additional software, services, and/or implementation costs not specified in EXHIBIT A.

F. Edina's lead project manager will assure throughout the implementation process that Richfield has complete and up to date information regarding project status, scheduling, milestones, and deadlines. Richfield will identify a project management team and designate a lead project manager. Richfield agrees to make the necessary staff and resources available to meet all project requirements, milestones, and deadlines.

G. Edina and Richfield recognize the mutual benefits of sharing public safety software and agree to work cooperatively through the duration of this and any future amendments to resolve any conflicts, disagreements, or technical issues related to the software.

H. Upon termination of this agreement Edina shall retain ownership and control of all Tyler Technologies software and Edina hosted hardware infrastructure. In the event of such a separation Richfield will retain ownership of their data and Edina will facilitate the export of Richfield's data. Richfield will be responsible for any costs associated with the export of data and the independent licensing of any required Tyler Technologies software.

3. **Paragraph 3 of the Agreement is amended to provide as follows**:

Payment for Dispatch Services and Operation and Maintenance of the E.C.C. Subject to the payment of initial costs pursuant to Paragraph 2 herein and any unbudgeted expenses pursuant to Paragraph 5 herein, beginning January 1, 2023, and continuing through December 31, 2027, Richfield shall pay Edina:

	911 Dispatch	Software	Annual Cost	Monthly Cost
2023	$321,518	$48,415	$369,933	$30,828
2024	$332,771	$83,002	$415,773	$34,648
2025	$344,418	$85,403	$429,821	$35,818
2026	$356,473	$87,897	$444,370	$37,031
2027	$368,949	$90,489	$459,438	$38,287

Payment shall be due in advance on or before the first day of each calendar month.

4. **Paragraph 7 of the Agreement is amended to provide as follows**:

Term of Agreement. This Agreement shall be for a term of five (5) years to commence on January 1, 2023. This Agreement may be terminated by either party upon a twelve (12) month advance written termination notice delivered by either party to the other party.

5. **Effective Date.** This Third Amendment is effective January 1, 2023.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

CITY OF EDINA

BY: _____
James Hovland, Its Mayor

AND _____
Scott Neal, Its City Manager

CITY OF RICHFIELD

BY: _____
Maria Regan Gonzalez, Its Mayor

AND _____
Katie Rodriguez, Its City Manager

EXHIBIT A

Sales Quotation For:
City of Edina Police Department
4801 W 50th St
Edina MN 55424-1330
Phone: +1 (952) 826-1610

Tyler Software

Description	License	Discount	License Total	Year One Maintenance
New World Public Safety				
Computer Aided Dispatch				
New World Enterprise Combined LE/Fire/EMS CAD	$ 72,900	$ 13,851	$ 59,049	$ 12,400
BOLOs	$ 7,200	$ 1,368	$ 5,832	$ 1,225
CAD Auto Routing	$ 7,200	$ 1,368	$ 5,832	$ 1,225
CAD AVL	$ 7,200	$ 1,368	$ 5,832	$ 1,225
Unit Management	$ 9,600	$ 1,824	$ 7,776	$ 1,633
Web CAD Monitor	$ 16,000	$ 3,040	$ 12,960	$ 2,722
CAD Paging Interface	$ 7,200	$ 1,368	$ 5,832	$ 1,225
E-911 Interface	$ 7,200	$ 1,368	$ 5,832	$ 1,225
NG911 Interface (text to 911)	$ 12,000	$ 2,280	$ 9,720	$ 2,041
CAD NCIC Interface	$ 13,600	$ 2,584	$ 11,016	$ 2,313
Pre-Arrival Questionnaire Interface	$ 7,200	$ 1,368	$ 5,832	$ 1,225
Encoder Interface	$ 7,200	$ 1,368	$ 5,832	$ 1,225
CAD CFS (xml) Export Interface	$ 14,400	$ 2,736	$ 11,664	$ 2,449
Alarm Interface (supports CryWolf)	$ 1,500	$ 285	$ 1,215	$ 255
CAD Data Mart / Includes 3-4 users	$ 4,800	$ 912	$ 3,888	$ 816
Total	$ 195,200	$ 37,088	$ 158,112	$ 33,204

EXHIBIT A

Law Enforcement Records Management System				
New World Enterprise Law Enforcement Records	$ 110,400	$ 20,976	$ 89,424	$ 18,779
Alarms	$ 4,000	$ 760	$ 3,240	$ 680
Bookings	$ 4,000	$ 760	$ 3,240	$ 680
Briefing Notes	$ 3,000	$ 570	$ 2,430	$ 510
Stop Data	$ 4,000	$ 760	$ 3,240	$ 680
Tyler Content Manager (TCM)	$ 12,000	$ 2,280	$ 9,720	$ 2,041
Livescan Interface (LERMS)	$ 7,200	$ 1,368	$ 5,832	$ 1,225
NCIC Interface	$ 27,200	$ 5,168	$ 22,032	$ 4,627
Law Enforcement Records Management Data Mart / Includes 3-4 users	$ 4,800	$ 912	$ 3,888	$ 816
Total	$ 176,600	$ 33,554	$ 143,046	$ 30,038
Mobile				
New World Mobile Server Software	$ 68,000	$ 12,920	$ 55,080	$ 11,567
MCT Ticket Writer Interface (supports Brazos)	$ 0	$ 0	$ 0	$ 0
Law Enforcement Mobile Site License	$ 55,550	$ 0	$ 55,550	$ 11,666
-ShieldForce LE Dispatch				
-LE Dispatch/Messaging/State/NCIC				
-Drivers License Mag Stripe Reader/Barcode Reader Interface				
-Mugshot Image Download				
-LE In-Car Mapping / AVL				
-LE In-Car Routing				
Fire/EMS Mobile Site License	$ 42,350	$ 0	$ 42,350	$ 8,894
-CrewForce - Fire Dispatch				
-Fire Dispatch/Messaging				
-Fire In-Car Mapping / AVL				
-Fire In-Car Routing				
Field Reporting Site License	$ 55,550	$ 10,555	$ 44,995	$ 9,449
-LE Field Reporting				
-LE Accident Reporting				
-Field Investigation Field Reporting				
-MCT Ticket Writer				
-Stop Data Reporting				
-Use of Force Reporting				
Total	$ 221,450	$ 23,475	$ 197,975	$ 41,576
Other Software				
Workstation License	$ 0	$ 0	$ 0	$ 0

	Total	$ 0	$ 0	$ 0	$ 0
Brazos					
Interface					
Interface: New World Records Mgmt System		$ 0	$ 0	$ 0	$ 0
Device Level Interface: New World Mobile		$ 0	$ 0	$ 0	$ 0
	Total	$ 0	$ 0	$ 0	$ 0
License					
Brazos Site License		$ 24,480	$ 0	$ 24,480	$ 5,141
Task: Stop Data		$ 4,063	$ 0	$ 4,063	$ 853
Interface: County Court (Hennepin Integrated Justice Program)		$ 5,200	$ 0	$ 5,200	$ 1,092
	Total	$ 33,743	$ 0	$ 33,743	$ 7,086
Task					
Task: Tow/Impound Report (custom)		$ 4,063	$ 0	$ 4,063	$ 853
	Total	$ 4,063	$ 0	$ 4,063	$ 853
	Sub-Total	*$ 631,056*		*$ 536,939*	*$ 112,757*
	Less Discount	*$ 94,117*			*$ 112,757*
	TOTAL	**$ 536,939**		**$ 536,939**	**$ 0**

Annual / SaaS

Description	Fee	Discount	Annual
New World Public Safety			
Other Software			
Performance Dashboard, Citizen Connect, Explorer, Analytics	$ 20,200	$ 0	$ 20,200
Recurring Costs			
Data Archive	$ 2,000	$ 0	$ 2,000
Hosting			
Mobility Hosting Annual Fee	$ 3,000	$ 0	$ 3,000
SceneDoc			
Scene Collect - Site License	$ 17,675	$ 0	$ 17,675
Brazos			
Hosting Fee			

Brazos Hosting Fee			$ 2,646	$ 0	$ 2,646
	TOTAL				**$ 45,521**

Services

Description	Quantity	Unit Price	Discount	Total	Maintenance
New World Public Safety					
Project Management	1	$ 68,320	$ 0	$ 68,320	$ 0
Standard System Assurance and Software Installation	1	$ 9,280	$ 0	$ 9,280	$ 0
Mobility Implementation	1	$ 2,320	$ 0	$ 2,320	$ 0
GIS Implementation	1	$ 22,620	$ 0	$ 22,620	$ 0
Decision Support Software Implementation	2	$ 4,350	$ 0	$ 8,700	$ 0
NCIC Installation	1	$ 21,025	$ 0	$ 21,025	$ 0
Combined or Fire/EMS CAD Configuration (up to 2 PSAPs)	1	$ 13,050	$ 0	$ 13,050	$ 0
CAD Training (10 users ea.)	1	$ 4,350	$ 0	$ 4,350	$ 0
CAD Go-Live Support	1	$ 13,050	$ 0	$ 13,050	$ 0
Web CAD Monitor Installation	1	$ 1,160	$ 0	$ 1,160	$ 0
CAD Paging Interface Installation	1	$ 1,160	$ 0	$ 1,160	$ 0
E-911 Interface Installation	1	$ 1,160	$ 0	$ 1,160	$ 0
NG911 Interface Installation	1	$ 580	$ 0	$ 580	$ 0
Pre-Arrival Questionnaire Interface Installation	3	$ 1,160	$ 0	$ 3,480	$ 0
Encoder Interface Installation	1	$ 3,480	$ 0	$ 3,480	$ 0
CAD Export Interface Installation Fee	2	$ 2,320	$ 0	$ 4,640	$ 0
Alarm Interface Installation Fee	1	$ 1,160	$ 0	$ 1,160	$ 0
Law Enforcement Records Configuration (up to 5 agencies)	1	$ 8,700	$ 0	$ 8,700	$ 0
Law Enforcement Records Training (includes 10 trainers ea.)	1	$ 4,350	$ 0	$ 4,350	$ 0
Law Enforcement Records Go-Live Support	1	$ 8,700	$ 0	$ 8,700	$ 0
Livescan Interface Installation	2	$ 4,640	$ 0	$ 9,280	$ 0
Ticket Writer for Brazos Installation	1	$ 0	$ 0	$ 0	$ 0
Law Enforcement and Fire Mobile Messaging and Law Enforcement Field Based Reporting Configuration	1	$ 14,500	$ 0	$ 14,500	$ 0
Law Enforcement and Fire Mobile Messaging and Law Enforcement Field Based Reporting Training (10 trainers ea.)	1	$ 8,700	$ 0	$ 8,700	$ 0

Law Enforcement and Fire Mobile Messaging and Law Enforcement Field Based Reporting Go-Live	1	$ 13,050	$ 0	$ 13,050	$ 0
Performance Dashboards Installation and Remote Training	1	$ 4,500	$ 0	$ 4,500	$ 0
New World SceneCollect Activation Services	1	$ 1,160	$ 0	$ 1,160	$ 0
Custom Interface to MRAP/HennRAP	1	$ 16,640	$ 0	$ 16,640	$ 0
Enterprise Law Enforcement Additional Modules				$ 4,640	$ 0
Conversions				$ 29,000	$ 0
Brazos					
Brazos Project Management	1	$ 2,000	$ 0	$ 2,000	$ 0
Set Up & Config	1	$ 14,500	$ 0	$ 14,500	$ 0
New World Interface: Set Up & Configuration	1	$ 0	$ 0	$ 0	$ 0
Set Up Fees - Third Party Hardware	34	$ 50	$ 0	$ 1,700	$ 0
Training	1	$ 2,000	$ 0	$ 2,000	$ 0
Additional eCitation Child Configuration	1	$ 4,500	$ 0	$ 4,500	$ 0
TOTAL				**$ 327,455**	**$ 0**

Third-Party Hardware, Software and Services

Description	Quantity	Unit Price	Total	Unit Maintenance	Year One Maintenance
New World Public Safety					
Embedded Third Party Software	1	$ 16,500	$ 16,500	$ 3,465	$ 3,465
Geo-File Maintenance Software (ArcGIS for Desktop Standard) / per Workstation	1	$ 6,000	$ 6,000	$ 1,260	$ 1,260
Red Hat Enterprise Linux Server (3-year subscription)	1	$ 2,500	$ 2,500	$ 0	$ 0
Lantronix UDS-1100	3	$ 175	$ 525	$ 0	$ 0
Bar Coding Scanner Kit w/Signature Pad	2	$ 4,600	$ 9,200	$ 0	$ 0
Sub-total			$ 34,725		$ 4,725
Less Discount			*$ 0*		*$ 4,725*
TOTAL			**$ 34,725**		**$ 0**

EXHIBIT A

Summary	One Time Fees	Recurring Fees
Total Tyler Software	$ 536,939	$ 112,757
Total Annual	$ 0	$ 45,521
Total Tyler Services	$ 327,455	$ 0
Total Third-Party Hardware, Software, Services	$ 34,725	$ 4,725
Estimated Travel Expenses	$ 63,500	$ 0
Summary Total	**$ 962,619**	**$ 163,003**

Detailed Breakdown of Conversions (Included in Summary Total)

Description	Quantity	Unit Price	Discount	Total
New World Public Safety				
Conversion				
Data Archive Single Source: CAD and LERMS (up to 10 modules) -There is no limit on the number of users or storage included	1	$ 29,000	$ 0	$ 29,000
TOTAL				**$ 29,000**

Detailed Breakdown of Optional Conversions

Description	Quantity	Unit Price	Discount	Total
New World Public Safety				
Conversion				
Data Archive Addtl Source: LERMS Only (up to 10 modules) - Richfield Data Archiving	2	$ 13,000	$ 0	$ 26,000
TOTAL				**$ 26,000**

Assumptions

Personal Computers must meet the minimum hardware requirements for New World products. Microsoft Windows 7 64-bit with Extended Security Updates and Windows 10 64-bit is required for all client machines. Windows Server 2012/2012 R2/2016/2019 and SQL Server 2012 SP4/2014 SP2/2016 SP2/2017/2019 are required for the Application and Database Server(s).
New World product requires Microsoft Windows Server 2012/2012 R2/2016/2019 and SQL Server 2012 SP4/2014 SP2/2016 SP2/2017/2019, including required User or Device Client Access Licenses (CALs) for applicable Microsoft products. Servers must meet minimum hardware requirements provided by Tyler. The supported Microsoft operating system and SQL versions are specific to Tyler's release versions.
New World product requires Microsoft Excel or Windows Search 4.0 for document searching functionality; Microsoft Word is required on the application server for report formatting.
Tyler recommends a 100 Mbps/1 Gbps Ethernet network for the local area network. Wide area network requirements vary based on system configuration, Tyler will provide further consultation for this environment.
Does not include servers, workstations, or any required third-party hardware or software unless specified in this Investment Summary. Client is responsible for any third-party support.
Licensed Software, and third-party software embedded therein, if any, will be delivered in a machine readable form to Client via an agreed upon network connection. Any taxes or fees imposed are the responsibility of the purchaser and will be remitted when imposed.
Tyler's GIS implementation services are to assist the Client in preparing the required GIS data for use with the Licensed New World Software. Depending upon the Licensed Software the Client at a minimum will be required to provide an accurate street centerline layer and the appropriate polygon layers needed for Unit Recommendations and Run Cards in an industry standard Esri file format (Personal Geodatabase, File Geodatabase, Shape Files). Client is responsible for having clearly defined boundaries for Police Beats, EMS Districts and Fire Quadrants. If necessary Tyler will assist Client in creating the necessary polygon layers (Police Beats, EMS Districts and Fire Quadrants) for Unit Recommendations and Run Cards. Tyler is not responsible for the accuracy of or any ongoing maintenance of the GIS data used within the Licensed New World Software.
Client is responsible for any ongoing annual maintenance on third-party products, and is advised to contact the third-party vendor to ensure understanding of and compliance with all maintenance requirements.
All Tyler Clients are required to use Esri's ArcGIS Suite to maintain GIS data. All maintenance, training and ongoing support of this product will be contracted with and conducted by Esri. Maintenance for Esri's ArcGIS suite of products that are used for maintaining Client's GIS data will be contracted by Client separately with Esri.
When Custom interface is included, Custom interface will be operational with existing third-party software. Any subsequent changes to third-party applications may require additional services.
When State/NCIC is included, Client is responsible for obtaining the necessary State approval and any non-Tyler hardware and software. Includes state-specific standard forms developed by Tyler. Additional forms can be provided for an additional fee.

Custom interface will be operational with existing third-party software. Any subsequent changes to third party applications may require additional services.
Configuration and end user training for Decision Support Software to occur after Client has been live for 3 months or longer on an application. Classes are limited to 10 trainees maximum; service and travel costs will be incurred for additional classes. Decision Support Software Implementation is limited to 3 agencies per fee.
New World Virtual Message Switch (VMS) requires Red Hat Enterprise Linux Operating System Ver. 7 with an active Red Hat Standard Subscription Support Agreement. Virtual machine specifications must meet minimum requirements provided by Tyler. Supported Tyler Public Safety releases include 10.2 SP13 (or higher), 2017.1 (or higher). If the client has selected a cloud hosted deployment Tyler has the ability to deploy the Virtual Message Switch (VMS) in the AWS GovCloud environment or on-premises. The location of the VMS is dependent on State requirements. If the State will not allow the VMS to be hosted in the AWS environment then the VMS will be deployed on the Client's existing secure State approved network on virtualized infrastructure provided by the client.
An unlimited Law Enforcement Mobile Site License is included for the agencies above. Additional training, services, third-party software and hardware may be required depending on modules and units deployed.
New World ShieldForce client software supports Apple iOS version 11.0 (or higher) and Android version 8.0 (or higher). Supported Android devices include Galaxy S8 or newer, Note 9 or newer, Galaxy Tab S4 or newer and two watches running Tizen 4.0 or newer the Gear S3 and Galaxy Watch.
AVL requires third-party GPS hardware.
An unlimited Fire/EMS Mobile Site License is included for the agencies above. Additional training, services, third-party software and hardware may be required depending on modules and units deployed.
New World CrewForce client software supports Apple iOS version 11.0 (or higher) and Android version 8.0 (or higher). Supported Android devices include Galaxy S8 or newer, Note 9 or newer, Galaxy Tab S4 or newer and two watches running Tizen 4.0 or newer the Gear S3 and Galaxy Watch.
SceneDoc Android users are recommended to use the following hardware (minimum OS version 7): Google Pixel, Kyocera Duraforce Pro, Samsung S7 and above, Note 7 and above, Sonim XP8, HTC Nexus 9 and above, and Samsung Galaxy Tab S3 and above. SceneDoc iOS users are expected to use any iOS device that has OS version 11 or above. The following printers are supported by SceneDoc's Android and iOS mobile applications: Brother PocketJet 763MFI (8 inch), Brother RuggedJet 4230 B (4 inch), Brother RuggedJet 4030 Ai (4 inch), and Zebra ZQ520 (4 inch). The following web browsers are recommended when using SceneDoc's web console: Firefox, Chrome, Internet Explorer (IE) 11 and the latest version of Microsoft Edge. Please note older versions of IE are NOT supported including using compatibility modes in IE.
NG911 Requires West hardware at each workstation responding to texts; not included in proposal.
The site license includes the following agencies as authorized users:

- City of Edina
- City of Richfield

Brazos quote includes the following:

- Parent/Child laptop configuration (Edina/Richfield)
- Brazos site license
- Traffic citations - Minnesota Standard Citation Template (One for Edina and one for Richfield)
- Warning citations - One Template Definable by Edina and Richfield
- Local code citations - Minnesota Standard Citation Template plus Local Code/Ordinance Violations
- Tow Task (Custom & Global) - One Template for Both Edina and Richfield

EXHIBIT A

- Stop Data Task (Global) - One Task for Both Edina and Richfield - No Output
- County Court Interface (Hennepin Integrated Justice Program for 2 agencies)
- RMS citation integration (New World)
- RMS tow integration (New World)
- Device level integration (New World)
- Hardware setup (34 existing thermal printers)
- All services to manage, implement and train-the-trainers

Scene Collect - Site license includes up to 50.5TB of cloud storage (101 users used for calculation x 500GB per user)

Cost for Richfield to transition to Tyler Technology and Edina Dispatch:							
Year	Dispatch Fees	Tyler Corporation Software	Fire Ipad fees for Crew Force Application	Dispatch/Tyler/Fire	One Time Fees for Conversion	VPN Costs/Connection to State of MN	Estimated Total to Edina
2022	$321,518	$0	$0	$321,518	$0	$12,730	$334,248
2023	$321,518	$48,415	$2,935	$372,868	$71,000	$13,112	$456,980
2024	$332,771	$83,002	$3,023	$418,796		$13,505	$432,301
2025	$344,418	$85,403	$3,114	$432,935		$13,910	$446,845
2026	$356,473	$87,897	$3,207	$447,577		$14,328	$461,905
2027	$368,950	$90,489	$3,303	$462,742		$14,758	$477,500

Estimated cost for Richfield to stay with LOGIS build interfaces and Edina Dispatch:				
Year	Dispatch Fees	Estimated LOGIS Fees	Interface Fees to Tyler Technolo	Estimated Total to LOGIS and Edina
2022	$321,518	$174,900		$496,418
2023	$321,518	$180,147	$70,000	$571,665
2024	$332,771	$185,551		$518,322
2025	$344,418	$191,118		$535,536
2026	$356,473	$196,851		$553,324
2027	$368,950	$202,757		$571,707

* Anticipated One time Fee 2023 Start building interfaces to communicate with Tyler Technology

*2023 Anticipated One Time Fees for Conversion

Records Conversion: $26,000.00
Records Conversion Support: $10,000.00
LOGIS Network Support: $20,000.00
GIS Consulting: $15,000.00

AGENDA SECTION: CONSENT CALENDAR
AGENDA ITEM # 2.B.

STAFF REPORT NO. 27
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY: Jordan Vennes, Water Resources Engineer

DEPARTMENT DIRECTOR REVIEW: Kristin Asher, Public Works Director
2/15/2022

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
2/16/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider the rejection of all bids submitted for the Sheridan Pond Maintenance Project and direct staff to rebid the project in fall 2022.

EXECUTIVE SUMMARY:

Rationale for Rejecting Submitted Bids

City staff is recommending the Council reject all bids for the Sheridan Pond Maintenance Project because of the high price of bids received relative to the engineer's estimate. The City received bids ranging from $425,145.41 to $557,262.50 while the engineer's estimate was $333,000.00.

Staff believes that high bids were in part a result of unforeseen delays in the project's schedule. Dredging work is most cost-effectively performed in the deep winter months. Originally the project was to be bid in December 2021, allowing contractors more time to complete the work which is ideally completed under frozen conditions. The schedule in which the project was bid would require contractors to perform the majority of work in spring conditions. Although staff knew the timeline was shortened the decision to move forward with advertising the project was made in an effort to complete the project as planned, prior to summer 2022. At this time, due to the high bids, staff would like to seek bids for the project again in fall of 2022 to maximize the amount of time for dredging work to be performed under frozen conditions which should make for more competitive bids.

Project Background

- Richfield Public Works Stormwater Utility division initiated this project to remove accumulated sediment from the pond in Sheridan Park.
- Sediment cores were taken where sediment will be removed in the basin and it is estimated that approximately 3700 tons of MPCA regulated material will be removed.
- All dredged material shall be hauled and disposed of by the contractor in a landfill facility permitted to accept MPCA regulated dredged materials or shall be hauled and disposed of by the contractor at a site with an industrial land use classification that is selected by the contractor and approved by the City.
- Existing invasive plant species will be aggressively managed and select woodland areas will be converted to oak savanna. This effort includes the removal of 91 trees greater than 8" in diameter (primarily ash) to open tree canopy for ground cover establishment, and planting of a diversity of pollinator plant species, including tree and shrub species.
- Other maintenance and modification activities include installation of a new outlet structure, riprap and

filter at the ends of two inlets and the outlet, and clearing and grubbing.
- Area residents were invited to a public open house in December 2021 to learn about the upcoming project and ask questions. If the bids are rejected, the residents will be notified of the delay.

RECOMMENDED ACTION:

By motion: Reject all bids submitted for the Sheridan Pond Maintenance Project and direct staff to rebid the project in fall 2022.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**
- Sheridan Pond is part of the City's stormwater treatment system.
- Runoff carrying sediment is deposited in treatment ponds. Over time the sediment builds up and needs to be removed as part of regular maintenance.
- This will be the first significant dredging of Sheridan Pond in at least thirty years.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**
- Performing stormwater pond maintenance fulfills requirements set forth in the City's Municipal Separate Storm Sewer System (MS4) permit and Stormwater Pollution Prevention Plan (SWPPP).
- Contracts estimated to have a value over $175,000 must be made by sealed bids, solicited by public notice, and awarded to the lowest responsible bidder.
- The City has the authority to reject all bids for any reason.

C. **CRITICAL TIMING ISSUES:**
- Rejection of bids and rebidding in fall of 2022 will allow contractors to begin the work over the winter months, which will allow for project completion prior to spring.
- City staff will notify area residents about the project's delay and reasons for the decision.

D. **FINANCIAL IMPACT:**
- Five bids were read at the bid opening on February 14, 2022, ranging from $425,145.41 to $557,262.50 while the engineer's estimate was $333,000.00.
- City staff and Barr Engineering believe the number of contractors still seeking winter work was low and the project's spring timeline led to higher than anticipated bids.
- Costs associated with rejecting the bids and rebidding the project at a future date will be minimal.
- Funding for the Sheridan Pond Maintenance Project was included in the 2022 Adopted budget and will remain in the 2022 Revised/2023 Proposed budget and is funded through stormwater user fees.

E. **LEGAL CONSIDERATION:**
- The bid opening held on February 14, 2022 was in accordance with legal requirements.
- The ad for bid was published on January 20, 2022 in the Sun Current.
- The City Attorney has reviewed this staff report and will be available to answer questions.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

	Description	Type
🗋	Bid Tab	Cover Memo

CITY OF RICHFIELD, MINNESOTA

Bid Opening
February 14, 2022
10:00 a.m.

Sheridan Pond Maintenance Project
Bid No. 22-01

Pursuant to requirements of Resolution No. 1015 and the City Code, a meeting of the Administrative Staff was called by City Clerk Kari Sinning who announced that the purpose of the meeting was to receive; open and read aloud bids for the Sheridan Pond Maintenance Project, as advertised in the official newspaper on January 20, 2022.

Present: Kari Sinning, City Clerk
Joe Powers, City Engineer/Public Works Director Representative
Jordan Vennes, Water Resources Engineer
Scott Kulzer, Public Works Administrative Aide/Analyst
Chris Swanson, City Manager Representative

The following bids were submitted and read aloud:

Bidder's Name	Bond	Non-Collusion	Intent to Comply	Responsible Contractor Certificate	Total Base Bid
All Phase Contracting, Inc; Forest Lake, MN	Provided	Provided	Provided	Provided	$425,145.41
Meyer Contracting Inc; Maple Grove, MN	Provided	Provided	Provided	Provided	$426,178.82
Minnesota Dirt Works Inc; Lakeville, MN	Provided	Provided	Provided	Provided	$442,333.00
Sunram Construction, Inc; Corcoran, MN	Provided	Provided	Provided	Provided	$465,338.00
New Look Contracting, Inc.; Rogers, MN	Provided	Provided	Provided	Provided	$557,262.50

The City Clerk announced that the bids would be tabulated and considered at the February 22, 2022 City Council Meeting.

Kari Sinning, City Clerk

AGENDA SECTION: CONSENT CALENDAR
AGENDA ITEM # 2.C.

STAFF REPORT NO. 28
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY: Olivia Wycklendt, Civil Engineer

DEPARTMENT DIRECTOR REVIEW: Kristin Asher, Public Works Director
2/15/2022

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
2/16/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider adoption of a resolution authorizing the purchase of one temporary construction easement and one permanent right-of-way easement at 6501 Lyndale Ave South (L.A. Fitness) for the 65th Street Reconstruction Project.

EXECUTIVE SUMMARY:

As part of the 65th Street Reconstruction Project, certain temporary construction and permanent right-of-way easements must be acquired for construction. Temporary construction and permanent right-of-way easements are sometimes needed in order to implement major infrastructure projects and facilitate the construction thereof. Property owners receive compensation for both types of easements but for temporary construction easements the area remains under ownership of the property owner and it is restored and turned-back after construction is complete.

The property owner at 6501 Lyndale Ave South (L.A. Fitness) has accepted the offer to purchase the easements and has completed the necessary paperwork to finalize the transaction.

In order for the easements to become effective, City Council must approve the resolution authorizing payment to the property owners in the agreed upon amounts.

RECOMMENDED ACTION:

By motion: Approve the resolution authorizing the purchase of one temporary construction easement and one permanent right-of-way easement at 6501 Lyndale Ave South (L.A. Fitness) for the 65th Street Reconstruction Project.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- The City Council approved the preliminary design layout for the 65th Street Reconstruction Project on July 28, 2020.
- Staff and the engineering consultant are working through final design engineering with the intent to let the project in early 2022.
- Temporary construction and permanent right-of-way easements are sometimes needed in order to

implement major infrastructure projects and facilitate their construction.

- These easements are necessitated by the larger footprint of the new roundabout compared to the footprint of the existing roadway design.
- The value of the easements are determined via negotiation between a real estate appraisal firm and the property owners following standard appraisal practices.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**

- The city has authority to acquire easements through an "offer to purchase" and if no agreement can be reached the city can acquire property though eminent domain for public purposes.
- Despite the fact that the City began condemnation proceedings for the required easements, the parties were able to come to an agreement through the "offer to purchase" method.

C. **CRITICAL TIMING ISSUES:**

Timely payment for and acquisition of the easements will allow construction to begin as planned in 2022.

D. **FINANCIAL IMPACT:**

- 6501 Lyndale Ave S (PID: 27-028-24-23-011) requires a temporary construction easement payment of $800.00; a permanent right-of-way easement payment of $2,125.00; and an additional landscaping settlement payment of $1,500.00 for a total of $4,425.00.
- Funding for the purchase of the easements required for the construction of the 65th St Reconstruction Project will be paid by City funds dedicated to project costs.

E. **LEGAL CONSIDERATION:**

The City Attorney has reviewed the agreements and will be available at the meeting to answer questions.

ALTERNATIVE RECOMMENDATION(S):

- None

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description	Type
6501 Lyndale Easement	Contract/Agreement
Resolution	Resolution Letter

HENNING PROFESSIONAL SERVICES

PO Box 25376
Woodbury, MN 55125
651.955.5594

Date: February 1, 2022

To: Joe Powers, PE, City Engineer
City of Richfield

From: Sara Flagstad
Right of Way Specialist
Henning Professional Services, Inc.

Re: **PAYMENT REQUEST**

City Project: Richfield 65th Street Reconstruction Project
Parcel: 1
PID #(s): 270282423011
Property Address: 6501 Lyndale Ave.

Make check payable to: Lyndale Station, LLC
Mail to:
Lyndale Station, LLC
Attn: Joe Houseman
1625 Energy Park Drive, #100
Saint Paul, MN 55108

Payment Amount: **$4,425.00**

Notes/Enclosed: Original Easement Documents to be recorded
Memorandum of Understanding
W9
Please mail check directly to property owner at the address above, and email a copy of the check to Sara Flagstad at sflagstad@henningprofessionalservices.com

OFFER SUMMARY	
Permanent Sidewalk, Landscaping, Utility, and Drainage Easement 118 sf	$ 2,125.00
Temporary Easement 166 sf	$ 800.00
Additional Damages Landscaping	$ 1,500.00
TOTAL (rounded to):	**$ 4,425.00**

MEMORANDUM OF UNDERSTANDING
City of Richfield – 65th Street Reconstruction Project

Parcel:	1
PID:	2702824230111
Fee Owner(s):	Lyndale Station LLC

On this 21 day of January, 2022, Lyndale Station LLC, Owner(s) of the above-described parcel of property located in the City of Richfield, County of Hennepin, and State of Minnesota, did execute and deliver a conveyance of real estate rights to the City of Richfield.

This agreement is now made and entered as a memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owner(s) have been furnished with the approved estimate of just compensation for the property rights acquired and a summary statement of the basis for the estimate. The Owner(s) understand that the acquired property rights are for use in connection with the construction of the City of Richfield 65th Street Reconstruction Project.

2. The Owner(s) understand and acknowledge that the Agent for the City of Richfield has no direct, indirect, present, or contemplated future personal interest in the property or in any benefits from the acquisition of the property rights.

3. That in full compensation for the conveyance of said property, the City of Richfield shall pay the Owner(s) the sum of **Four thousand four hundred twenty-five and no/100 Dollars ($4,425.00)** for easement(s) and damages. Owner(s) understand that payment by the City of Richfield must await recording, City Council approval, verification of marketable title, and lender consents, if needed.

4. In the event of a clerical error, Grantor, whether one or more, agree to cooperate in correcting the error including but not limited to resigning all documents.

5. Additionally: N/A

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Understanding and Easement Document(s) dated 1/21, 2022 and that these documents and agreements include all oral agreements, representations, and negotiations between the parties.

Date: 1/10/2022

By: Sara N. Flagstad
Sara N. Flagstad, Agent for the City of Richfield

Date: 1/12/2022

Lyndale Station LLC
By: Wellington Properties LLC
Its: Manager

By: _____
Name: Stephen B. Wellington, Jr.
Its: Chief Manager

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT is made this 21 day of January, 2022, by Lyndale Station LLC, a Minnesota limited liability company ("**Grantor**"), in favor of the City of Richfield, a Minnesota municipal corporation ("**Grantee**") (together with Grantor referred to herein as the "**Parties**" or each a "**Party**").

RECITALS

A. Grantor is the fee owner of certain real property located in Hennepin County and legally described on **Exhibit A** attached hereto (the "**Property**");

B. Grantor wishes to grant to Grantee a certain temporary easement for construction purposes as hereinafter described over, under, across, and through the Property, which is legally described on **Exhibit B**, attached hereto, and further depicted on **Exhibit C** and **Exhibit D**, attached hereto, (the "**Easement Area**") according to the terms and conditions contained herein (the "**Easement**").

TERMS OF EASEMENT

1. Recitals. The recitals above are hereby incorporated herein and made part of the Easement.

2. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the Grantee an easement for construction purposes over, under, across, and through the Easement Area.

3. Scope of Easement. The Easement includes the right of Grantee, its contractors, agents, and employees to enter upon the Easement Area at all reasonable times for the purposes of constructing improvements in accordance with the 65th Street Improvements Project (the "**Work**").

The temporary easement granted herein also includes the right to cut, trim, or remove any landscaping, improvements, or vegetation within the Easement Area that in Grantee's judgment unreasonably interferes with the Work.

Grantor will not erect, construct, or create any building, improvement, obstruction or structure of any kind within the Easement Area during the term of this easement, either above or below the surface or change the grade thereof without the express written permission of Grantee.

4. Indemnification. Grantee hereby agrees to indemnify and hold harmless Grantor, its partners, agents, and its respective employees, successors, and assigns, from and against any and all claims, liabilities, losses, disputes, causes of actions, judgments, costs and expenses (including reasonable attorneys' fees) in connection with personal injury, death, or property damage arising out of the City's Work in and approximate to the Easement Area.

5. Insurance. Grantee shall maintain at its expense commercial general liability insurance against claims for personal injury, death, or property damage arising out of the Work in and the public's use of the Easement Area.

6. Warranty of Title. Grantor warrants that it is the owner of the Property and has the right, title, and capacity to convey to the Grantee the Easement herein.

7. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on Grantor and its successors and assigns.

8. Environmental Matters. Grantee shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorneys' fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the Easement Area or Property prior to the date of this instrument.

9. Term. The easement granted herein shall expire on June 30, 2023.

STATE DEED TAX DUE HEREON: NONE

[*Remainder of Page Intentionally Left Blank; Signature Page to Follow*]

GRANTOR:

Lyndale Station LLC

By: Wellington Properties LLC
Its: Manager

By: _____
Name: Stephen B. Wellington, Jr.
Its: Chief Manager

STATE OF MINNESOTA)
) ss.:
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 12 day of January, 2022, by Stephen B. Wellington, Jr., as Chief Manager of Wellington Properties LLC, a Minnesota limited liability company, Manager of Lyndale Station, LLC, a Minnesota limited liability company, on behalf of Lyndale Station as Grantor.

SAMANTHA R ROSS
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2025

NOTARY STAMP OR SEAL

_____
Notary Public

THIS INSTRUMENT DRAFTED BY:
Kennedy & Graven, Chartered (SJS)
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT A

Legal Description of the Property

Lot 1, Block 1, Lyndale Station, according to the recorded plat thereof, Hennepin County, Minnesota.

Torrens Property, Certificate No. 1356170

PIN: 27-028-24-23-0111

EXHIBIT B

Legal Description of the Temporary Easement Area

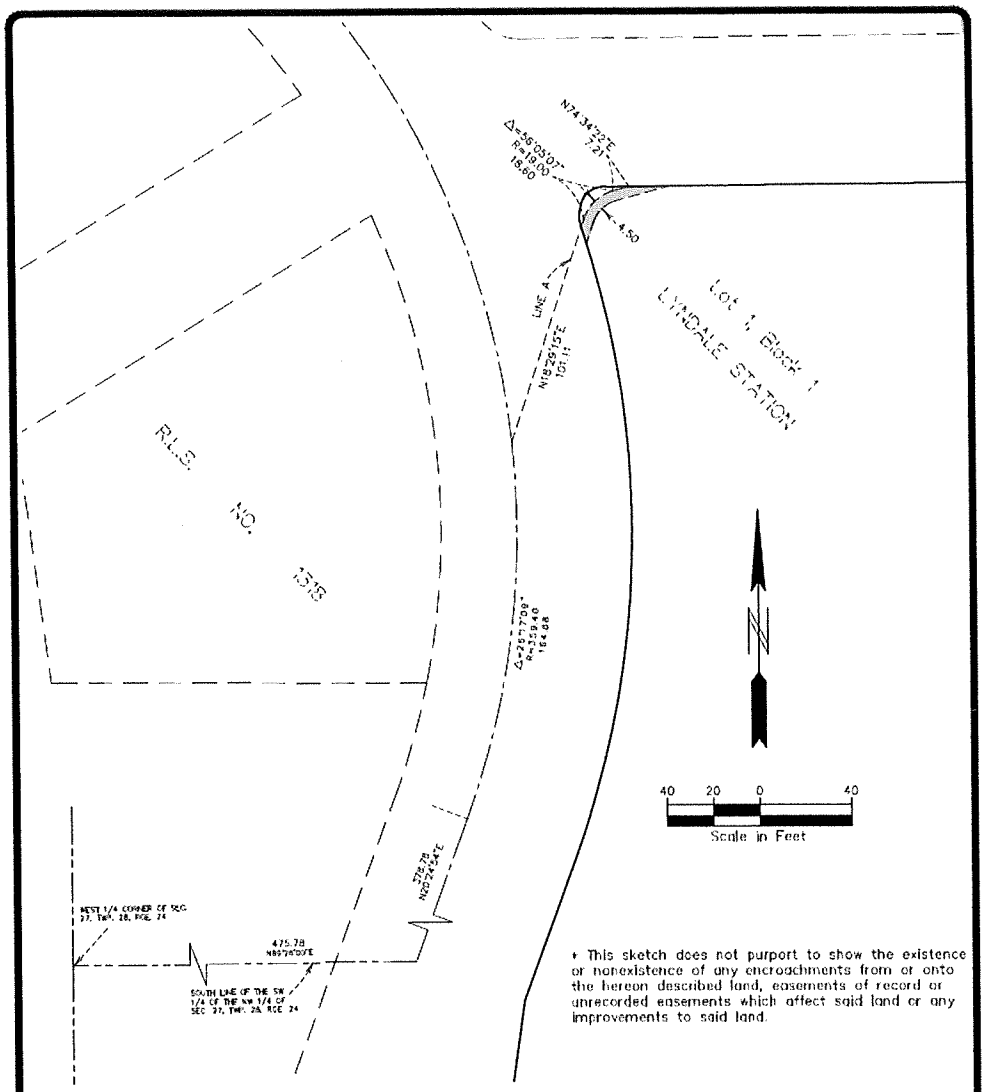
An easement lying over, under and across all that part of the following described property:

Lot 1, Block 1, LYNDALE STATION, according to the recorded plat thereof Hennepin County, Minnesota.

Said easement is described as lying southeasterly of the following described Line A and northwesterly of and a line parallel with and 4.5 feet southeasterly of said Line A and its northeasterly extension:

Line A: Commencing at the west Quarter corner of Section 27, Township 28, Range 24, said Hennepin County; thence on an assumed bearing of North 89 degrees 28 minutes 00 seconds East, along the south line of the Southwest Quarter of the Northwest Quarter of said Section 27, a distance of 475.78 feet; thence North 20 degrees 24 minutes 54 seconds East, a distance of 378.78 feet; thence northeasterly, a distance of 164.88 feet, along a tangential curve, concave to the west, having a radius of 359.40 feet and a central angle of 26 degrees 17 minutes 09 seconds, to the point of beginning; thence North 18 degrees 29 minutes 15 seconds East, not tangent to said curve, a distance of 101.11 feet; thence northeasterly, a distance of 18.60 feet, along a tangential curve, concave to the southeast, having a radius of 19.00 feet and a central angle of 56 degrees 05 minutes 07 seconds; thence North 74 degrees 34 minutes 22 seconds East, a distance of 7.21 feet, to the north line of said Lot 1 and there terminating.

EXHIBIT C
Depiction of the Easement Area



* This sketch does not purport to show the existence or nonexistence of any encroachments from or onto the hereon described land, easements of record or unrecorded easements which affect said land or any improvements to said land.

PROPOSED LEGAL DESCRIPTION FOR TEMPORARY EASEMENT:

An easement lying over, under and across all that part of the following described property:

Lot 1, Block 1, LYNDALE STATION, according to the recorded plat thereof Hennepin County, Minnesota.

Said easement is described as lying southeasterly of the following described Line A and northwesterly of and a line parallel with and 4.5 feet southeasterly of said Line A and its northeasterly extension:

Line A: Commencing at the west Quarter corner of Section 27, Township 28, Range 24, said Hennepin County; thence on an assumed bearing of North 89 degrees 28 minutes 00 seconds East, along the south line of the Southwest Quarter of the Northwest Quarter of said Section 27, a distance of 475.78 feet; thence North 20 degrees 24 minutes 54 seconds East, a distance of 378.78 feet; thence northeasterly, a distance of 164.88 feet, along a tangential curve, concave to the west, having a radius of 359.40 feet and a central angle of 26 degrees 17 minutes 09 seconds, to the point of beginning; thence North 18 degrees 29 minutes 15 seconds East, not tangent to said curve, a distance of 101.11 feet; thence northeasterly, a distance of 18.60 feet, along a tangential curve, concave to the southeast, having a radius of 19.00 feet and a central angle of 56 degrees 05 minutes 07 seconds; thence North 74 degrees 34 minutes 22 seconds East, a distance of 7.21 feet, to the north line of said Lot 1 and there terminating.

Sheet 1 of 1

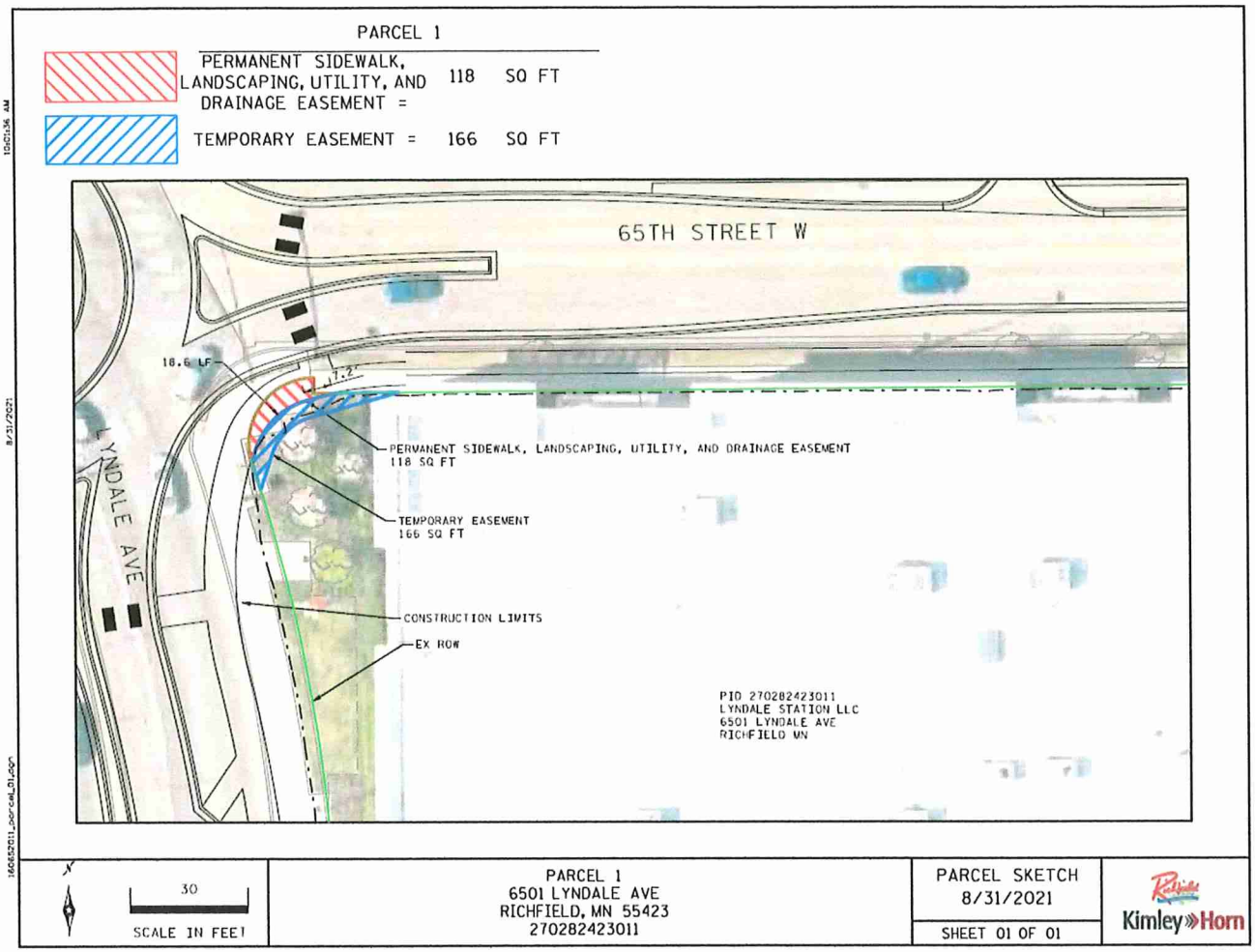
PIONEER engineering
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-0488
www.pioneereng.com

Cad File: 119236-TELA EH dwg
Date: 4/13/2021
Folder #: 8465
Drawn by: BJM

Description Sketch for:
Kimley-Horn

© 2021 Pioneer Engineering, P.A.

EXHIBIT D
Depiction of the Temporary Easement Area in Blue



CONSENT AND JOINDER BY MORTGAGEE

Bremer Bank, National Association, a national banking association, holder of a Mortgage on the Property which is described as follows:

Lot 1, Block 1, Lyndale Station, according to the recorded plat thereof, Hennepin County, Minnesota ("Property").

hereby consents and joins in this Agreement, so as to subject and subordinate the undersigned's interest to said Easement.

Dated: 1/21, 2022

BREMER BANK, NATIONAL ASSOCIATION

By: Kristine A Johnson
Name: Kristine A. Johnson
Its: Vice President

STATE OF MINNESOTA
COUNTY OF Hennepin } ss.

The foregoing instrument was acknowledged before me this 20th day of January, 2022, by Kristine Johnson, the Vice President of Bremer Bank, National Association, a national banking association, on behalf of the banking association.

(Seal)
JONG YANG-ELLIS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2023

Jong Yang-Ellis
Notary Public

SIDEWALK, LANDSCAPING, UTILITY, AND DRAINAGE EASEMENT

THIS INSTRUMENT is made this 21 day of January, 2022, by Lyndale Station LLC, a Minnesota limited liability company ("**Grantor**"), in favor of the City of Richfield, a Minnesota municipal corporation ("**Grantee**") (together with Grantor referred to herein as the "**Parties**" or each a "**Party**").

RECITALS

A. Grantor is the fee owner of property in Hennepin County, Minnesota, legally described on the attached Exhibit A (the "Property").

B. Grantor desires to grant to the City a non-exclusive sidewalk, landscaping, utility, and drainage easement, according to the terms and conditions contained herein.

TERMS OF EASEMENT

1. Recitals. The recitals above are hereby incorporated herein and made part of the Easement.

2. Grant of Easement. For good and valuable consideration, receipt of which is hereby acknowledged by Grantor, Grantor grants and conveys to the City a permanent, non-exclusive sidewalk, landscaping, utility, and drainage easement for public purposes over, under, across, and through that part of the Property legally described on Exhibit B and as depicted on Exhibit C and Exhibit D (the "Easement Area").

3. Scope of Easement. The above-described permanent sidewalk, landscaping, utility, and drainage easement includes the rights of the City, its contractors, agents, and employees to do whatever is necessary for enjoyment of the rights granted herein to use the Easement Area for landscaping purposes, a public sidewalk, drainage, utilities, and related purposes, including the right to enter the Easement Area for purposes of constructing, operating, maintaining, altering, grading, repairing, replacing, or removing a sidewalk, sanitary sewer, storm sewer, watermain, or other public and landscaping improvements, including but not limited to, the right itself, or to allow public or private utility companies, to place, maintain, improve, repair, replace, and remove

utilities and related facilities within the Easement Area, and the rights to cut, trim, or remove trees, shrubs, or other vegetation existing within the Easement Area, and to prohibit obstructions and grading alterations now or in the future as in City's judgment unreasonably interfere with the use or maintenance of the Easement Area.

4. Insurance. Grantee shall maintain at its expense commercial general liability insurance against claims for personal injury, death, or property damage arising out of the public's use of the Easement Area.

5. Warranty of Title. Grantor warrants that Grantor is the fee owner of the Property and has the right, title, and capacity to convey to the City the easement herein.

6. Environmental Matters. The City shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorneys' fees, or losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the Easement Area or the Property prior to the date of this instrument.

7. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on Grantor, and its successors and assigns.

STATE DEED TAX DUE HEREON: NONE

Dated this 21 day of January, 2022.

[The rest of this page left intentionally blank; signatures to follow on next page]

GRANTOR:

Lyndale Station LLC

By: Wellington Properties LLC
Its: Manager

By: _____
Name: Stephen B. Wellington, Jr.
Its: Chief Manager

STATE OF MINNESOTA }
COUNTY OF RAMSEY } ss.

The foregoing instrument was acknowledged before me this 12 day of January, 2022, by Stephen B. Wellington, Jr., as Chief Manager of Wellington Properties LLC, a Minnesota limited liability company, Manager of Lyndale Station LLC, a Minnesota limited liability company, on behalf of Lyndale Station as Grantor.

SAMANTHA R ROSS
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2025

_____
Notary Public

NOTARY STAMP OR SEAL

THIS INSTRUMENT DRAFTED BY:
Kennedy & Graven, Chartered (SJS)
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT A

Legal Description of the Property

Lot 1, Block 1, Lyndale Station, according to the recorded plat thereof, Hennepin County, Minnesota.

Torrens Property, Certificate No. 1356170

PIN: 27-028-24-23-0111

EXHIBIT B

Legal Description of the Easement Area

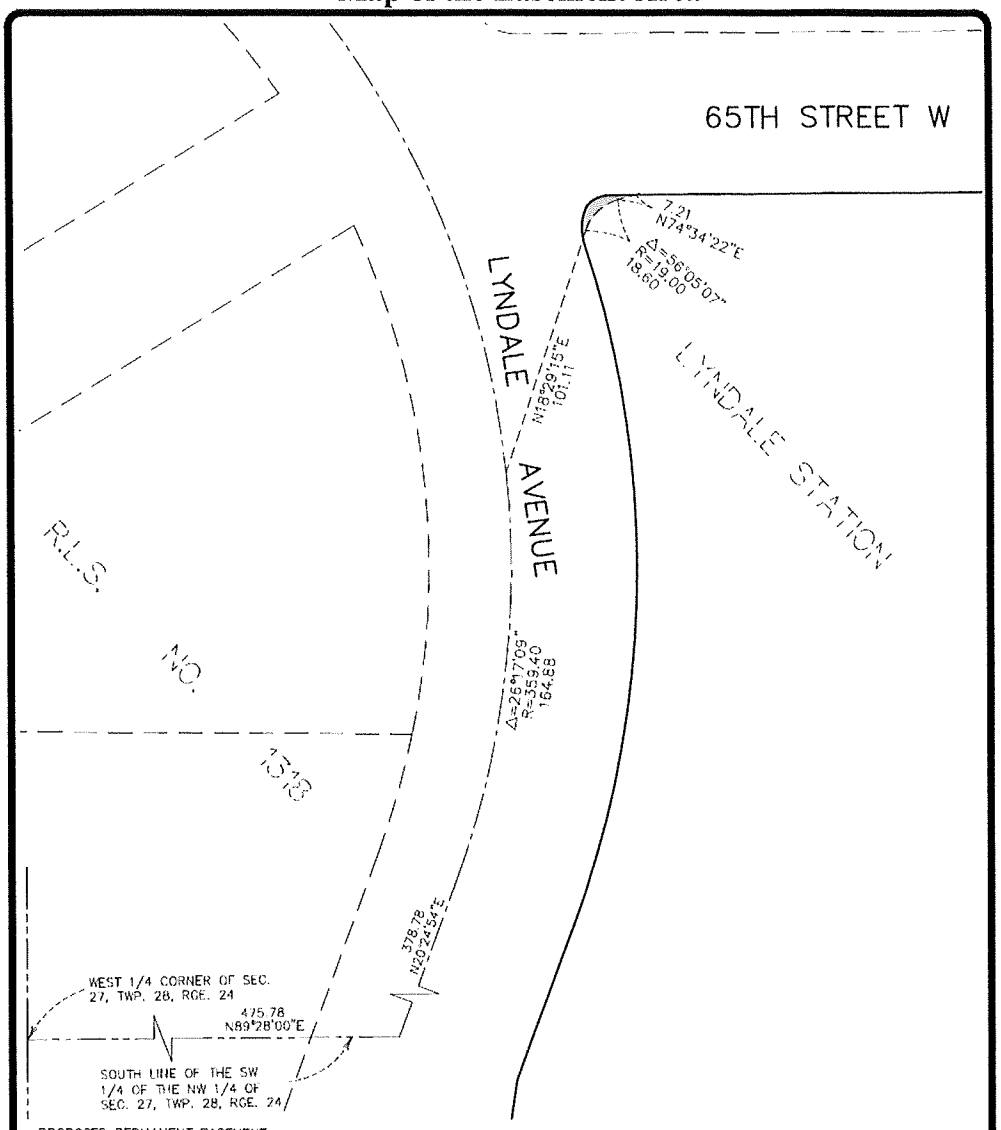
An easement lying over, under and across all that part of the following described property:

Lot 1, Block 1, LYNDALE STATION, according to the recorded plat thereof Hennepin County, Minnesota.

Said easement is described as lying northwesterly of the following described line:

Commencing at the west Quarter corner of Section 27, Township 28, Range 24, said Hennepin County; thence on an assumed bearing of North 89 degrees 28 minutes 00 seconds East, along the south line of the Southwest Quarter of the Northwest Quarter of said Section 27, a distance of 475.78 feet; thence North 20 degrees 24 minutes 54 seconds East, a distance of 378.78 feet; thence northeasterly, a distance of 164.88 feet, along a tangential curve, concave to the west, having a radius of 359.40 feet and a central angle of 26 degrees 17 minutes 09 seconds, to the point of beginning; thence North 18 degrees 29 minutes 15 seconds East, not tangent to said curve, a distance of 101.11 feet; thence northeasterly, a distance of 18.60 feet, along a tangential curve, concave to the southeast, having a radius of 19.00 feet and a central angle of 56 degrees 05 minutes 07 seconds; thence North 74 degrees 34 minutes 22 seconds East, a distance of 7.21 feet, to the north line of said Lot 1 and there terminating.

EXHIBIT C
Map of the Easement Area



PROPOSED PERMANENT EASEMENT

An easement lying over, under and across all that part of the following described property:

Lot 1, Block 1, LYNDALE STATION, according to the recorded plat thereof Hennepin County, Minnesota.

Said easement is described as lying northwesterly of the following described line:

Commencing at the west Quarter corner of Section 27, Township 28, Range 24, said Hennepin County; thence on an assumed bearing of North 89 degrees 28 minutes 00 seconds East, along the south line of the Southwest Quarter of the Northwest Quarter of said Section 27, a distance of 475.78 feet; thence North 20 degrees 24 minutes 54 seconds East, a distance of 378.78 feet; thence northeasterly, a distance of 164.88 feet, along a tangential curve, concave to the west, having a radius of 359.40 feet and a central angle of 26 degrees 17 minutes 09 seconds, to the point of beginning; thence North 18 degrees 29 minutes 15 seconds East, not tangent to said curve, a distance of 101.11 feet; thence northeasterly, a distance of 18.60 feet, along a tangential curve, concave to the southeast, having a radius of 19.00 feet and a central angle of 56 degrees 05 minutes 07 seconds; thence North 74 degrees 34 minutes 22 seconds East, a distance of 7.21 feet, to the north line of said Lot 1 and there terminating.

* This sketch does not purport to show the existence or nonexistence of any encroachments from or onto the hereon described land, easements of record or unrecorded easements which affect said land or any improvements to said land.

Sheet 1 of 1

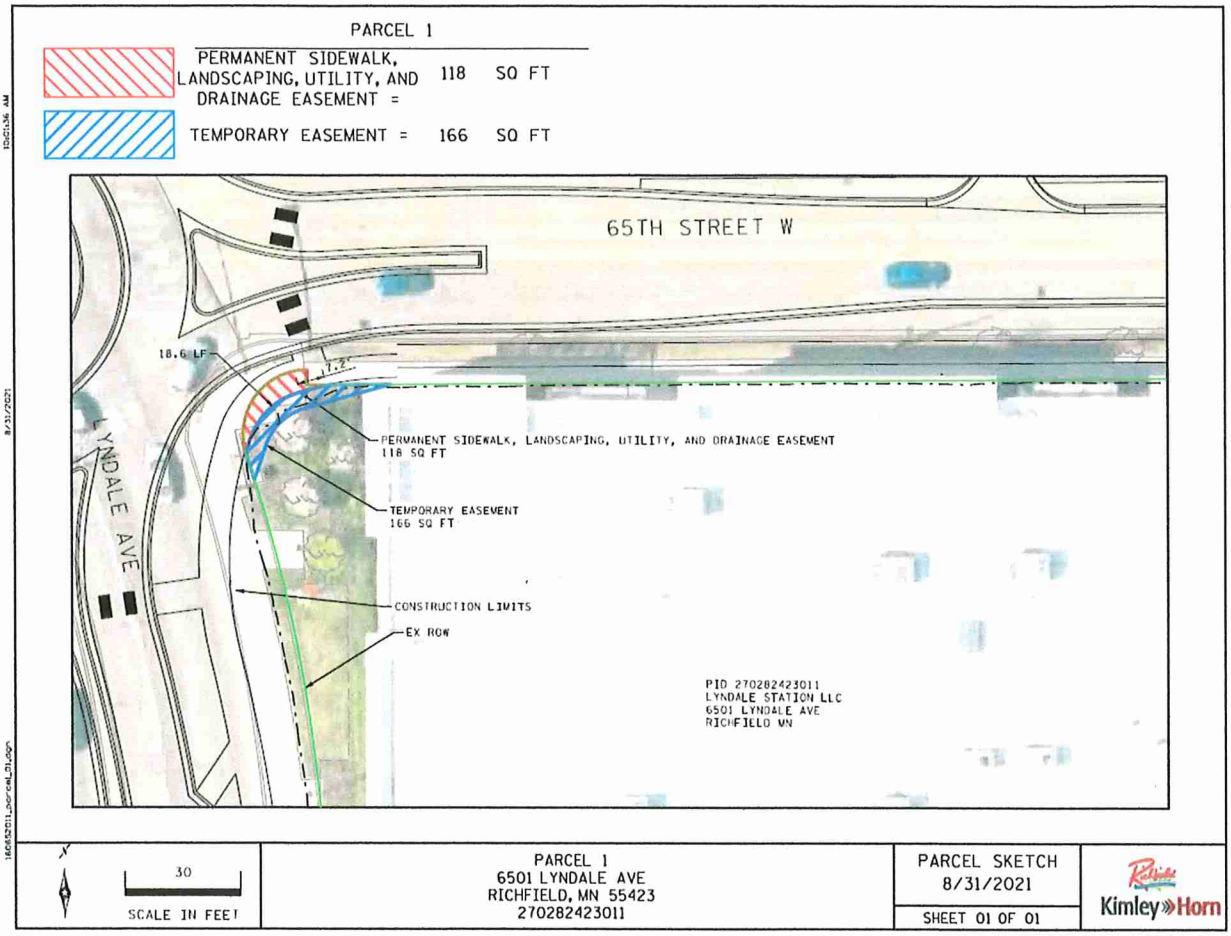
PIONEER engineering
CIVIL ENGINEERS · LAND PLANNERS · LAND SURVEYORS · LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneerengr.com

Cad File: 119256-PETA FIT.dwg
Date: 4/13/2021
Folder #: 8465
Drawn by: BJM

Description Sketch for:
Kimley-Horn

EXHIBIT D

Depiction of the Easement Area in Red



CONSENT AND JOINDER BY MORTGAGEE

Bremer Bank, National Association, a national banking association, holder of a Mortgage on the Property which is described as follows:

Lot 1, Block 1, Lyndale Station, according to the recorded plat thereof, Hennepin County, Minnesota ("Property").

hereby consents and joins in this Agreement, so as to subject and subordinate the undersigned's interest to said Easement.

Dated: 1/21, 2022

BREMER BANK, NATIONAL ASSOCIATION

By: Kristine A. Johnson
Name: Kristine A. Johnson
Its: Vice President

STATE OF MINNESOTA
COUNTY OF Hennepin } ss.

The foregoing instrument was acknowledged before me this 20th day of January, 2022, by Kristine Johnson, the Vice President of Bremer Bank, National Association, a national banking association, on behalf of the banking association.

(Seal)
JONG YANG-ELLIS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2023

Jong Yang-Ellis
Notary Public

RESOLUTION NO.

RESOLUTION AUTHORIZING THE CITY OF RICHFIELD TO MAKE PAYMENTS FOR THE PURCHASE OF A TEMPORARY CONSTRUCTION AND A PERMANENT RIGHT-OF-WAY EASEMENT AT 6501 LYNDALE AVE SOUTH (PID# 27-028-24-23-011) AS PART OF THE 65TH STREET RECONSTRUCTION PROJECT

WHEREAS, the City Council of the City of Richfield is the official governing body of the City of Richfield; and

WHEREAS, the City, a Minnesota municipal corporation acting by and through its City Council, is authorized by law to acquire land and other interests in real estate which are needed for public use or purpose; and

WHEREAS, the City Council finds that public safety and convenience require that the City undertake and complete improvements known as the 65th Street Reconstruction Project to improve the pavement conditions, replace deteriorating sidewalks and upgrade aging underground utilities while improving operational safety for pedestrians, bicyclists and vehicles; and

WHEREAS, it is necessary to acquire temporary construction and permanent right-of-way easements encumbering the property at 6501 Lyndale Ave South (PID# 27-028-24-23-011); and

WHEREAS, the good faith efforts of employees and agents of the City, in addition to the property owners, has resulted in the acceptance of offers to purchase the aforementioned easements without need for further negotiations.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Richfield hereby authorizes the Mayor and the City Manager to make payments to the property owner and make effective the agreed upon easements to ensure timely construction of the project in 2022.

Adopted by the City Council of the City of Richfield, Minnesota this 22nd day of February, 2022.

_____
Maria Regan Gonzalez, Mayor

ATTEST:

_____
Kari Sinning, City Clerk

AGENDA SECTION: CONSENT CALENDAR
AGENDA ITEM # 2.D.

STAFF REPORT NO. 29
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY: Olivia Wycklendt, Civil Engineer

DEPARTMENT DIRECTOR REVIEW: Kristin Asher, Public Works Director
2/15/2022

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
2/16/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider the approval of a Construction and Maintenance Agreement with 6200 Penn, LLC, and LB Richfield, LLC (Lunds and Byerlys) that defines ownership and maintenance responsibilities for certain features constructed at 6200 Penn Avenue.

EXECUTIVE SUMMARY:

The properties at 6200 Penn Avenue were redeveloped to construct a new residential apartment building which partially shares a parking lot with the neighboring Lunds and Byerlys, located at 6228 Penn Avenue.

The redevelopment project included site improvements on both public and private property. This new redevelopment also includes stormwater infrastructure which services both the new residential apartment building and the existing Lunds and Byerlys. Therefore, the responsibility and maintenance of these structures is shared by both entities and is outlined in the agreement by separating the two properties into "Lot 1" and "Lot 2".

The City has worked with the developer and the property owner of 6228 Penn Avenue to draft a Construction and Maintenance Agreement that defines ownership and maintenance responsibilities for the features of the site and boulevard improvements constructed as part of the project. These improvements and responsibilities are detailed in Exhibit D and include:

- Public Sidewalk and Trail Maintenance & Snow Removal
- Landscaping and Irrigation
- Public Utilities
- Boulevard Trees
- Sidewalk Lighting on Penn Ave
- Stormwater Improvements

RECOMMENDED ACTION:

By Motion: Approve the Construction and Maintenance Agreement with 6200 Penn, LLC, and LB Richfield, LLC (Lunds and Byerlys) that defines ownership and maintenance responsibilities for certain features constructed at 6200 Penn Avenue.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- The City required the redevelopment to provide stormwater quality treatment before stormwater enters the City system. The onsite treatment structures will help remove pollutants and particles before the water enters the public system. In order for the treatment structure to function as designed, it must be inspected and cleaned regularly.
- Drainage improvements were also constructed on the site and include an underground stormwater detention system and outlet control structures which temporarily store stormwater on the property before delivering it to the public system. In order for the detention system to function as designed, it must be inspected and maintained regularly.
- The agreement provides direction on inspection, repair, replacement, and maintenance of the treatment structure, detention system, and the public improvements, in addition to the remedies for the failure to comply with the provisions of this agreement.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**

The City requires a Construction and Maintenance Agreement for redevelopment projects containing boulevard improvements and/or stormwater treatment structures.

C. **CRITICAL TIMING ISSUES:**

The redevelopment project is nearing completion and the execution of the Construction and Maintenance Agreement is appropriate at this time.

D. **FINANCIAL IMPACT:**

- The agreement requires the property owners to cover all costs related to inspection and maintenance of the stormwater system.
- The agreement requires the property owner to reimburse the City for any costs incurred in performing activities identified as the responsibility of the property owner.
- Financial responsibilities of other items varies per the agreement.

E. **LEGAL CONSIDERATION:**

The City Attorney was consulted during the negotiations of terms and has reviewed the agreement.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

	Description	Type
	Lund's Construction and Maintenance Agreement	Contract/Agreement
	Exhibit A	Exhibit
	Exhibit B Part 1	Exhibit
	Exhibit B Part 2	Exhibit
	Exhibit C	Exhibit
	Exhibit D	Exhibit

CONSTRUCTION AND MAINTENANCE AGREEMENT

This construction and maintenance agreement ("Agreement"), is made and entered into as of the _____ day of _____, 2021 by and between 6200 Penn, LLC, a Minnesota limited liability company, LB Richfield, LLC, a Minnesota limited liability company, both with a principal office address of 4100 50th Street, Suite 2100, Edina, Minnesota 55424, and the City of Richfield, Minnesota, a Minnesota municipal corporation, located at 6700 Portland Avenue S., Richfield, Minnesota, 55423.

RECITALS

A. LB Richfield, LLC (hereinafter "Lot 1 Owner") owns Lot 1 of certain real property located in the City of Richfield (hereinafter "City") described in the attached Exhibit A (the "Property").

B. 6200 Penn LLC (hereinafter "Developer") owns Lot 2 of the Property.

C. Developer has begun construction of buildings and related site improvements ("Site Improvements") on the Property and intends to also construct a parking lot on the Property.

D. The City requires that certain storm water improvements, described in attached Exhibit B ("Stormwater Improvements"), be constructed and maintained to ensure proper discharge of storm water into the City's storm sewer system ("City System").

E. The City requires the construction of certain improvements and betterments ("Public Area Improvements" – Described in attached Exhibit C) on portions of the public right-of- way and public easements abutting the Property (collectively, the "Public Areas").

F. For the purpose of providing the basis for design, construction, repair, replacement, and maintenance of the Stormwater Improvements and Public Area improvements, the parties wish to enter into this Agreement, including setting forth the remedies for failure to comply with this Agreement.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

Stormwater Improvements

1. Design. The City has reviewed and approved plans for the Stormwater Improvements; such review and approval occurred prior to the commencement of construction. The City may reject the final construction if it does not meet the City standards or comply with the approved plans. The Developer is responsible for any

costs to bring the construction into compliance with City standards or the approved plans.

2. Construction. The Developer shall construct and pay for the cost of construction of the Stormwater Improvements. Developer shall record the Reciprocal Easement Agreement (hereinafter "REA") between Developer and Lot 1 Owner (attached as Exhibit E) that outlines certain construction and maintenance requirements and obligations and grants necessary easements to Developer for drainage, ingress and egress, signs, operation and maintenance on the Property.

3. Inspection and Cleaning.

a. Frequency. The Developer shall be responsible for inspecting and cleaning the Stormwater Improvements, including the storm sewer, storm sewer structures, stormwater treatment systems, and draintile, per the schedule as outlined in the Operations and Maintenance Plan in Exhibit B.

b. Costs. The Developer and Lot 1 Owner shall cover the cost of all such inspections and cleaning of the Stormwater Improvements, per the responsibilities outlined in the REA.

c. Annual Report. The Developer shall provide the City with an annual report documenting the inspection and maintenance of the Stormwater Improvements on or before December 31 of each year.

4. Right of Access . The Developer and Lot 1 Owner grant to the City, its agents and employees, the right to enter the Property to conduct periodic inspections and perform necessary maintenance of the Stormwater Improvements if Developer or Lot 1 Owner fail to fulfill their obligations to do so.

PUBLIC AREA IMPROVEMENTS

5. Construction, Installation, Maintenance, Repair, and Replacement. The parties agree to undertake the responsibilities for the construction, installation, maintenance, repair, and replacement of Public Area Improvements as described in the attached Exhibit D.

6. City Review of Work. The City will have reasonable time to review and approve, reject, or require modifications to the plans and specifications for all work done within the Public Areas by Developer.

7. Additional Snow Removal. The City will provide basic snow removal on the public trail to the North of the property and the public sidewalk along Penn Avenue. Developer shall be responsible for providing, and paying expenses for, any additional snow removal or treatment it desires beyond the City's obligation in Exhibit D. Sidewalk damage, or damage to adjacent areas, due to the use of heavy equipment, excessive salt or other chemical disbursement, or any other damage caused by the Developer or the City will be repaired by the party

responsible for such damage at such party's expense. Work performed under this paragraph is subject to Right of Access, Insurance, and Indemnity provisions.

8. Right of Access.

a. Subject to compliance with any preconditions contained in the City Code, the City grants to the Developer and Lot 1 Owner, their agents and employees the right to enter onto the Public Areas to perform the work required to be performed by the Developer or Lot 1 Owner pursuant to paragraphs 5 and 6.

b. The Developer and Lot 1 Owner agree that they will not unreasonably interfere with the public use of the Public Areas.

c. The Developer and Lot 1 owner will notify the City and any other agency having jurisdiction over, or an interest in, the Public Areas or abutting streets and highways at least 48 hours in advance of any scheduled work. Developer and Lot 1 Owner will comply with any requirements of the City or such other agency governing signage and other regulations governing work in the Public Areas including, without limitation, obtaining any additional permits, licenses, or approvals needed for the doing of such work.

d. Developer and Lot 1 Owner grant to the City, its agents and employees, the right to enter onto the Property to maintain items as identified in Exhibit D.

9. Ownership.

a. Exhibit C designates Public Area Improvements which are to be constructed by Developer and conveyed to the City following the City inspection of the work and notification to the Developer that it will accept conveyance.

b. Developer warrants that such conveyance is free and clear of any mechanic's liens or encumbrances other than Developer's first priority mortgage in favor of its lender.

c. Any warranties available as a result of construction of such Public Area Improvements will be assigned to the City, and, to the extent available, will be utilized to offset Developer's maintenance obligations hereunder.

10. Maintenance, Repair and Replacement Obligation. The party having the maintenance, repair or replacement obligation for the Public Area Improvements as outlined in Exhibit D to this Agreement shall have the affirmative obligation of assuring the item to which the obligation attaches is always kept in good, safe, operable and presentable condition. If either party becomes aware of a condition relating to an item for which such party is obligated, it shall notify the other party in writing whereupon the responsible party shall promptly inspect, and as needed, maintain, repair or replace the item within 30 days of the date of such notification by the other party.

11. No Salt Storage. Developer shall not store, on or within the Stormwater Improvements or the Public Areas, salt or other similar chemicals used to treat snow and ice.

12. Default. If either party defaults in any of its obligations hereunder, after written notice of such default and failure to cure within 30 days following such notification, unless extended upon mutual agreement of the parties, the non-defaulting party may pursue whatever remedies are available to it at law or in equity. The non-defaulting party may also terminate this Agreement following such notice and the failure to cure, except that the Developer's obligation to construct, repair, maintain and reconstruct the Stormwater Improvements shall survive such termination.

13. City Maintenance Rights.

a. Public Area Improvements. If Developer defaults relating to activities within the Public Areas, the City may, after notice and a cure period described in the notice, perform the work and recover the entire cost of such work against the Developer through a lien against the Property to be collected as a special assessment. The City will seek quotes from multiple contractors to secure market competitive rates to perform the work. Any assessments will be levied against the lot upon which the work was performed. The Developer and Lot 1 Owner, for themselves, and their successors and assigns, waive any challenge to the amount of the assessment for such work, and waive their rights to a hearing on the assessment or to challenge the assessment following its being levied. In addition to placing an assessment lien against the Property under Minnesota Statutes, Chapter 429, the City may also seek to impose and collect a lien pursuant to Minnesota Statutes, Section 514.67.

b. Stormwater Improvements. If Developer and Lot 1 Owner fail to maintain the Stormwater Improvements, the City may maintain the Stormwater Improvements if such failure continues for 30 days after the City gives written notice of such failure or, if such tasks cannot be completed within 30 days, after such time period as may be reasonably needed to complete the required tasks provided that Developer and Lot 1 Owner are making a good faith effort to complete said tasks. The City's written notice shall state which maintenance tasks are to be performed. If the maintenance tasks are not completed within the required time period after the City gives notice, the City shall have the right to enter the Property and perform the maintenance tasks.

The City shall invoice the Owner of the Lot upon which the work was performed. In the case of any maintenance performed on Stormwater System 2, as described in the REA, the City will invoice 50% of the costs to Developer and 50% of the costs to Lot 1 Owner. The City's invoice will include maintenance costs, all reasonable City staff time, engineering and legal and other reasonable costs and

expenses incurred by the City. If Developer or Lot 1 Owner fail to reimburse the City for its costs and expenses in maintaining the Stormwater Improvements within 30 days of receipt of the City's invoice, the City shall have the right to assess the full cost thereof against the applicable lot. Developer and Lot 1 Owner on behalf of themselves and their successors and assigns, acknowledge that the maintenance work performed by the City benefits the Property in an amount that exceeds the assessment and hereby waive any right to hearing or notice and the right to appeal the assessments under Minnesota Statutes Chapter 429. Notwithstanding the foregoing, in the event of an emergency, as determined by the City Engineer, the 30-day notice requirement to Developer or Lot 1 Owner for failure to perform maintenance tasks is waived in its entirety, and Developer or Lot 1 Owner shall reimburse the City and be subject to assessment for any expense incurred by the City in the same manner as if written notice described above had been given.

14. Miscellaneous Provisions.

a. Insurance. The Developer will, during the term of this Agreement, maintain a commercial general liability insurance policy from an insurance company acceptable to the City, insuring against claims for injury, death or property damage or death caused by any activities conducted by Developer, its officers, agents, or employees. Developer must submit a certificate of insurance to the City in form and substance that is acceptable to the City Attorney. The policy must include minimum limits of $1,500,000 per occurrence and $2,000,000 annual aggregate. To meet these requirements, the Developer may use a combination of excess and umbrella coverage. The City must be named as an additional insured on the policy.

b. Indemnity. The Developer also agrees to indemnify, hold harmless and defend the City, its officers, agents and employees from any claims or causes of action occasioned by or arising out of the Developer's activities or failure to perform activities under this Agreement. The Developer's obligation to defend and indemnify shall not extend to claims which are the result of the negligence or the willful misconduct of the City, its officers, agents or employees.

c. Term. Unless earlier terminated as provided in Paragraph 12, this Agreement shall remain in full force and effect until terminated by the mutual written agreement of the parties.

d. Binding Effect. All duties and obligations of the Developer under this Agreement shall also be duties and obligations of the Developer's successors and assigns. The terms and conditions of this Agreement shall run with the land, be binding on subsequent owners, and shall be recorded with the property records of Hennepin County, Minnesota.

e. Recording. The City shall record this Agreement among the land records, within 60 days of the date hereof, and shall pay for the cost of such recording.

f. Other Approvals. This Agreement shall not relieve Developer from the need to obtain all licenses, permits and approvals which are required by the City and other permitting and licensing authorities to allow for the development of the Property. Nor shall this Agreement be deemed a waiver of the City's legislative or quasi-judicial judgment in considering the granting of any such licenses, permits or approvals. Additionally, no structure or improvement which is the subject of this Agreement may be constructed until any necessary land use approvals and/or variances have first been obtained.

g. No Interest in Land. This Agreement does not create any property or ownership interest of the Developer in the Public Areas. This Agreement only gives Developer the permission to occupy and utilize the Public Areas consistent with provisions and limitations of this Agreement.

h. Notices.

City: City of Richfield
6700 Portland Avenue S.
Richfield, MN 55423

Attn: City Engineer

Developer/
Lot 1 Owner: 6200 Penn, LLC/LB Richfield, LLC
4100 W. 50th Street, Suite 2100
Edina, MN 55424

Attn: Brad Lis

i. Severability. If any provision of this Agreement is invalid or unenforceable, such provision, if feasible, shall be deemed to be modified to be within the limits of enforceability or validity; if, however, the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

j. Entire Agreement. This Agreement, including the exhibits, contains the entire agreement between the parties pertaining to the subject matter hereof and fully supersedes all prior written or oral agreements and understandings between the parties pertaining to such subject matter.

k. Amendment. This Agreement shall not be modified, amended, supplemented or revised, except by a written document signed by the parties.

l. Exhibits. All exhibits referred to in and attached to this Agreement are incorporated and made a part of this Agreement.

m. Counterpart Signatures. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed original, and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement as of the date first written above.

CITY OF RICHFIELD

By: _____

Its Mayor

By: _____

Its City Manager

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____ and _____, the Mayor and City Manager respectively, of the City of Richfield, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

DEVELOPER

By: Von P. Martin

Its Manager

The foregoing instrument was acknowledged before me this 26 day of Jan, 2022, by Von P. Martin and —, the Manager, of 6200 Penn, LLC, on behalf of the corporation.

Jennifer L. Kent
Notary Public

JENNIFER L. KENT
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

LOT 1 OWNER

By: Von P. Martin

Its Manager

The foregoing instrument was acknowledged before me this 26 day of Jan, 2022, by Von P. Martin and —, the Manager, of LB Richfield, LLC, on behalf of the corporation.

Jennifer L. Kent
Notary Public

JENNIFER L. KENT
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

EXHIBIT A

LEGAL DESCRIPTION

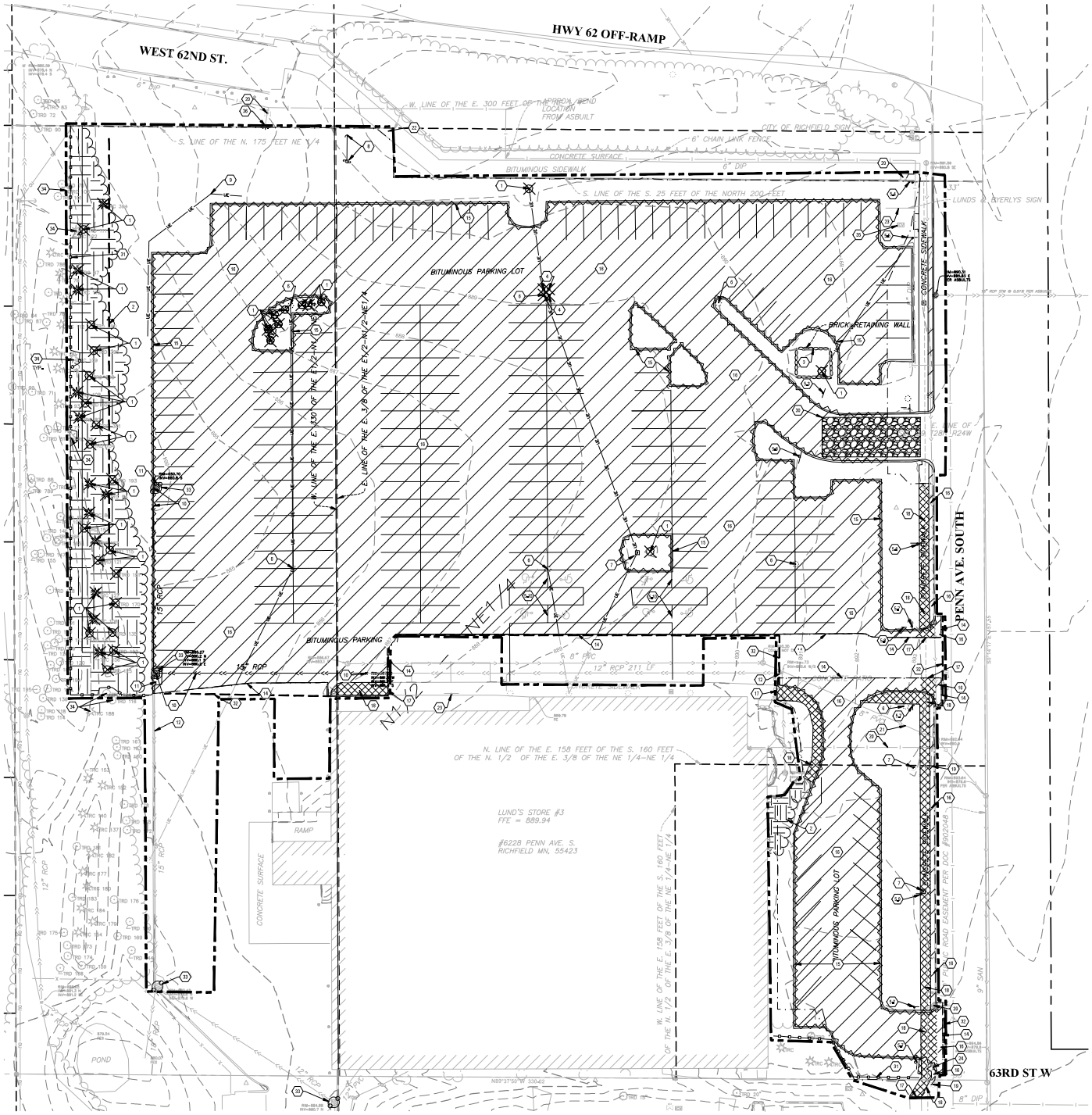
Lot 1 and Lot 2, Block 1, LUNDS AT RICHFIELD, Hennepin County, Minnesota.

EXHIBIT B

STORMWATER IMPROVEMENTS

Civil Plans prepared by Wenck, dated January 12th, 2021.
Specific plan sheets outlined below:

- Sheet Nos. C-004 Removal Plan and Preconstruction Erosion Control Plan
- Sheet No. C-201 Post Construction Erosion Control Plan
- Sheet No. C-202 SWPPP
- Sheet No. C-301 Grading Plan
- Sheet No. C-501 Storm Sewer Plan
- Sheet Nos. C-801, C-803, C-804, C-805 Details
- Sheet Nos. C-004 (TURN LANE) Removal Plan and Preconstruction Erosion Control Plan
- Sheet No. C-201 (TURN LANE) Post Construction Erosion Control Plan
- Sheet No. C-301 (TURN LANE) Grading Plan
- Sheet Nos. (TURN LANE) C-801, C-802, C-804, C-805 Details
- Lund's Multifamily Stormwater BMP Operations and Maintenance Plan



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 — EXISTING MINOR CONTOUR
- 900 — EXISTING MAJOR CONTOUR
- REMOVE FENCE
- REMOVE STORM SEWER
- REMOVE SANITARY SEWER
- REMOVE WATERMAIN
- REMOVE UNDERGROUND ELECTRIC LINE
- REMOVE OVERHEAD UTILITY LINE
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE GRAVEL SURFACING
- REMOVE BUILDING
- CLEAR AND GRUB AREA
- REMOVE CURB AND GUTTER
- SAWCUT PAVEMENT
- REMOVE STORM SEWER INLET
- REMOVE HYDRANT
- REMOVE WATER VALVE
- REMOVE IRRIGATION CONTROL VALVE
- REMOVE SIGN
- REMOVE BOLLARD/POST
- REMOVE UTILITY POLE
- REMOVE ANCHOR CABLE
- REMOVE LIGHT POLE
- REMOVE DECIDUOUS TREE
- REMOVE CONIFEROUS TREE
- REMOVE SHRUB/BUSH
- REMOVE HAND HOLE
- REMOVE MAILBOX
- GRADING LIMITS
- CONSTRUCTION LIMITS
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE
- FLOTATION SILT CURTAIN
- BIO ROLL
- INLET PROTECTION
- TREE PROTECTION

NOTES

1. SEE SHEET C-493 FOR ADDITIONAL PROJECT NOTES.
2. CONSTRUCTION SITE SHALL HAVE STABILIZED ENTRANCE AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
3. SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION. DO NOT COMPACT WITHIN TREE DRIPLINE.
4. CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHEN APPLICABLE.
5. MAINTAIN EXISTING OVERLAND FLOW PATTERNS THROUGHOUT CONSTRUCTION. PROVIDE BYPASS AS NECESSARY.
6. SAWCUT CONCRETE TO MATCH EXISTING JOINTING PATTERN IF POSSIBLE
7. SEE SHEET C-491 FOR KEYNOTES REGARDING PAVEMENT REMOVAL ALTERNATES.
8. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION. SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. REMOVE TREE/SHRUB
2. CLEAR AND GRUB AREA
3. REMOVE RETAINING WALL
4. REMOVE BOLLARD
5. SALVAGE SIGN/POST
   - 5a. ENTER ONLY SIGN
   - 5b. LUNDS AND BYERLY'S ENTER SIGN
   - 5c. WELCOME TO LUNDS AND BYERLY'S/DO NOT ENTER SIGN
   - 5d. SNOW REMOVAL ORDINANCE/BUCKLE UP RICHFIELD SIGN
   - 5e. CITY RD ZONE PARKING/BUS STOP SIGN
   - 5e. SPEED LIMIT 30 SIGN
   - 5g. DO NOT ENTER/STOP SIGN
   - 5h. LUNDS AND BYERLY'S EXIT SIGN
   - 5i. NO PARKING SIGN
   - 5j-9. ACCESSIBLE PARKING ONLY SIGN
6. REMOVE OR SALVAGE LIGHTPOLE AND REMOVE FOUNDATION – COORDINATE WITH OWNER FOR PROPOSED LIGHTING PLANS
7. REMOVE HANDHOLE/PEDESTAL – COORDINATE WITH UTILITY COMPANY TO DETERMIN REMOVAL/RELOCATION/REMAIN IN PLACE PLAN
8. REMOVE UTILITY POLE/GUY ANCHOR – COORDINATE WITH UTILITY COMPANY
9. REMOVE UNDERGROUND ELECTRIC
10. REMOVE STORM SEWER/STORM STRUCTURE
11. REMOVE CONCRETE COLLAR
12. PROTECT STORM SEWER AND APPURTENANCES
13. SALVAGE AND REINSTALL HYDRANT AND GATE VALVE
14. SAWCUT BITUMINOUS PAVEMENT
15. REMOVE CURB AND GUTTER
16. REMOVE BITUMINOUS PAVEMENT
17. SAWCUT CONCRETE PAVEMENT – SEE NOTE 6 THIS SHEET
18. REMOVE CONCRETE PAVEMENT
19. PROTECT LIGHTPOLE
20. PROTECT WATERMAIN/HYDRANT AND APPURTENANCES
21. PROTECT SANITARY SEWER AND APPURTENANCES
22. PROTECT PAVEMENT
23. PROTECT MONUMENT SIGN
24. PROTECT UTILITY MANHOLE
25. SALVAGE BUS STOP BENCH – COORDINATE WITH CITY AND METROTRANSIT FOR NEW LOCATION
26. THRU 29 NOT USED
30. INSTALL ROCK CONSTRUCTION ENTRANCE – SEE DETAIL EC-430/C-491
31. INSTALL SILT FENCE – SEE DETAIL EC-400/C-491
32. INSTALL BIOROLL – SEE DETAIL 100/491
33. INSTALL INLET PROTECTION – SEE DETAILS EC-404, EC-450/C-491
34. PROTECT EXISTING TREE
35. SALVAGE AND REINSTALL IRRIGATION CONTROL VALVES. COORDINATE WITH OWNER ON FINAL LOCATION.
36. SALVAGE AND REINSTALL HYDRANT ON SAME LEAD IMPACTED BY CONSTRUCTION. COORDINATE WITH FIRE DEPARTMENT TO PROVIDE INTERIM WATER SUPPLY NEEDS.

ARCHITECT

DORAN COMPANIES
7700 Bush Lake Road, Suite 280
Bloomington, MN 55439
PHONE: 952-832-8800
FAX: 952-832-8801 fax

CIVIL ENGINEER

WENCK
7500 OLSON MEMORIAL HIGHWAY 100D
GOLDEN VALLEY, MN 55427
PHONE: 763-476-6010
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	LIG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

PROJECT

Richfield Lunds & Byerlys Apartments

LOCATION

6200 Penn Ave S.
Richfield, MN 55423

WARNING:

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

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

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

PROJECT NUMBER
5498-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

APPROVED BY
DML

PREPARED FOR

LUND REAL ESTATE HOLDINGS, LLC.

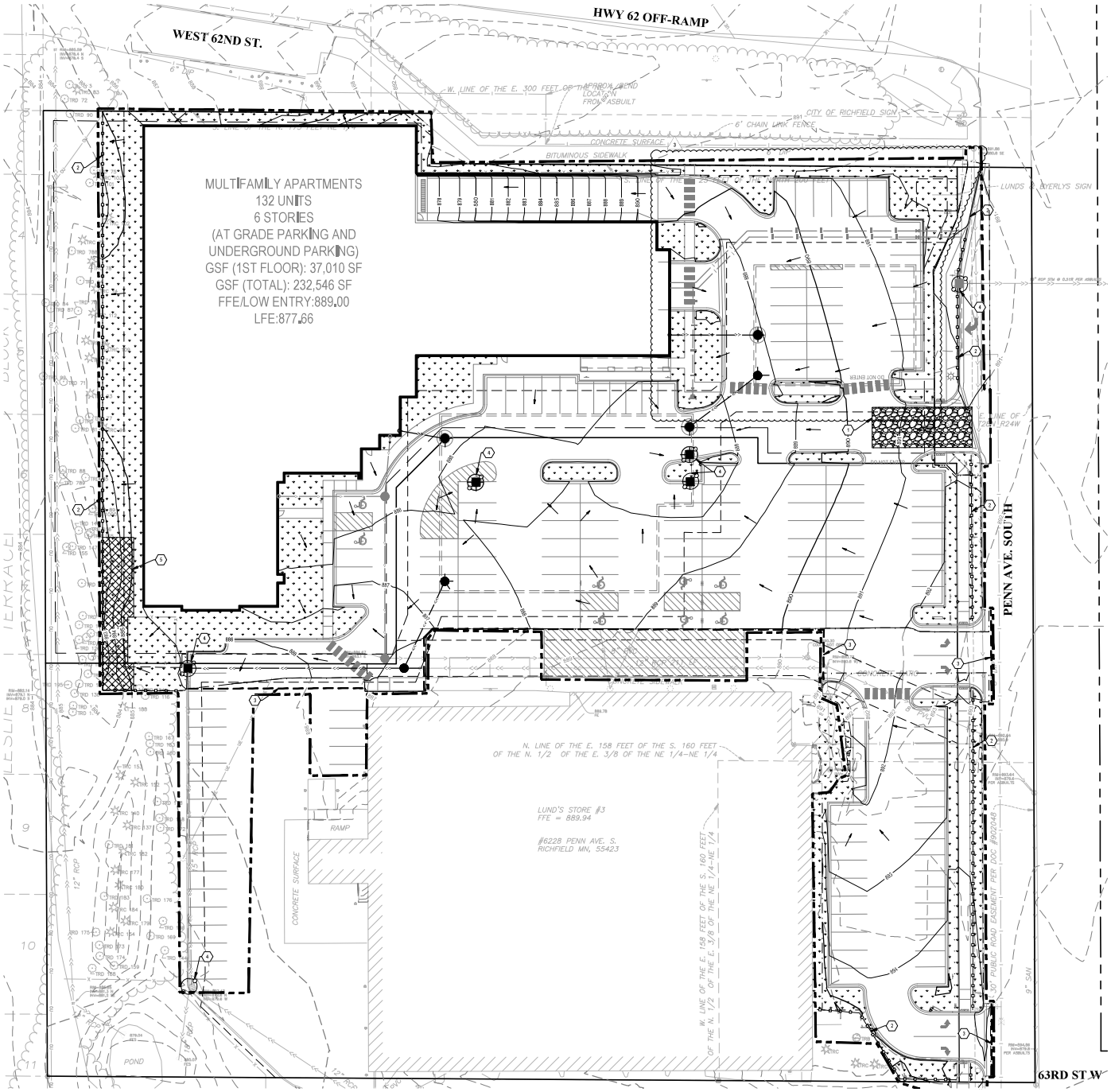
SHEET TITLE

REMOVAL PLAN AND PRECONSTRUCTION EROSION CONTROL PLAN

SHEET NUMBER

C-004

PLOT DATE: 1/12/2021 10:55 AM



GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- EXISTING WATER WELL
- EXISTING WATER VALVE
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- PERMANENT STABILIZATION - SEE SHEET L-401
- SILT FENCE
- BIOROLL
- INLET PROTECTION
- SURFACE FLOW DIRECTION

NOTES

1. SEE SHEET C-402 FOR ADDITIONAL PROJECT NOTES.
2. CONSTRUCTION SITE SHALL HAVE STABILIZED ENTRANCE AT ALL TIMES. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
3. CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHEN APPLICABLE.
4. SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION. DO NOT COMPACT WITHIN TREE DRIPLINE.
5. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 4:1 AND STEEPER UPON COMPLETION OF GRADING.
6. INSTALL INLET PROTECTION ON ALL STORM INLETS WITHIN 200' OF CONSTRUCTION LIMITS.
7. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION, SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. INSTALL ROCK CONSTRUCTION ENTRANCE - SEE DETAIL EC-03/C-401
2. INSTALL SILT FENCE - SEE DETAIL EC-02/C-401
3. INSTALL BIOROLL - SEE DETAIL L-C-401
4. INSTALL INLET PROTECTION - SEE DETAILS EC-04, EC-05/C-401
5. INSTALL EROSION CONTROL BLANKET - SEE DETAIL SC-401

ARCHITECT

DORAN COMPANIES
7700 France Avenue South, Suite 200
Bloomington, MN 55435
952-835-2000
952-835-2001 fax

CIVIL ENGINEER

WENCK
7500 OLSON MEMORIAL HIGHWAY 100D
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GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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5498-0003

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ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

APPROVED BY
DML

PREPARED FOR

LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE

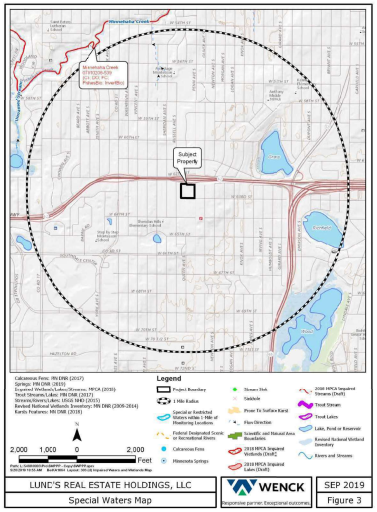
POST CONSTRUCTION EROSION CONTROL PLAN

SHEET NUMBER

C-201

PLOT DATE: 1/12/2021 10:55 AM

IMPAIRED WATERS MAP



SOIL MAP

PROJECT INFORMATION

PROJECT NAME: RICHFIELD LUNDS AND BYERLYS APARTMENTS
PROJECT LOCATION: 6200 PENN AVENUE, RICHFIELD, MINNESOTA 55423
PROJECT TYPE: MULTIFAMILY RESIDENTIAL DEVELOPMENT AND PARKING LOT IMPROVEMENTS FOR EXISTING LUNDS AND BYERLYS GROCERY STORE.

TOTAL AREA DISTURBED BY CONSTRUCTION: APPROXIMATELY 2.9 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 5.3 ACRES.

ESTIMATED CONSTRUCTION DATES: FALL 2020 - SPRING 2021

CUMULATIVE IMPERVIOUS SURFACE/PERMANENT STORMWATER MANAGEMENT REQUIREMENTS:
THE PROPOSED PROJECT RESULTS IN A ±0.15 ACRE NET DECREASE IN IMPERVIOUS SURFACE WITHIN THE LIMITS OF DISTURBANCE.

THE SITE ULTIMATELY DRAINS TO THE MINNESOTA RIVER, WHICH IS LISTED AS AN IMPAIRED WATER FOR AQUATIC RECREATION AND FECAL COLIFORM.

THE SITE WILL MANAGE STORMWATER RATE BY DIRECTING STORMWATER RUNOFF TO THE ONSITE PRIVATE STORM SEWER SYSTEM. RUNOFF WILL BE SENT TO AN UNDERGROUND STORMWATER INFILTRATION AND RETENTION SYSTEM WHICH WILL PROVIDE WATER QUALITY TREATMENT AND RATE CONTROL PER CITY REQUIREMENTS.

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF THE SITE (OWNER): LUND REAL ESTATE HOLDINGS, LLC.
CONTACT: BRAD LIS
CONTACT PHONE: 612-802-4320
CONTACT EMAIL: BLIS@LSLLC.NET

PARTY RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP (CONTRACTOR): GREG CARLSON, (P): 952-288-2059, (E): GREG.CARLSON@DORANCOMPANIES.COM - CONTRACTOR SHALL PROVIDE A CHAIN OF RESPONSIBILITY WITH ALL OPERATORS ON THE SITE FOR INCORPORATION INTO THIS SWPPP DOCUMENT TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE (THROUGH FINAL STABILIZATION AND NOT SUBMITTAL). CONTRACTOR SHALL ALSO PROVIDE DOCUMENTATION OF PERSONNEL TRAINING IN ACCORDANCE WITH THE PERMIT FOR INCORPORATION INTO THIS SWPPP DOCUMENT AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. CONTRACTOR IS RESPONSIBLE FOR KEEPING A FINAL SWPPP DOCUMENT, CONTAINING THE INFORMATION REQUIRED ABOVE, AT THE CONSTRUCTION SITE FOR THE DURATION OF THE PROJECT.

SWPPP DOCUMENTS

THE SWPPP IS COMPOSED OF, BUT NOT LIMITED TO, THE BELOW PROJECT DOCUMENTS. THESE DOCUMENTS SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE SWPPP SHALL BE AMENDED BY THE PERSON RESPONSIBLE TO INCLUDE ANY DOCUMENTS NECESSARY TO ENSURE ADHERENCE TO THE GENERAL PERMIT.

RICHFIELD LUNDS AND BYERLYS APARTMENTS CIVIL CONSTRUCTION DRAWINGS BY WENCK ASSOCIATES DATED NOVEMBER 2020
RICHFIELD LUNDS AND BYERLYS APARTMENTS STORMWATER MANAGMENT PLAN BY WENCK ASSOCIATES DATED NOVEMBER 2020

RECORD RETENTION - THE SWPPP, ALL CHANGES TO IT, AND INSPECTION AND MAINTENANCE RECORDS MUST BE KEPT ON-SITE DURING CONSTRUCTION; THE CONSTRUCTION DRAWINGS ARE INCORPORATED HEREIN BY REFERENCE, AND A COPY OF THE PLAN SET SHOULD BE KEPT ON-SITE WITH THE SWPPP RECORDS. THE OWNER MUST RETAIN A COPY OF THE SWPPP ALONG WITH THE FOLLOWING RECORDS FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION:
1. ANY OTHER PERMITS REQUIRED FOR THE PROJECT;
2. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION;
3. ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACT, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
4. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

INSPECTIONS

THE INSPECTION LOG WILL BE COMPLETED BY THE CONTRACTOR FOR THE CONSTRUCTION SITE.
INSPECTOR(S): TBD - TRAINING DOCUMENTATION (PER PART IV.E OF THE PERMIT) WILL BE INCORPORATED INTO THIS SWPPP AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. THE CONTRACTOR WILL MAKE CORRECTIONS OR REPAIRS REQUIRED TO COMPLY WITH THE PERMIT.

INSPECTIONS AT THE SITE WILL BE COMPLETED IN ACCORDANCE WITH THE PERMIT AS FOLLOWS:
ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND,
WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

1. THE INDIVIDUAL PERFORMING INSPECTIONS MUST BE TRAINED AS REQUIRED BY PART IV.E OF THE PERMIT. TRAINING DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR FOR INCORPORATION INTO THE SWPPP. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AND INFILTRATION AREAS. CORRECTIVE ACTIONS MUST BE IDENTIFIED AND DATE OF CORRECTION MUST BE NOTED AS IDENTIFIED IN SECTION 11.11 OF THE PERMIT. ANY OFFSITE DISCHARGE MUST BE DOCUMENTED AS IDENTIFIED IN SECTION 11.11 OF THE PERMIT. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED WITHIN SEVEN (7) CALENDAR DAYS. AN INSPECTION LOG IS ALSO ATTACHED; THE INSPECTION LOG AND SWPPP MUST BE KEPT ON-SITE FOR THE DURATION OF THE CONSTRUCTION PROJECT.

AT A MINIMUM, THE FOLLOWING SHALL BE COMPLETED DURING EACH INSPECTION:
- RECORD DATE AND TIME OF INSPECTION.
- RECORD RAINFALL RECORDS SINCE THE MOST RECENT INSPECTION.
- INSPECT THE SITE FOR EXCESS EROSION AND SEDIMENTATION.
- INSPECT THE SITE FOR DEBRIS, TRASH, AND SPILLS.
- INSPECT TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES.
- INSPECT CONSTRUCTION ENTRANCES FOR SEDIMENT TRACKING ONTO PUBLIC STREETS.
- RECORD RECOMMENDED REPAIRS AND MODIFICATIONS TO EROSION AND SEDIMENT CONTROLS.
- RECOMMEND ANY NECESSARY CHANGES TO THIS SWPPP.
- RECORD REPAIRS AND MODIFICATIONS IMPLEMENTED SINCE PREVIOUS INSPECTIONS.
- INSPECT THE ADJACENT STREETS AND CURB AND GUTTER FOR SEDIMENT, LITTER, AND CONSTRUCTION DEBRIS.

THE GENERAL CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G. PAVING, SEWER INSTALLATION, ETC), CLEARING, GRUBBING, GRADING, OR TEMPORARY AND PERMANENT STABILIZATION.

THE CONTRACTOR MAY UPDATE OR MODIFY THE SWPPP WITHOUT ENGINEER APPROVAL IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

INFILTRATION BASIN SEQUENCING NOTES

1. CONTRACTOR SHALL STAGE CONSTRUCTION APPROPRIATELY AND INSTALL ALL NECESSARY EROSION CONTROL TO PREVENT SEDIMENT FROM WASHING INTO THE INFILTRATION BASIN
2. FINAL GRADING OF THE BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION. SMALL TRACKED DOZERS AND SKID STEERS ARE RECOMMENDED.
3. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE INFILTRATION BASIN, THIS MATERIAL WILL BE NEED TO BE REMOVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. INFILTRATION BASIN SHALL BE FREE AND CLEAR OF SEDIMENT UPON FINAL CONSTRUCTION.
5. ALL SLOPES WITHIN PERMANENT STORMWATER SYSTEMS (INCLUDING SWALES, BASINS, AND PONDS) SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
6. THE PROJECT AREA MUST BE STAKED OFF AND MARKED TO KEEP ALL CONSTRUCTION TRAFFIC, EQUIPMENT, AND MATERIAL STOCKPILES OUT OF THE PROPOSED INFILTRATION AREA(S).
7. INFILTRATION PRACTICES SHALL NOT BE EXCAVATED UNTIL THE CONTRIBUTING DRAINAGE AREAS WITH EXPOSED SOIL HAVE BEEN FULLY STABILIZED AND BITUMINOUS BASE COURSE INSTALLED ON CONTRIBUTING PAVEMENT AREAS. DIVERT UPLAND DRAINAGE AREAS TO PREVENT RUNOFF FROM ENTERING THE EXCAVATED CELL OR INTO THE WORK AREA. DO NOT USE INFILTRATION CELLS AS TEMPORARY SEDIMENT BASINS OR ALLOW CONSTRUCTION RUNOFF INTO THE CELL, WHEN ALTERNATE DRAINAGE ROUTES ARE FEASIBLE.
8. CARE MUST BE TAKEN TO AVOID CONTAMINATION OF INFILTRATION BASINS WITH SEDIMENT. IN-SITU OR TOPSOIL DURING AND AFTER INSTALLATION. MATERIALS MUST BE SEGREGATED.
9. KEEP INFILTRATION SYSTEMS OFF-LINE BY RESTRICTING STORMWATER INFLOW UNTIL VEGETATION IS WELL ESTABLISHED IN THE CELL AND ALL UPGRADIENT AREAS HAVE BEEN STABILIZED AND IMPERVIOUS SURFACED CLEARED OF CONSTRUCTION SEDIMENT.
10. PROVIDE TOPSOIL AND SEED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, LANDSCAPE PLAN, AND NDPES PERMIT.

EROSION AND SEDIMENT CONTROL

PRIOR TO ANY SITE DISTURBANCE, AND AS REQUIRED AS CONSTRUCTION PROGRESSES, ANY PERMIT REQUIRED EROSION PREVENTION MEASURES AND THE SEDIMENT CONTROL DEVICES (INLET PROTECTION, CONSTRUCTION ENTRANCE, SILT FENCE, EROSION CONTROL BLANKET) SHOWN ON THE CONSTRUCTION DRAWINGS WILL BE INSTALLED AT THE SITE.

ALL EXPOSED SOIL AREAS WITHIN THE CONSTRUCTION LIMITS WILL BE STABILIZED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY (WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS) OR PERMANENTLY CEASED. STABILIZATION WILL BE INITIATED IMMEDIATELY. EXPOSED SOIL AREAS MUST HAVE TEMPORARY EROSION PROTECTION (SLASH MULCH, EROSION CONTROL BLANKET, SEED) OR PERMANENT COVER YEAR ROUND.

CONTRACTOR SHALL IMPLEMENT APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION WHEN PRACTICAL. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM A CONSTRUCTION SITE, OR DIVERTS WATER AROUND A SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

SWPPP IMPLEMENTATION, PHASING, AND SEQUENCE OF CONSTRUCTION:
BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT PIT, AND INSTALL SILT FENCE.
2. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS AND INLETS.
3. PREPARE TEMPORARY STORAGE, PARKING, AND PHASING AREAS.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS/BASINS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.
6. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. BEGIN EXCAVATION OF PERMANENT STORMWATER BASIN AREAS. SEE SEQUENCING BELOW FOR ADDITIONAL INFORMATION.
8. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED WITH PURE LIVE SEED THROUGHOUT CONSTRUCTION. DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY NPDES OR PERMIT.

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS. THE FOLLOWING MEASURES WILL BE TAKEN AS SEDIMENT CONTROL PRACTICES IN ORDER TO MINIMIZE SEDIMENTS FROM ENTERING SURFACE WATERS:
1. INSTALLATION OF SEDIMENT CONTROL PRACTICES ON ALL DOWN GRADIENT PERIMETERS PRIOR TO LAND DISTURBING ACTIVITIES.
2. SILT FENCING, BIOLOGS, OR OTHER SEDIMENT CONTROL SURROUNDING TEMPORARY SOIL STOCKPILES.
3. VEHICLE TRACKING BMP AT CONSTRUCTION SITE ENTRANCE/EXIT. STREET SWEEPING SHALL BE PERFORMED IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES BOTH ON AND OFFSITE WITHIN 24 HOURS OF DISCOVERY PER THE PERMIT.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF POLLUTION CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:
- IF SEDIMENT CONTROL DEVICES SUCH AS SILT FENCE ARE FILLED TO 1/3 THE HEIGHT OF THE FENCE, REMOVE ALL SEDIMENT WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
- IF INLET PROTECTION DEVICES APPEAR PLUGGED WITH SEDIMENT, ARE FILLED TO 1/3 CAPACITY, OR HAVE STANDING WATER AROUND THEM, REMOVE THE SEDIMENT AND CLEAN OR REPLACE THE FILTER WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
- IF THE GRAVEL CONSTRUCTION ENTRANCE(S) ARE FILLED WITH SEDIMENT EITHER REPLACE THE ENTRANCE OR ADD ADDITIONAL GRAVEL WITH 24 HOURS OF DETECTION OR NOTIFICATION.
- IF SEDIMENT FROM THE SITE IS OBSERVED ON ADJACENT STREETS OR OTHER PROPERTIES, THE INSPECTOR SHALL IDENTIFY THE SOURCE AND DISCHARGE LOCATION OF THE SEDIMENT AND INSTRUCT TO IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROLS AT THOSE LOCATIONS TO PREVENT FUTURE DISCHARGES.
- IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
- IF EXCESSIVE SEDIMENTS OR DEBRIS ARE OBSERVED AT THE FLARED END SECTION OUTFALLS, THE INSPECTOR SHALL DETERMINE THE SOURCE AND DISCHARGE LOCATIONS OF SUCH MATERIALS. IF THE DISCHARGE HAS OCCURRED ON THE PROPERTY, REMOVE THE SEDIMENTS AND DEBRIS WITHIN 24 HOURS OF NOTIFICATION AND CORRECT THE SOURCE OF SUCH MATERIALS AS DIRECTED BY THE INSPECTOR

POLLUTION PREVENTION MEASURES

SOLID WASTE:
SOLID WASTE, INCLUDING BUT NOT LIMITED TO, COLLECTED ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTE, INCLUDING ALL TRASH ONSITE, MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS:
HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCE MUST BE PROPERLY STORED INCLUDING SECONDARY CONTAINMENTS, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS.

CONSTRUCTION EQUIPMENT/VEHICLES:
EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE. REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS SHALL BE TAKEN. ADEQUATE SUPPLIES MUST BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS; CONDUCT FUELING IN A CONTAINED AREA UNLESS INFEASIBLE.

CONCRETE WASHOUT AREA:
CONCRETE WASHOUT WILL BE PERMITTED ON-SITE; CONTRACTOR SHALL FOLLOW ALL PERMIT REQUIREMENTS FOR CONCRETE WASHOUT. THE CONTRACTOR SHALL PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND AND THE CONTAINMENT MUST BE DESIGNED TO PROHIBIT RUNOFF FROM THE WASHOUT OPERATIONS/AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR CONCRETE WASHOUT AND DISPOSAL OF WASHOUT WASTES. CONTRACTOR SHALL REVISE SWPPP TO INDICATE WASHOUT LOCATION ONCE THE LOCATION HAS BEEN DETERMINED.

FERTILIZERS AND LANDSCAPE MATERIALS MUST BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.

PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER - SANITARY WASTE MUST BE DISPOSED OF PROPERLY.

GENERAL SWPPP NOTES

DEWATERING IS NOT ANTICIPATED TO BE REQUIRED DURING TRENCHING FOR UTILITY CONSTRUCTION. IN THE EVENT THAT DEWATERING IS NECESSARY CONTRACTOR SHALL COMPLY WITH PERMIT SECTION 10.1 REQUIREMENTS FOR DEWATERING.

THIS SWPPP SHALL BE AMENDED BY THE CONTRACTOR IN ACCORDANCE WITH THE PERMIT AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS PER SECTION 6.1 OF THE PERMIT.

THE PROJECT WILL DISTURB LESS THAN 5 ACRES THAT PROMOTE DRAINAGE TO A COMMON LOCATION. THEREFORE A TEMPORARY SEDIMENT BASIN WILL NOT BE REQUIRED. THIS SWPPP SHALL BE AMENDED BY THE CONTRACTOR IN ACCORDANCE WITH THE GENERAL PERMIT TO INCLUDE TEMPORARY SEDIMENTATION BASINS. BASINS, IF INSTALLED, SHALL BE DESIGNED TO ACCOMMODATE NO LESS THAN 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE OF CONTRIBUTING DRAINAGE AREA. BASIN OUTLETS SHALL BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE OF THE BASIN, PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. BASINS SHALL HAVE A STABILIZED EMERGENCY OVERFLOW LOCATION AND BE DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE EXTENT PRACTICAL.

FINAL STABILIZATION:
ALL PERVIOUS AREAS DISTURBED BY CONSTRUCTION AS DESIGNATED WILL RECEIVE VEGETATIVE COVER ACCORDING TO THE PLANS AND SPECIFICATIONS AND WITHIN THE SPECIFIED VEGETATIVE TIME SCHEDULE. FINAL STABILIZATION WILL OCCUR WHEN THE SITE HAS A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE RESTORED PERVIOUS AREAS. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION. ALL SEDIMENT MUST BE CLEANED OUT OF CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS IF APPLICABLE. NOTICE OF TERMINATION (NOT) MUST BE SUBMITTED WITHIN 30 DAYS OF FINAL STABILIZATION.

IMPAIRED WATERS, SPECIAL WATERS, AND WETLANDS

THIS PROJECT IS NOT LOCATED WITHIN ONE MILE OF AN IMPAIRED STREAM, BUT DOES ULTIMATELY DISCHARGE TO AN IMPAIRED WATER. THE MINNESOTA RIVER IS LOCATED SOUTH OF THE PROJECT LOCATION AND IS LISTED AS IMPAIRED FOR AQUATIC RECREATION AND FECAL COLIFORM. DISCHARGE TO AN IMPAIRED WATER REQUIRES IMPLEMENTATION OF SECTION 23.1 OF THE PERMIT AS INCORPORATED INTO THIS SWPPP DOCUMENT. PLEASE SEE THE SPECIAL WATERS MAP INCLUDED IN THE SWPPP.

THE PROJECT SITE DISCHARGES TO AN UNDERGROUND STORMWATER INFILTRATION SYSTEM FOR STORMWATER MANAGEMENT PRIOR TO THE ULTIMATE DISCHARGE POINT ONSITE. THE PROJECT WILL NOT IMPACT WETLANDS. SITE SOILS - SITE SOILS ARE SHOWN ON THIS SHEET. THIS PROJECT IS NOT LOCATED IN A KARST AREA.

ESTIMATED BMP QUANTITIES AND INSTALLATION SCHEDULE

THE ADJACENT TABLE INDICATES THE ESTIMATED MATERIAL QUANTITIES NECESSARY TO IMPLEMENT THE TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPS IDENTIFIED IN THIS SWPPP AND ON THE CONSTRUCTION DRAWINGS. TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPS WILL BE INSTALLED/CONSTRUCTED WHEN NECESSARY AS CONSTRUCTION ACTIVITIES PROGRESS AND IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.

MAINTAIN AND REPLACE BMPs DURING THE EXECUTION OF THE PROJECT AS REQUIRED TO CONTINUE SWPPP COVERAGE DURING CONSTRUCTION

ESTIMATED BMP QUANTITIES

ITEM	QUANITITY	UNIT
INLET PROTECTION	9	EA
TURF ESTABLISHMENT	0.55	AC
EROSION CONTROL BLANKET	125	SY
SILT FENCE	800	LF
BIOROLL	400	LF
CONSTRUCTION EXIT	1	EA

NOTE: QUANTITIES ON PLAN SUPERCEDES LIST QUANTITIES IN A DISCREPANCY

CERTIFICATION

IN ACCORDANCE WITH PART III.A.2.A.I. OF THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES, THE PREPARER OF THIS DOCUMENT WAS TRAINED UNDER THE UNIVERSITY OF MINNESOTA EROSION AND SEDIMENT CONTROL CERTIFICATION PROGRAM. JACK AMMERMAN'S CERTIFICATION IN DESIGN OF SWPPP IS VALID THROUGH MAY, 31, 2021

[signature]

ARCHITECT:
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

CIVIL ENGINEER:
WENCK
7500 OLSON MEMORIAL HIGHWAY #300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	UG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

[signature]
DANIEL M. LAVENDER

LICENSE NO.: 57418

DATE: 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

PROJECT NUMBER
5498-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

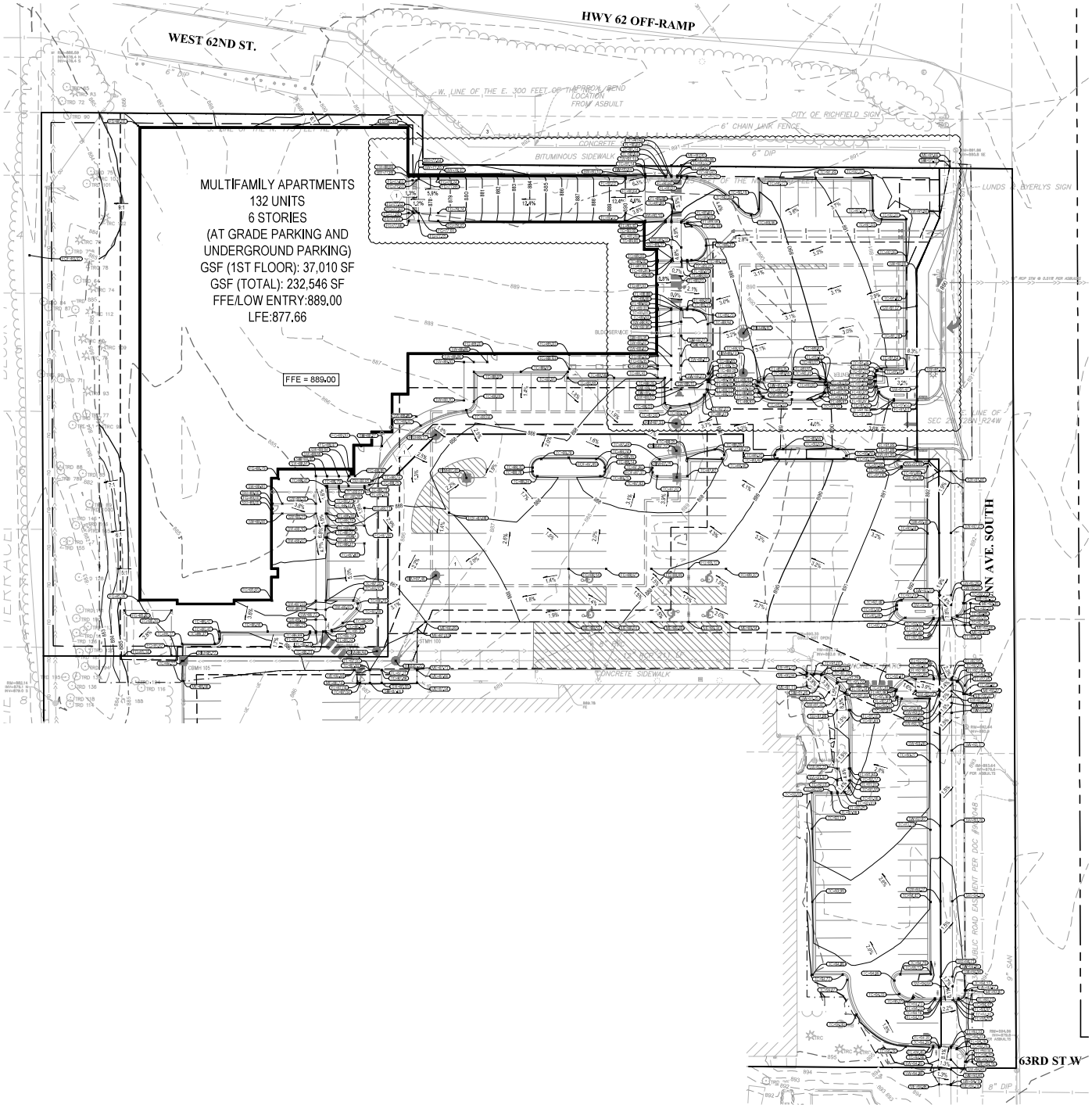
APPROVED BY
DML

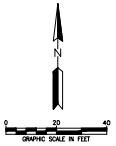
PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
SWPPP

SHEET NUMBER
C-202

PLOT DATE: 1/12/2021 10:55 AM





LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 — EXISTING MINOR CONTOUR
- 900 — EXISTING MAJOR CONTOUR
- 901 — PROPOSED MINOR CONTOUR
- 900 — PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- FLOW LINE ELEVATION
- FINISHED GRADE ELEVATION
- MATCH EXISTING ELEVATION
- SIDEWALK ELEVATION
- EMERGENCY OVERFLOW ELEVATION
- TOP OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION (AT GRADE)
- HIGH POINT SPOT ELEVATION
- LOW POINT SPOT ELEVATION
- STRUCTURE RIM SPOT ELEVATION
- 0.8% — SURFACE GRADE & FLOW DIRECTION
- 3.2:1 — SURFACE SLOPE (H:V) & FLOW DIRECTION
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

NOTES

1. SEE SHEET C-302 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET C-501 FOR CONSTRUCTION LIMITS.
3. EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS AND FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR REWORK OF AN UNCOMMUNICATED DISCREPANCY.
4. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION. SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. TRENCH DRAIN CONNECTS TO SUMP PUMP INTERIOR TO BUILDING. COORDINATE WITH ARCHITECTURAL AND MEP PLANS.

ARCHITECT

DORAN COMPANIES
7500 Olson Memorial Road, Ste Ste 200
Minneapolis, MN 55427
PH (763) 541-0000
FX (763) 541-0001
WWW.DORANCO.COM

CIVIL ENGINEER

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PHONE: 763-541-4800
WWW.WENCK.COM

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DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG:
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

PROJECT NUMBER
5496-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

APPROVED BY
DML

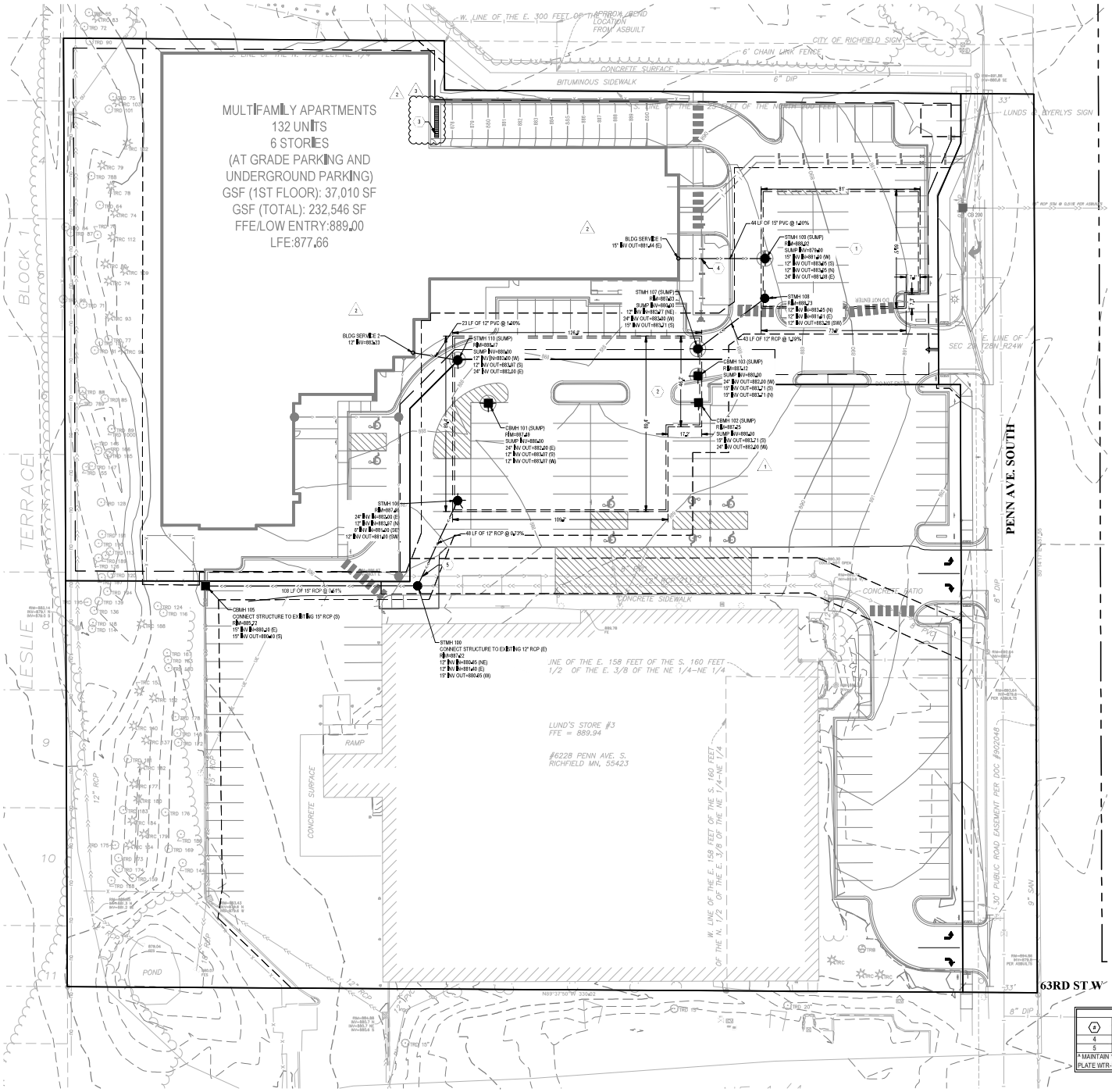
PREPARED FOR

LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-301

PLOT DATE: 1/12/2021 10:55 AM



GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING FORCEMAIN
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING CURB STOP
- EXISTING HYDRANT
- EXISTING WATER WELL
- EXISTING WATER VALVE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

STORM STRUCTURE SCHEDULE			
		DETAIL	
STRUCTURE ID	SIZE**	STRUCTURE	CASTING
STMH 100	60" Ø	2/C-801	R-1642*
CBMH 101***	30" Ø	SHEET 8/C-801	30" STANDARD****
CBMH 102***	30" Ø	SHEET 8/C-801	2x3 H GH FLOW****
CBMH 103***	30" Ø	SHEET 8/C-801	30" STANDARD****
REMOVED CBMH 104*	NA		
CBMH 105	48" Ø	2/C-801	R-3067-VB*
STMH 106***	30" Ø	SHEET 8/C-801	R-1642*
STMH 107***	30" Ø	SHEET 8/C-801	30" SOLID****
STMH 108***	30" Ø	SHEET 8/C-801	R-1642*
STMH 109***	30" Ø	SHEET 8/C-801	30" SOLID****
STMH 110***	30" Ø	SHEET 8/C-801	30" SOLID****

*NEENAH OR APPROVED EQUAL
**STRUCTURE SIZES ARE APPROXIMATE. PRECAST MANUFACTURER TO CONFIRM SIZES AND ADJUST AS NECESSARY, PRIOR TO BID OPENING.
***ADS INSERT™ SEE STRUCTURE OR APPROVED EQUAL
****NYLOPLAST OR APPROVED EQUAL

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. UNDERGROUND RETENTION SYSTEM 2 TO BE WRAPPED IN 3 LAYERS:
   2.1. LAYER 1 = 8 OZ. GEOTEXTILE FABRIC
   2.2. LAYER 2 = 40 MIL HDPE LINER
   2.3. LAYER 3 = 8 OZ. GEOTEXTILE FABRIC
   LINER TO BE IMPERMEABLE HDPE WATERTIGHT LINING OR APPROVED EQUAL. SYSTEM TO BE INSTALLED WITH DRAIN TILE ABOVE LINER TO BE PROVIDED BY INSTALLING CONTRACTOR.
3. PLAN QUANTITIES SHALL SUPERSEDE TABLE QUANTITIES IN CASE OF DISCREPANCY.
4. STORM STRUCTURES SHOWN IN CURB LINE ARE CENTERED ON FACE OF CURB. CONTRACTOR TO PLACE STRUCTURE TO ALLOW FOR PROPER ALIGNMENT OF CURB AND CURB BOX. VERIFY SURVEY STAKES PRIOR TO PLACING STRUCTURE INVERT.
5. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION. SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. UNDERGROUND INFILTRATION SYSTEM 1
2. UNDERGROUND RETENTION SYSTEM 2
3. TRENCH DRAIN AND SUMP PUMP INTERIOR TO BUILDING. SHOWN SCHEMATICALLY ON PLANS. CONTRACTOR TO ENSURE THAT TRENCH DRAIN DOES NOT CONFLICT WITH ADJACENT BUILDING INFRASTRUCTURE, INCLUDING STRUCTURAL FOOTINGS. COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP PLANS. SEE DETAIL 1/C-503
4. PIPE CROSSING. SEE SCHEDULE
5. PIPE CROSSING. SEE SCHEDULE

UNDERGROUND STORMWATER SYSTEM SUMMARY TABLE					
NAME	PRODUCT	AREA (SF)	STORAGE (CF)	INVERT	100-YR HWL
SYSTEM 1	HYDROSTOR HS-180	4,700	15,400	880.00	883.2
SYSTEM 2	HYDROSTOR HS-180	10,000	34,110	881.0	884.2

PIPE CROSSING SCHEDULE									
#	STORM			SANITARY			WATER*		
	SIZE	MATERIAL	INVERT	SIZE	MATERIAL	INVERT	SIZE	MATERIAL	TOP OF PIPE
4	12"Ø	PVC	881.22	-	-	-	6" Ø	DIP	878.96
5	12"Ø	RCP	880.69	8" Ø	PVC	883.05	-	-	-

* MAINTAIN 18" SEPARATION AT ALL WATER CROSSINGS, WITH 4" RIGID INSULATION AS REQUIRED. SEE DETAIL PLATE WTR-05

ARCHITECT
DORAN COMPANIES
7500 Olson Memorial Hwy, Ste 200
Minneapolis, MN 55427
PHONE: 763-542-1800
FAX: 763-542-1801

CIVIL ENGINEER
WENCK
7500 OLSON MEMORIAL HIGHWAY 1800
GOLDEN VALLEY, MN 55427
PHONE: 763-542-1800
WWW.WENCK.COM

ISSUE RECORD

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3	CSI-01	01/12/21

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DML

PREPARED FOR
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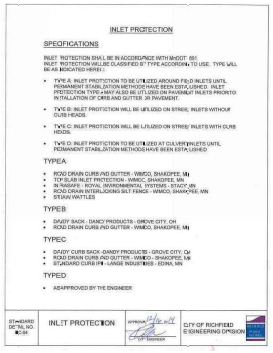
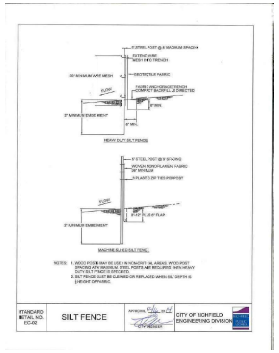
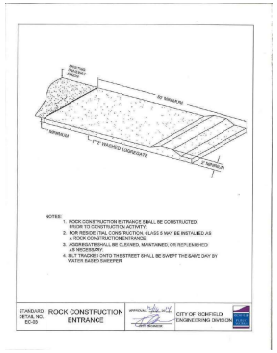
SHEET TITLE
STORM SEWER PLAN

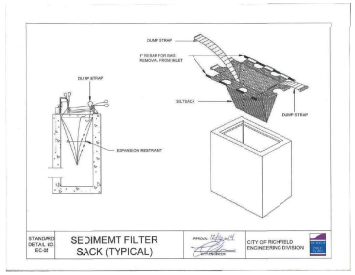
SHEET NUMBER
C-501

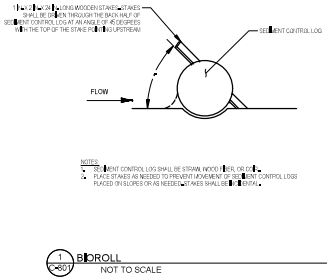
PLOT DATE: 1/12/2021 10:56 AM











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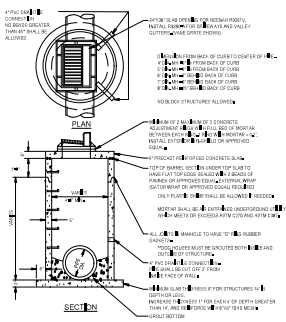
NOT TO SCALE



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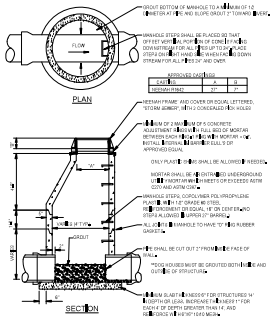

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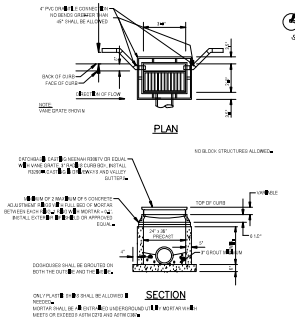

4 36" X 24" CATCH BASIN
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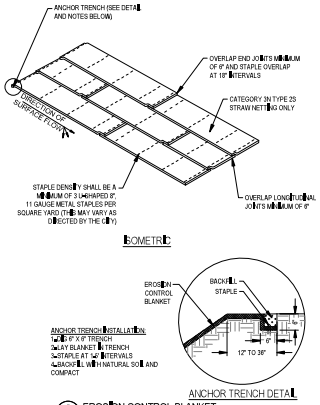

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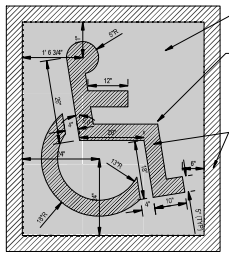
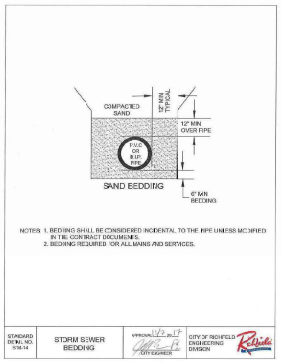
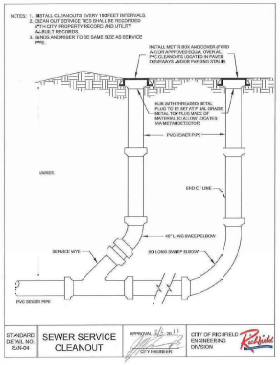
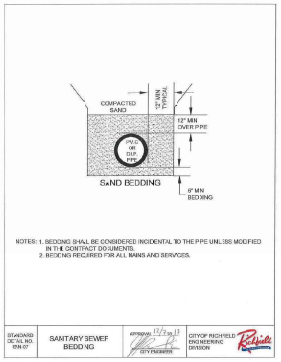
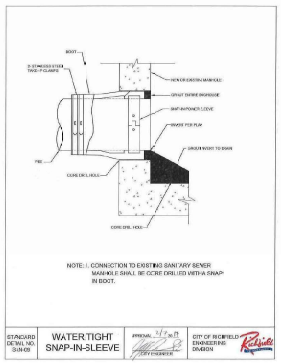


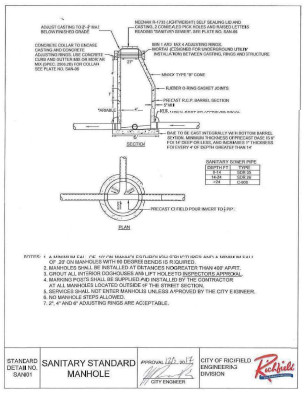
6 ACCESSIBILITY SYMBOL
NOT TO SCALE











ARCHITECT
DORAN COMPANIES
7700 Olson Memorial Hwy, Ste 200
Minneapolis, MN 55427
PHONE: 763-546-4800
WWW.DORANCO.COM

CIVIL ENGINEER
WENCK
7500 OLSON MEMORIAL HIGHWAY 800D
GOLDEN VALLEY, MN 55427
PHONE: 763-476-6010
WWW.WENCK.COM

ISSUE RECORD

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SHEET TITLE
DETAILS

SHEET NUMBER
C-801

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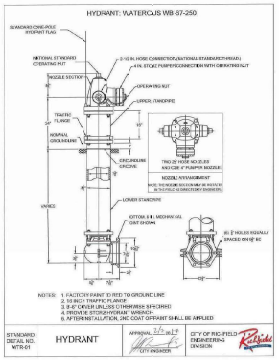
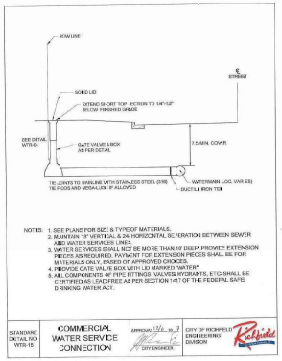
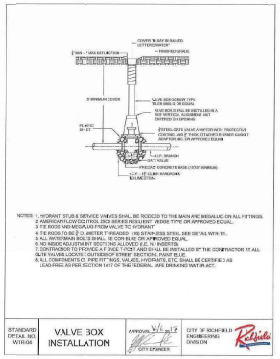
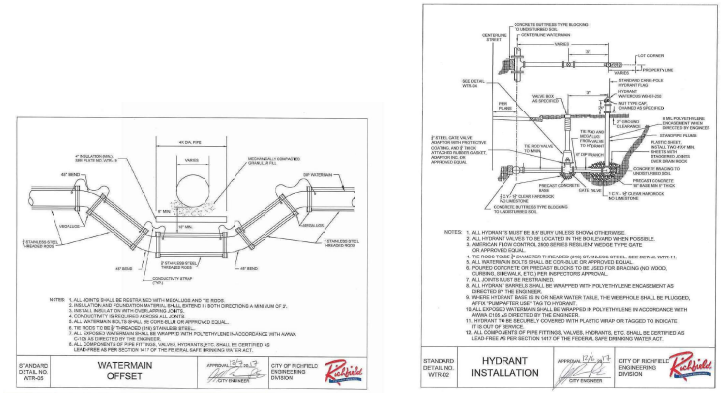
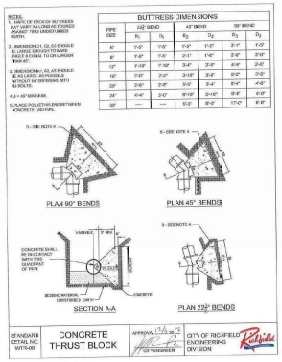
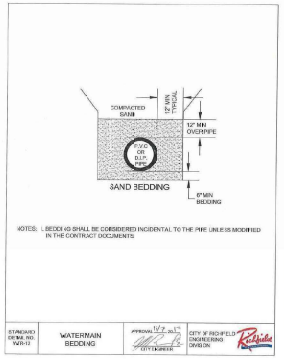


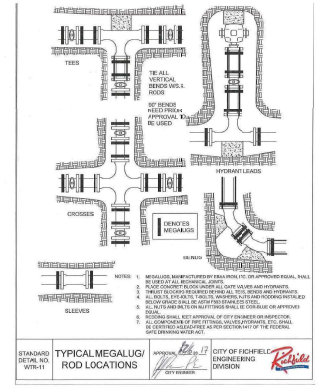


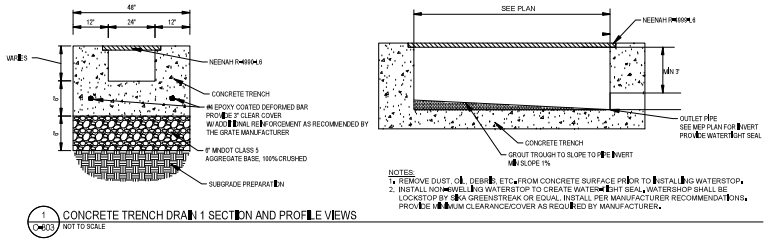






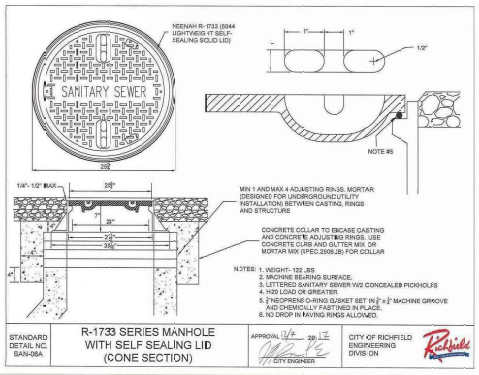


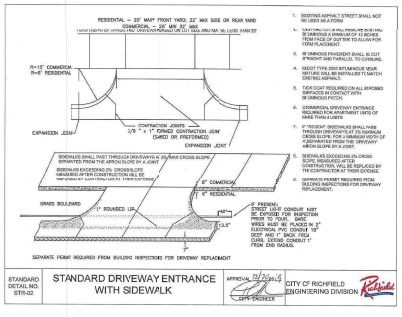


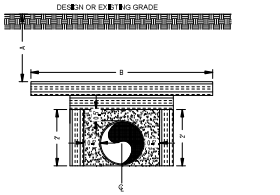


NOTES:
1. REMOVE DUST, OIL, DEBRIS, ETC. FROM CONCRETE SURFACE PRIOR TO INSTALLING WATERSTOP.
2. INSTALL NON-SWELLING WATERSTOP TO CREATE WATERTIGHT SEAL. WATERSTOP SHALL BE LOCKSTOP BY CETCO, GREENSTREAK OR EQUAL. INSTALL PER MANUFACTURER RECOMMENDATIONS. PROVIDE MINIMUM CLEARANCE/COVER AS REQUIRED BY MANUFACTURER.

1 C-603 CONCRETE TRENCH DRAIN 1 SECTION AND PROFILE VIEWS
NOT TO SCALE







NOTE
PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.
INSULATION SHALL BE 4" MINIMUM THICKNESS

COVER OVER PIPE = A	WIDTH OF INSULATING BOARD = B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

2 C-603 INSULATION DETAIL
NOT TO SCALE

ARCHITECT
DORAN COMPANIES
7800 Bush Lake Road, Suite 200
Minneapolis, MN 55439
PHONE: 952-832-1000
FAX: 952-832-1001

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SHEET TITLE
DETAILS

SHEET NUMBER
C-803

PLOT DATE: 1/12/2021 10:56 AM

PRINSCO
ENGINEERED WITH INTEGRITY

LUNDS & BYERLYS APARTMENTS
RICHFIELD, MN
HYDROSTOR HS180 STORMWATER CHAMBER SYSTEM

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE HYDROSTOR HS180 OR APPROVED EQUIVALENT.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-12, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."
6. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   A. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   B. A STRUCTURAL EVALUATION SEAL BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO CERTIFY LONG-TERM PERFORMANCE.
   C. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
7. CHAMBERS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

NOTES:

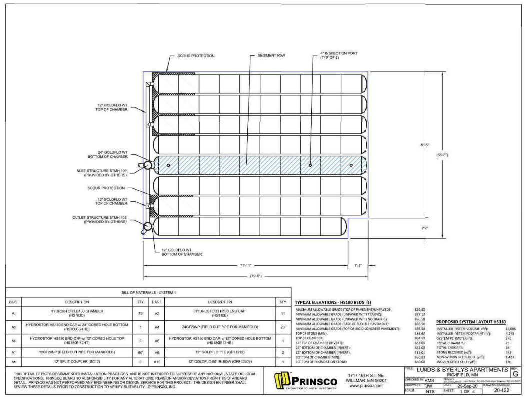
1. PRIOR TO BEGINNING INSTALLATION OF HYDROSTOR STORMWATER CHAMBERS, A PRECONSTRUCTION MEETING SHALL BE HELD WITH A PRINSCO REPRESENTATIVE AND THE INSTALLERS.
2. HYDROSTOR STORMWATER CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRINSCO "HYDROSTOR CONSTRUCTION GUIDE."
3. HYDROSTOR STORMWATER CHAMBERS SHALL NOT BE INSTALLED ON WET OR UNSTABLE FOUNDATION OR SUBGRADE. FOUNDATION STONE MUST BE LEVEL AND COMPACTED.
4. PRINSCO RECOMMENDS PRETREATMENT OF STORMWATER RUNOFF USING A PRINSCO STORMWATER QUALITY UNIT AND/OR A SEDIMENT ROW.
5. MAINTAIN MINIMUM SPACING OF 8" (SPECIFICALLY HS180) BETWEEN CHAMBERS.
6. CONSTRUCTION EQUIPMENT SHALL NOT BE SITUATED ATOP THE CHAMBERS UNTIL SUFFICIENT COVER HAS BEEN ACHIEVED. DUMP TRUCKS, RUBBER TIRE LOADERS, EXCAVATORS, WHEEL OR ROLLER LOADS ARE NOT ALLOWED UNTIL PROPER FILL HEIGHTS HAVE BEEN ACHIEVED. REFER TO PRINSCO "HYDROSTOR CONSTRUCTION GUIDE" FOR SPECIFIC LOADING CRITERIA.
7. EMBEDMENT BACKFILL MUST BE PLACED USING THE FOLLOWING METHODS ONLY:
   - BACKFILL WITH AN EXCAVATOR LOCATED OUTSIDE THE EXCAVATION
   - BACKFILL WITH A STONE SHOOTER LOCATED OUTSIDE THE EXCAVATION
   - BACKFILL AS ROWS ARE BUILT WITH AN EXCAVATOR ON THE SUBGRADE OR FOUNDATION STONE
8. EMBEDMENT BACKFILL SHALL NOT BE PLACED USING THE "DUMP AND PUSH" METHOD. THIS MAY CAUSE DAMAGE TO THE CHAMBERS, WILL RESULT IN IMPROPER INSTALLATION AND WILL VOID THE PRINSCO STANDARD WARRANTY.
9. ONCE SUFFICIENT COVER IS ACHIEVED (12" FOR HS180), GRADING MAY COMMENCE WITH A SMALL DOZER OR SKID LOADER (LESS THAN 4.5 PSI GROUND PRESSURE). EQUIPMENT SHALL ALWAYS TRAVEL PARALLEL TO CHAMBER ROWS. SEE PRINSCO "HYDROSTOR CONSTRUCTION GUIDE" FOR SPECIFIC LOADING CRITERIA.

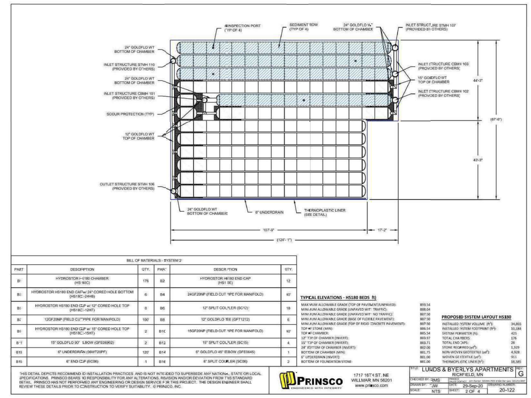
PROJECT INFORMATION:

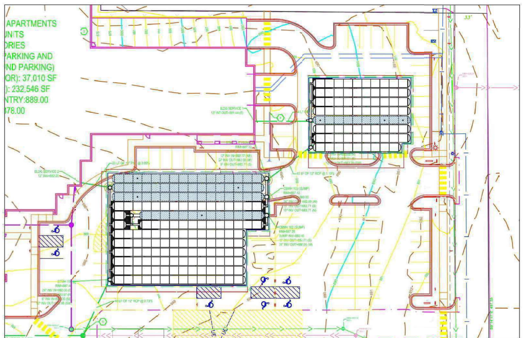
- PROJECT NUMBER: 20-122
- PRINSCO SALES CONTACT: John Sanjer: 320-905-7505 & Matt Baragary: 320-212-5837
- ENGINEER: ----
- CONTRACTOR: ----
- DISTRIBUTOR: ----

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (12) PAGES

CUSTOMER ______ DATE ______



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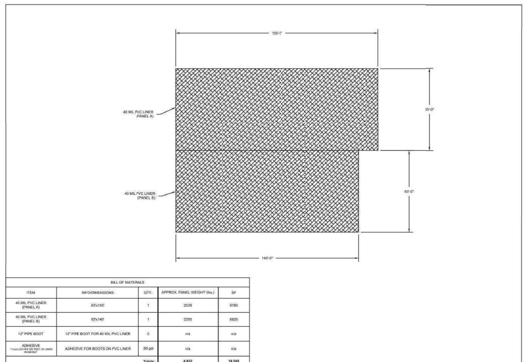

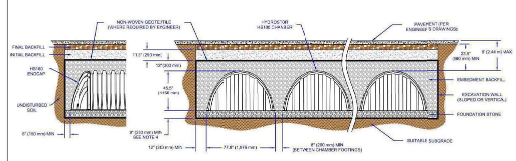

NOTES:

1. HYDROSTOR HS180 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS180 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. **SUBGRADE:** TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM, IF DIRECTED BY THE ENGINEER. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING SUBGRADE SUITABILITY.
3. **GEOTEXTILE:** A 4 oz/yd² (136 g/m²) OR HEAVIER NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 3/4 - 1 1/2 INCH (19 - 38 mm). A 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 1 1/2 - 2 INCH (38 - 51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
4. **FOUNDATION STONE:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. MINIMUM FOUNDATION STONE THICKNESS TO BE DETERMINED BY DESIGN ENGINEER. MINIMUM OF 9" (230 mm) RECOMMENDED. REFER TO PRINSCO DESIGN MANUAL FOR ADDITIONAL GUIDANCE. COMPACTION SHOULD BE DONE IN LIFTS OF NO MORE THAN 9 INCHES (230 mm) TO A DENSITY OF 95% STANDARD PROCTOR DENSITY.
5. **EMBEDMENT BACKFILL:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. EMBEDMENT BACKFILL SHALL EXTEND FROM TOP OF BEDDING TO NOT LESS THAN 12 INCHES (300 mm) ABOVE THE TOP OF THE CHAMBER. NO COMPACTION IS REQUIRED BUT AN EFFORT SHOULD BE MADE TO HAND KNIFE STONE IN BETWEEN ALL CORRUGATIONS.
6. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE A GRANULAR WELL GRADED SOIL WITH LESS THAN 35% FINES OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10). MOST PAVEMENT SUBBASE MATERIALS FALL WITHIN THIS GRADING CRITERIA. INITIAL BACKFILL SHALL EXTEND FROM TOP OF EMBEDMENT BACKFILL TO NOT LESS THAN 23.5 INCHES (590 mm) ABOVE THE TOP OF THE CHAMBER. COMPACT TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
7. **FINAL BACKFILL:** SUITABLE MATERIALS SHALL BE ANY SOIL DIRECTED BY THE ENGINEER. FINAL BACKFILL SHALL EXTEND FROM TOP OF INITIAL BACKFILL TO NO MORE THAN 8 FEET (2.44 m) ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEERS RECOMMENDATIONS.
8. **MINIMUM COVER:** FOR TRAFFIC APPLICATIONS A MINIMUM COVER OF 23.5 INCHES (590 mm) IS REQUIRED, MEASURED FROM THE TOP OF THE CHAMBER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR TO THE TOP OF RIGID PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING MAY OCCUR, INCREASE COVER TO 30 INCHES (750 mm) FOR H-20 LOADING. ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS.
9. **MAXIMUM COVER:** A COVER HEIGHT OF OVER 8 FEET (2.44 m) IS NOT RECOMMENDED. COVER HEIGHT IS MEASURED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE PAVEMENT.
10. **LOAD RATING:** HS180 CHAMBERS ARE TRAFFIC RATED FOR H-20 VEHICLES WITH ADDITIONAL CONSIDERATION FOR LANE LOADING, COMMONLY REFERRED TO AS HL-93 LOAD RATING (AASHTO DESIGN TRUCK).

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

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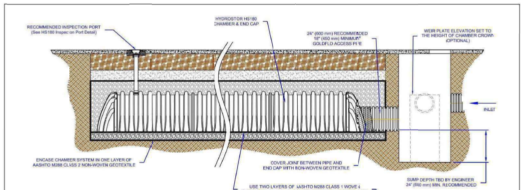
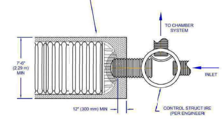
TITLE: HYDROSTOR HS180 - CROSS SECTION | DRAWN BY: TRA | DATE: 24-Oct-19 | DRAWING NUMBER: D-7-200A | SCALE: NTS | SHEET: 1 OF 1



NOTES:

1. HYDROSTOR HS180 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS180 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. **GEOTEXTILE:** TWO DIFFERENT GEOTEXTILES WILL BE USED IN CREATING A FUNCTIONING SEDIMENT ROW. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
   - A NON-WOVEN GEOTEXTILE FILTER FABRIC 4 oz/yd² (136 g/m²) OR HEAVIER SHOULD BE USED AROUND THE PERIMETER OF THE CHAMBER SYSTEM FOR EMBEDMENT BACKFILL MATERIAL SIZED 3/4 - 1 1/2 INCH (19-38 mm). A 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 1 1/2 - 2 INCH (38-51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL.
   - TWO LAYERS OF 6 oz/yd² (203 g/m²) WOVEN FABRIC IS PLACED BETWEEN THE FOUNDATION AND THE CHAMBER FOR THE CREATION OF THE SEDIMENT ROW. THE TWO LAYERS PROVIDE A PROTECTIVE BARRIER FOR THE EMBEDMENT BACKFILL BUT STILL ALLOW WATER TO INFILTRATE INTO THE SYSTEM. THE WOVEN GEOTEXTILE IS DURABLE ENOUGH TO ALLOW JETTING TO CLEAN THE SEDIMENT ROW.
3. **INSPECTION AND MAINTENANCE:** INSPECTION OF THE SYSTEM SHOULD OCCUR BIANNUALLY TO ENSURE LARGE AMOUNTS OF SEDIMENT OR DEBRIS HAVE NOT BEEN DEPOSITED IN THE SEDIMENT ROW. DURING THE FIRST YEAR INSPECTION SHOULD OCCUR MORE FREQUENTLY DUE TO CONSTRUCTION SEDIMENT LOADING. TO CLEAN THE SYSTEM, A JET/VAC PROCESS CAN BE USED TO REMOVE SEDIMENT AND DEBRIS FROM THE SEDIMENT ROW. FOR MORE INFORMATION, REFER TO PRINSCO'S "RETENTION/DETENTION CLEANING AND MAINTENANCE" TECHNICAL NOTE.
4. **ACCESS PIPE:** PRINSCO RECOMMENDS A 24 INCH (600 mm) DIAMETER ACCESS PIPE TO THE SEDIMENT ROW. CONTACT YOUR LOCAL SALES REPRESENTATIVE WITH ANY QUESTIONS.



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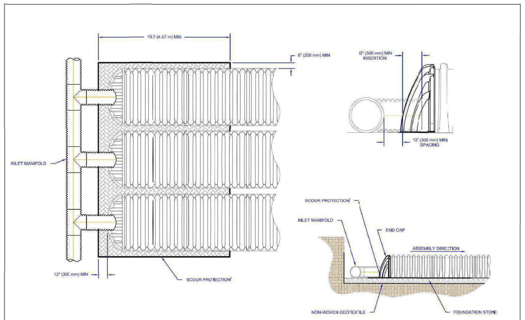
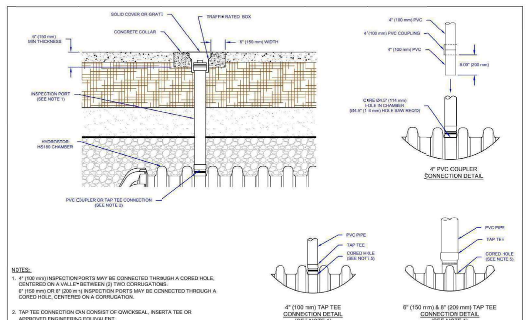
TITLE: HYDROSTOR HS180 - SEDIMENT ROW | DRAWING NUMBER: D-7-202



NOTES:

1. SCOUR PROTECTION SHOULD USE A MIN 6 oz/yd² (203 g/m²) WOVEN GEOTEXTILE. GEOTEXTILE SHOULD MEET AASHTO M288 CLASS 1 SPECIFICATION.
2. SCOUR PROTECTION IS ONLY NEEDED WITH CHAMBER ROWS CONNECTED TO THE INLET MANIFOLD.

TITLE: HYDROSTOR HS180 - SCOUR PROTECTION | DRAWING NUMBER: D-7-207



NOTES:

1. 4" (100 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A VALLEY BETWEEN (2) TWO CORRUGATIONS.
   6" (150 mm) OR 8" (200 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A CORRUGATION.
2. TAP TEE CONNECTION CAN CONSIST OF QWICKSEAL, INSERTA TEE OR APPROVED ENGINEERING EQUIVALENT.
3. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
4. PVC MAY BE EITHER SDR 35 OR SCH 40
5. CORED HOLE SIZES AS FOLLOWS: 4" (100 mm) CUT TO 5" (125 mm); 6" (150 mm) CUT TO 7" (180 mm); 8" (200 mm) CUT TO 9" (230 mm)

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TITLE: HYDROSTOR HS180 - INSPECTION PORT | DRAWING NUMBER: D-7-203

ARCHITECT:
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

CIVIL ENGINEER:
WENCK
7500 OLSON MEMORIAL HIGHWAY #300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	UG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

DANIEL M. LAVENDER

LICENSE NO.: 57418

DATE: 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

PROJECT NUMBER: 5498-0003
ISSUE DATE: 01/12/2021
ISSUE NO.: 3
DRAWN BY: JTP
CHECKED BY: JRA
APPROVED BY: DML

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

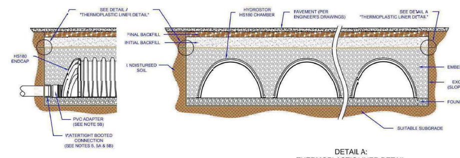
SHEET TITLE
DETAILS

SHEET NUMBER
C-804

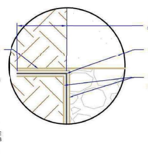
PLOT DATE: 1/12/2021 10:57 AM

1

2



DETAIL A:
THERMOPLASTIC LINER DETAIL



NOTES:

1. REFERENCE "HYDROSTOR HS180 - CROSS SECTION (D-7-200A)" FOR ALL ACCEPTABLE FILL MATERIAL & PROPER INSTALLATION OF CHAMBER SYSTEM.

2. THERMOPLASTIC LINER ON BOTTOM AND SIDES OF SYSTEM ONLY.

3. THERMOPLASTIC LINERS OPTIONS INCLUDE:
-POLYVINYL CHLORIDE (PVC), 30 MIL PVC
-LINEAR LOW DENSITY POLYETHYLENE (LLDPE), 30 MIL LLDPE
-REINFORCED POLYPROPYLENE (RPP), EPDM, AND XR-5

4. 6 oz/yd² NON-WOVEN GEOTEXTILE SHALL BE PLACED ON BOTH SIDES OF THERMOPLASTIC TO PROTECT AGAINST ANGULAR AGGREGATE ON THE WATER SIDE AND FROM PROTRUSION ON THE SOIL SIDE AT ANY LOCATION IN THE SYSTEM (SEE THERMOPLASTIC LINER DETAILS)

5. THERMOPLASTIC LINER AND PIPE BOOTS SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION RECOMMENDATIONS.

5A- A PIPE BOOT WITH CLAMP IS RECOMMENDED WHEN PIPE PENETRATES THOUGH THE LINER. BOOTS CAN EITHER BE PREFABRICATED BY THE LINER MANUFACTURE OR FIELD FABRICATED BY THE CONTRACTOR.

5B- FOR A WATERTIGHT BOOTED CONNECTION, IT IS RECOMMENDED TO TRANSITION TO A SMOOTH WALL PIPE (E.G. PVC). THIS CAN BE DONE IN MANY WAYS: MARMAC DISSIMILAR COUPLER, FERNCO COUPLER, HARCO HUB X SDR35 SPIGOT ADAPTER WITH GASKET, OR ANY OTHER APPROVED CONNECTOR TO TRANSITION FROM CORRUGATED PLASTIC PIPE. THE PROJECT ENGINEER SHALL DECIDE ON WHAT PIPE MATERIAL PENETRATES THE LINER.

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

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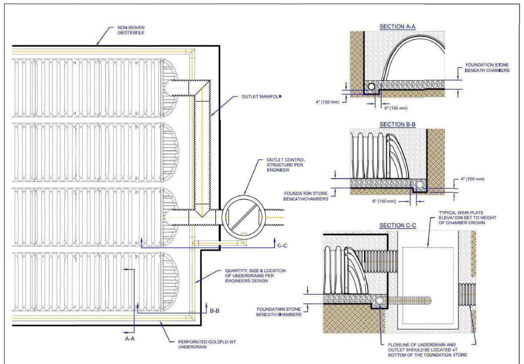
TITLE: HYDROSTOR HS180 - CROSS SECTION DETENTION		REV:
DRAWN BY: TJW	DATE: 16-Sep-19	DRAWING NUMBER: D-7-200B
SCALE: NTS	SHEET: 1 OF 1	



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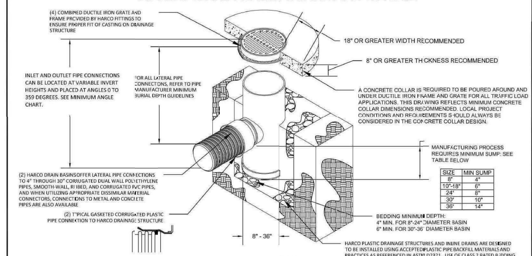
TITLE: HYDROSTOR HS180 - UNDERDRAIN		REV:
DRAWN BY: ARB	DATE: 27-Nov-19	DRAWING NUMBER: D-7-206
SCALE: NTS	SHEET: 1 OF 1	

HARCO DRAIN BASIN STANDARD DETAIL



SIZE	MIN SUMP
8"	4"
10"-18"	6"
24"	8"
30"	10"
36"	14"

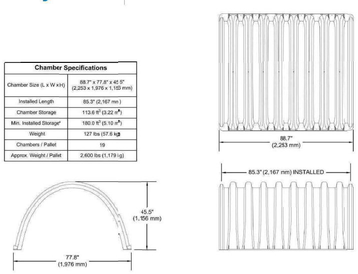
1. HARCO plastic drainage structures, including drain basins and inline drains, are fabricated from PVC pipe stock. HARCO employs a thermo-molding process to ensure a consistent watertight seal throughout the drainage structure and its outlet stubs. The PVC resin utilized to make this PVC stock conforms to ASTM D1784 cell class 12454
2. The outlet stubs for HARCO plastic drainage structures are also manufactured from PVC pipe stock utilizing thermo-molding process to ensure a tight pipe-to-structure fit, so that when utilizing the appropriate pipe gaskets, the pipe-to-structure connection meets or exceeds the pressure requirements of the ASTM D3212 standard for pipe connections of plastic drainage pipe and sewer pipe using flexible elastomeric seals. These pipe gaskets must meet ASTM F477 requirements.
3. Riser pipe extensions are required for drain basins taller than 84" due to shipping restrictions, and are available for convenient In-the-field drain basin height adjustments.
4. HARCO grates, covers, and frames shall be constructed of ductile iron meeting ASTM A536 Grade 80-55-06. 12" through 36" round and square hinged standard grates and solid covers meet H25 load rating. 12" through 24" round and square hinged pedestrian grates meet H10 load rating. Traffic family and Curb Inlet 2'x2' and 2'x3' grates meet H25 load rating. 8" and 10" grates and solid covers are one piece drop-in castings designed for light duty load applications. All domed grates are not load rated.

THE HARRINGTON CORPORATION

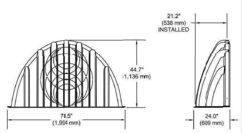
TITLE: DRAIN BASIN STANDARD DETAIL	DWG NO: 2013-001		REV: 001
	SCALE: N/A	DATE: 2-23-17	
TOL	DWN BY: JBF	CKD BY: JP	
	SIZE	SHEET	

HydroStor™ HS180

Chamber Specifications	
Chamber Size (L x W x H)	88.7" x 77.8" x 45.5" (2,253 x 1,976 x 1,156 mm)
Installed Length	85.3" (2,167 mm)
Chamber Storage	113.6 ft³ (3.22 m³)
Min. Installed Storage*	180.0 ft³ (5.10 m³)
Weight	127 lbs (57.6 kg)
Chambers / Pallet	19
Approx. Weight / Pallet	2,600 lbs (1,179 kg)



End Cap Specifications	
End Cap Size (L x W x H)	24.0" x 78.5" x 44.7" (609 x 1,994 x 1,136 mm)
Installed Length	21.2" (538 mm)
End Cap Storage	15.3 ft³ (0.43 m³)
Min. Installed Storage*	44.9 ft³ (1.27 m³)
Weight	52 lbs (23.6 kg)



*ASSUMES 12" (300 mm) STONE ABOVE CHAMBERS END CAPS, 9" (230 mm) OF STONE FOR FOUNDATION STONE, 8" (200 mm) OF STONE BETWEEN CHAMBERS/END CAPS, 6" (150 mm) OF STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

PRINSCO — ENGINEERED WITH INTEGRITY — 1717 16TH ST. NE, WILLMAR, MN 56201, www.prinsco.com

TITLE: HYDROSTOR HS180 - SPECIFICATION		REV:
DRAWN BY: ARB	DATE: 23-Jul-18	DRAWING NUMBER: D-7-201
SCALE: NTS	SHEET: 1 OF 1	

1

HARCO DRAIN BASIN INSTALL GUIDE

Step 1: Excavate trench to width and depth required for pipes being installed. Use ASTM D2321 guidelines for bedding and backfill material and compaction requirements.

Step 2: Ensure bedding is leveled and compacted to support drain basin and pipes.

Step 3: Lower drain basin into trench, set in place, and level prior to pipe installation. Place backfill so basin is stable during pipe install.

Step 4: For corrugated polyethylene pipes, remove bell or spigot so full size corrugations will hold gasket and install into drain basin bell. Cut pipe in valley between corrugations.

Step 5: Remove burrs from cut end of pipe. Clean first two pipe corrugations. Use only HARCO supplied pipe gaskets – zip-tied to each drain basin.

Step 6: Install pipe gasket to straddle between first and second pipe corrugations. Start at bottom and work around to top.

HARCO FITTINGS INC. www.harcofittings.com Copyright 2014 Harrington Corp.

2

Step 7: 12" and larger pipe gaskets straddle first two corrugations, color on gasket toward end of pipe, fin on gasket sitting over second corrugation. Clean area then lube gasket AND inside basin bell.

(Pipe lube supplied by distributor or pipe company)

Step 8: Place board or pipe installation stub over end of pipe to protect pipe during install.

Step 9: Gently push pipe into drain basin bell with hoe bucket or use spud bar. Re-level basin.

Step 10: Knife backfill material under and around pipe and drain basin outlets. Place approved backfill material in lifts and compact following ASTM D2321 plastic pipe installation guidelines.

Step 11: HARCO drain basin top is easily adjusted with saws-all to adjust height of the grate or cover to final grade elevation. Riser sections are available to raise final elevation as well.

Step 12: For ALL vehicle / traffic load applications, pour a concrete collar under and around the ductile iron grate frame per project engineer or HARCO recommendations.

HARCO FITTINGS INC. www.harcofittings.com Copyright 2014 Harrington Corp.

ARCHITECT:

DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

CIVIL ENGINEER

WENCK
7500 OLSON MEMORIAL HIGHWAY #300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	UG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

DANIEL M. LAVENDER

LICENSE NO.: 57418

DATE: 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

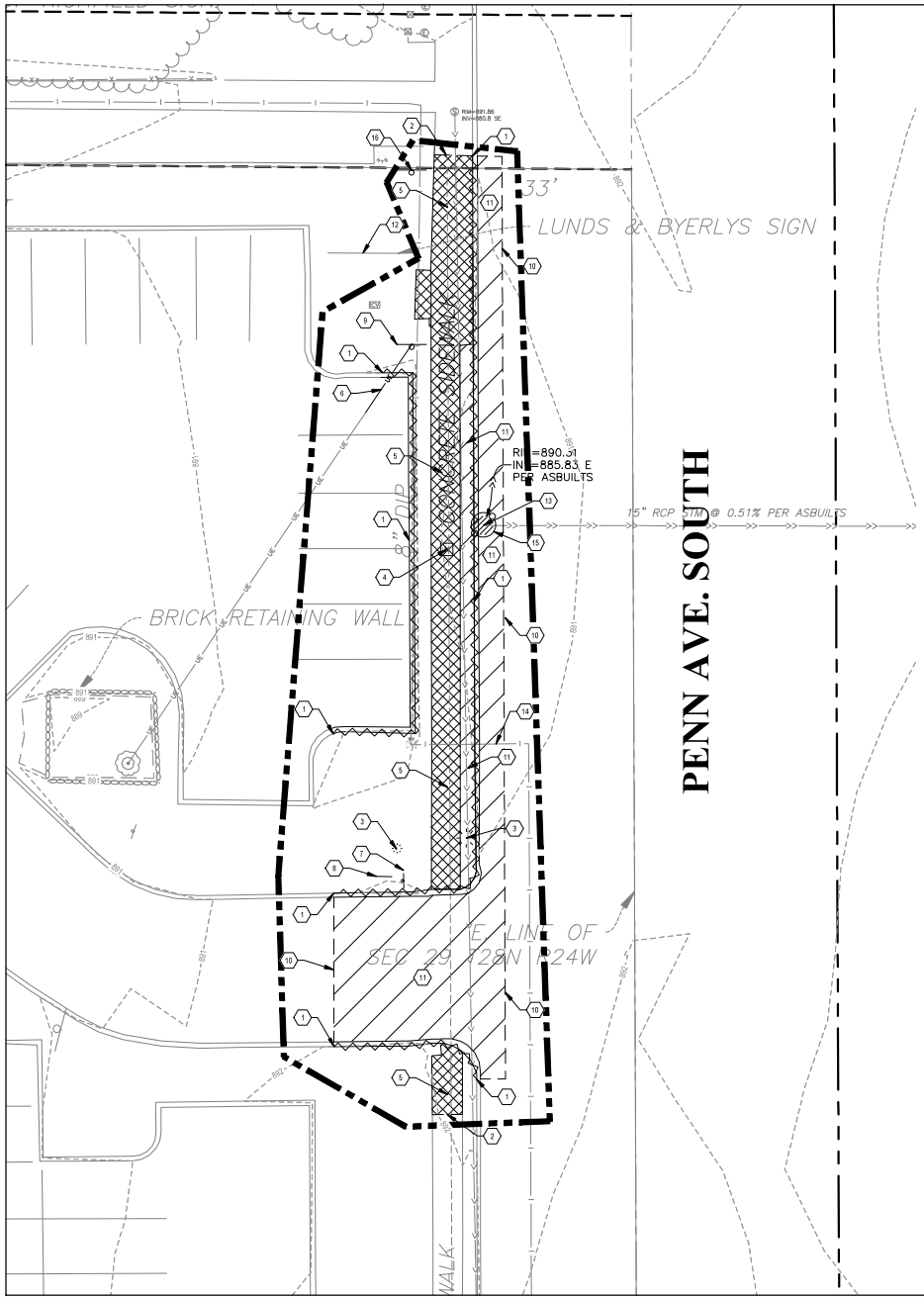
PROJECT NUMBER
5498-0003
ISSUE DATE
01/12/2021
ISSUE NO.
3
DRAWN BY
JTP
CHECKED BY
JRA
APPROVED BY
DML

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
DETAILS

SHEET NUMBER
C-805

PLOT DATE: 1/12/2021 10:57 AM



GRAPHIC SCALE

10 0 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 — EXISTING MINOR CONTOUR
- 900 — EXISTING MAJOR CONTOUR
- UE — REMOVE UNDERGROUND ELECTRIC LINE
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE CURB AND GUTTER
- SAWCUT PAVEMENT
- REMOVE STORM SEWER INLET
- REMOVE SIGN
- REMOVE LIGHT POLE
- REMOVE HAND HOLE
- CONSTRUCTION LIMITS
- INLET PROTECTION

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. CONSTRUCTION SITE SHALL HAVE STABILIZED ENTRANCE AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
3. CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHEN APPLICABLE.
4. MAINTAIN EXISTING OVERLAND FLOW PATTERNS THROUGHOUT CONSTRUCTION. PROVIDE BYPASS AS NECESSARY.
5. SAWCUT CONCRETE TO MATCH EXISTING JOINTING PATTERN IF POSSIBLE
6. COORDINATE TURN LANE CONSTRUCTION WITH ADJACENT SITE CONSTRUCTION. SEE RLB APARTMENTS PLANS BY WENCK ASSOCIATES.
7. COORDINATE TURN LANE CONSTRUCTION WITH COUNTY DUE TO FUTURE MILL AND OVERLAY PLANNED FOR CSAH 32

KEYNOTES

1. REMOVE CURB AND GUTTER (TYP.)
2. SAWCUT CONCRETE PAVEMENT – SEE NOTE 5 THIS SHEET
3. SALVAGE LIGHTPOLE – SEE SHEET C-101 FOR REINSTALLATION LOCATION
4. RELOCATE HAND HOLE – COORDINATE WITH UTILITY COMPANY
5. REMOVE CONCRETE PAVEMENT (TYP.)
6. REMOVE AND RELOCATE UNDERGROUND ELECTRIC LINE – COORDINATE WITH UTILITY COMPANY
7. REMOVE "ENTER ONLY" SIGN
8. REMOVE LUNDS AND BYERLYS ENTER SIGN
9. SALVAGE CTY RD 32/NOPARKING/BUS STOP SIGN – SEE SHEET C-101 FOR REINSTALLATION LOCATION
10. SAWCUT BITUMINOUS PAVEMENT
11. REMOVE BITUMINOUS PAVEMENT (TYP.)
12. PROTECT LUNDS AND BYERLYS MONUMENT SIGN
13. REMOVE STORM INLET – PROTECT STORM PIPE FOR CONNECTION
14. PROTECT EXISTING WATERMAIN APPURTENANCES
15. INSTALL INLET PROTECTION – SEE DETAIL SD-33/C-601
16. SALVAGE SNOW REMOVAL/BUCKLE UP SIGN – SEE SHEET C-101 FOR REINSTALLATION LOCATION

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

WENCK

7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT:

DORAN COMPANIES

PROJECT TITLE:

RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

ISSUE NO.	DATE	DESCRIPTION
0	01/06/2021	FOR CONSTRUCTION

CERTIFICATION:

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

DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/06/2021

PROJECT NO. 5896-194-003

DWN BY:	CHK'D BY:	APP'D BY:
JTP	JRA	DML

ISSUE DATE: 01/06/2021

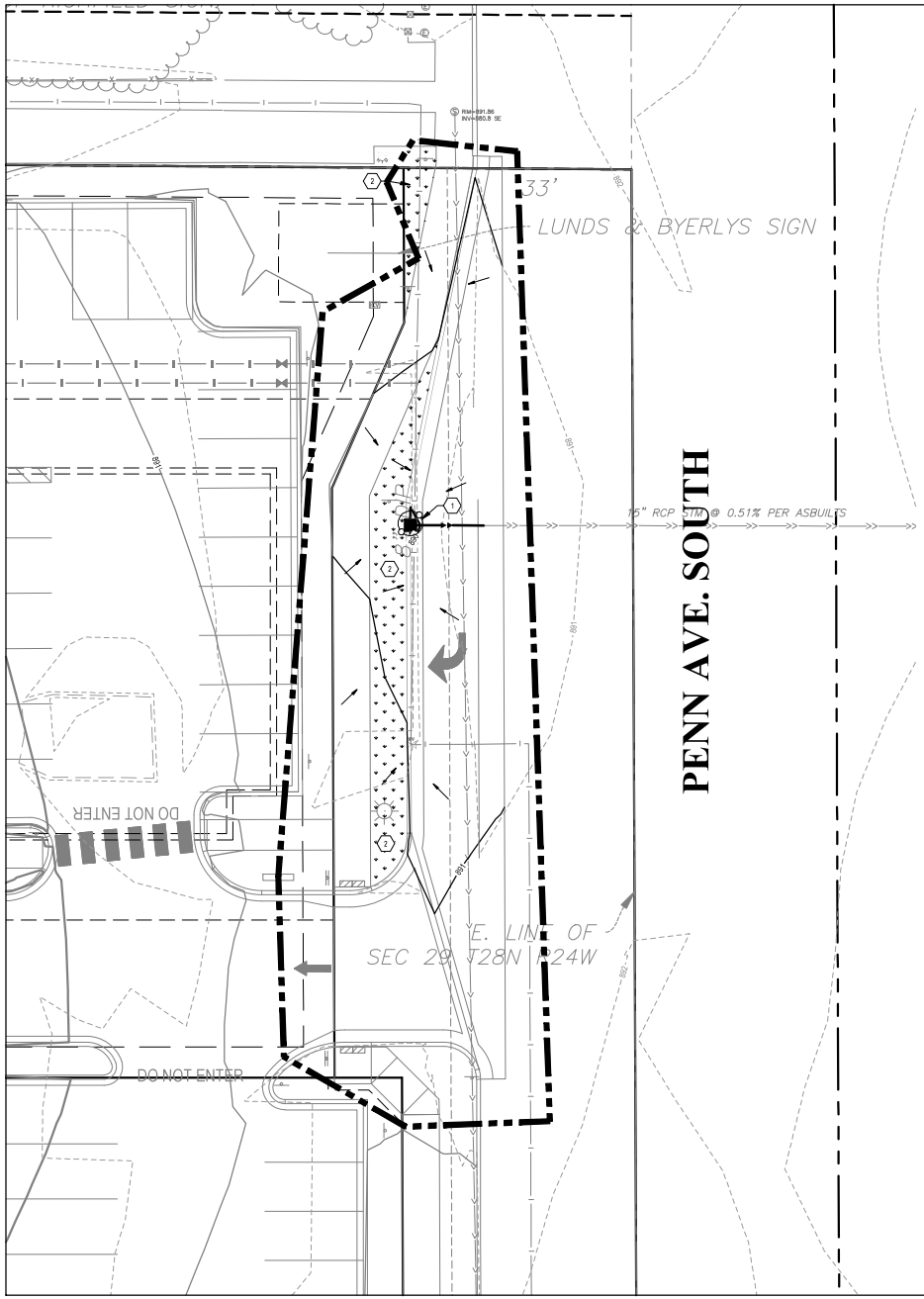
ISSUE NO. 0

SHEET TITLE:

REMOVALS AND PHASE 1 EROSION CONTROL PLAN

SHEET NO.

C-004



IRRIGATION NOTES

1. THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   1.1. COORDINATION WITH ALL OTHER TRADES.
   1.2. DETAILED DESIGN OF AN IRRIGATION SYSTEM FOR THE SITE. THE LIMITS OF THE AREA TO BE IRRIGATED ARE INDICATED ON THE DRAWINGS. DESIGN SHALL INCLUDE PIPE SIZING, HEAD SELECTION, LOCATIONS OF HEADS, ZONING, AND CONTROL SYSTEMS. DESIGN SHALL PROVIDE NO OVERSPRAY ONTO WALKS. IRRIGATION PLAN, DESIGN DETAILS AND PRODUCT SHEETS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING ANY MATERIALS.
   1.3. LABOR AND MATERIALS NECESSARY TO INSTALL A NEW IRRIGATION SYSTEM AS SHOWN IN GENERAL ON THE PLAN. THE IRRIGATION CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE IRRIGATION CONTROL SYSTEM ALONG WITH ANY CONNECTIONS MADE TO THE WATER SERVICE.
   1.4. TESTING OF THE COMPLETE IRRIGATION SYSTEM.
   1.5. STARTUP AND ADJUSTMENT OF THE SYSTEM.
   1.6. PROVIDE OWNER'S EMPLOYEES WITH OPERATIONAL TRAINING ONSITE AND SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL COMPONENTS.
   1.7. AS-BUILT DRAWINGS SHOWING THE LOCATION AND FEATURES OF ALL IRRIGATION COMPONENTS.
2. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH THE ESTABLISHED CODES ALLOCABLE THERETO.
3. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, ARRANGE FOR ALL NECESSARY INSPECTION, AND PAY ANY FEES AND EXPENSES IN CONJUNCTION WITH THE SAME AS PART OF THE WORK UNDER THIS CONTRACT.
4. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH LATEST RULES AND REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES, AND OTHER APPLICABLE LAWS OR REGULATION.
5. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
6. FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR AS REQUIRED TO COMPLY WITH THESE RULES AND REGULATIONS, THOUGH THE WORK IS NOT MENTIONED IN THESE PARTICULAR CONSTRUCTION DOCUMENTS.

GRAPHIC SCALE

10 0 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 — EXISTING MINOR CONTOUR
- 900 — EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- EXISTING WATER WELL
- EXISTING WATER VALVE
- 901 — PROPOSED MINOR CONTOUR
- 900 — PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- STORM SEWER
- STORM CATCH BASIN
- IRRIGATED SOD
- INLET PROTECTION
- SURFACE FLOW DIRECTION

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. CONSTRUCTION SITE SHALL HAVE STABILIZED ENTRANCE AT ALL TIMES. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
3. CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHEN APPLICABLE.
4. INSTALL INLET PROTECTION ON ALL STORM INLETS WITHIN 200' OF CONSTRUCTION LIMITS.
5. COORDINATE TURN LANE CONSTRUCTION WITH ADJACENT SITE CONSTRUCTION. SEE RLB APARTMENTS PLANS BY WENCK ASSOCIATES.
6. COORDINATE TURN LANE CONSTRUCTION WITH COUNTY DUE TO FUTURE MILL AND OVERLAY PLANNED FOR CSAH 32.

KEYNOTES

1. INSTALL INLET PROTECTION – SEE DETAIL EC-05/C-601
2. INSTALL IRRIGATED SOD

WARNING:

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE: 800-252-1166

WENCK

7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT:

DORAN COMPANIES

PROJECT TITLE:

RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

DATE	DESCRIPTION	ISSUE NO.
01/06/2021	FOR CONSTRUCTION	0

CERTIFICATION:

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DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/06/2021

PROJECT NO. 5896-19-003

DWN BY:	CHK'D BY:	APP'D BY:
JTP	JRA	DML

ISSUE DATE: 01/06/2021

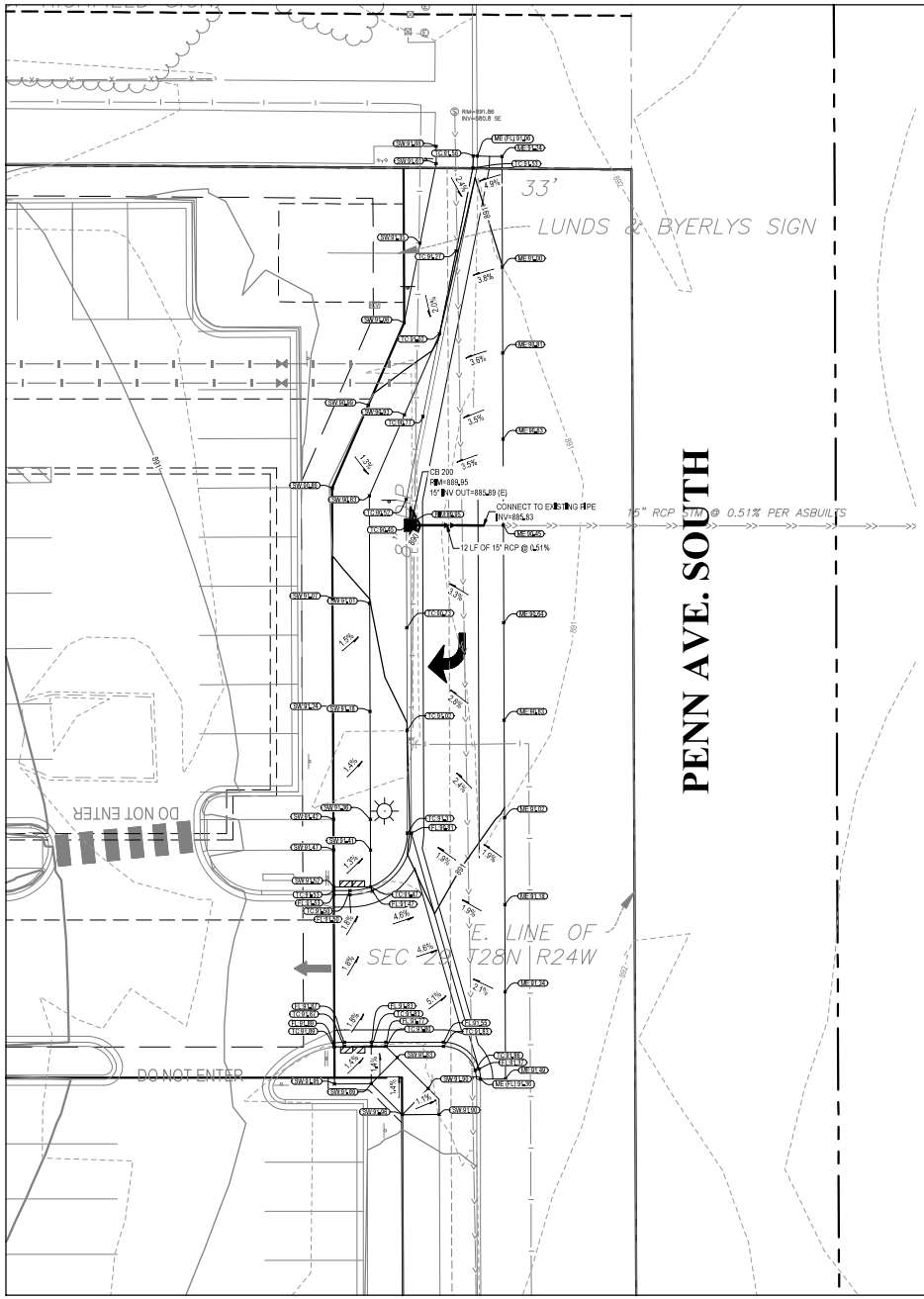
ISSUE NO. 0

SHEET TITLE:

PHASE 2 EROSION CONTROL PLAN

SHEET NO.

C-201



STORM STRUCTURE SCHEDULE			
		DETAIL	
STRUCTURE ID	SIZE*	STRUCTURE	CASTING
CBMH 200	48" Ø	4020J/C-804	4125D/C-802

*STRUCTURE SIZES ARE APPROXIMATE. PRECAST MANUFACTURER TO CONFIRM SIZES AND ADJUST AS NECESSARY, PRIOR TO BID OPENING.

REFERENCE STANDARD PLATE NO. 4154B/C-802, 4133A/C-802, 4010H/C-805, 4129G/C-805, AND 4161F/C-805.

GRAPHIC SCALE

10 0 10 20

(IN FEET)
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LEGEND

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- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- 901 FUTURE MINOR CONTOUR
- 900 FUTURE MAJOR CONTOUR
- FL=XX.XX FLOW LINE ELEVATION
- FG=XX.XX FINISHED GRADE ELEVATION
- ME=XX.XX MATCH EXISTING ELEVATION
- SW=XX.XX SIDEWALK ELEVATION
- EOF=XX.XX EMERGENCY OVERFLOW ELEVATION
- TC=XX.XX TOP OF CURB ELEVATION
- TW=XX.XX TOP OF WALL ELEVATION
- BW=XX.XX BOTTOM OF WALL ELEVATION (AT GRADE)
- HS=XX.XX HIGH POINT SPOT ELEVATION
- LS=XX.XX LOW POINT SPOT ELEVATION
- RIM=XX.XX STRUCTURE RIM SPOT ELEVATION
- 0.00% SURFACE GRADE & FLOW DIRECTION
- 0.0% SURFACE SLOPE (H:V) & FLOW DIRECTION
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET C-201 FOR CONSTRUCTION LIMITS.
3. EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS AND FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR REWORK OF AN UNCOMMUNICATED DISCREPANCY.
4. STORM STRUCTURES SHOWN IN CURBLINE ARE CENTERED ON FACE OF CURB. CONTRACTOR TO PLACE STRUCTURE TO ALLOW FOR PROPER ALIGNMENT OF CURB AND CURB BOX. VERIFY SURVEY STAKES PRIOR TO PLACING STRUCTURE IN FIELD.
5. COORDINATE TURN LANE CONSTRUCTION WITH ADJACENT SITE CONSTRUCTION. SEE RLB APARTMENTS PLANS BY WENCK ASSOCIATES.
6. COORDINATE TURN LANE CONSTRUCTION WITH COUNTY DUE TO FUTURE MILL AND OVERLAY PLANNED FOR CSAH 32.

WARNING:

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

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TOLL FREE: 1-800-252-1166

WENCK
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-253-4800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT: DORAN COMPANIES

PROJECT TITLE: RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

DATE	DESCRIPTION	ISSUE NO.
01/06/2021	FOR CONSTRUCTION	0

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DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/06/2021

PROJECT NO. 5896-194-003

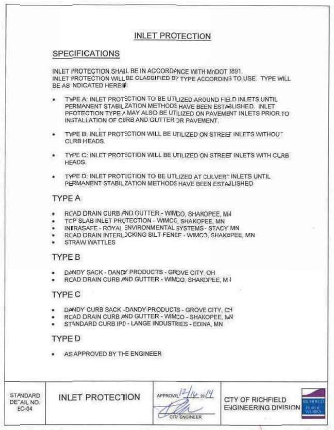
DWN BY:	CHK'D BY:	APP'D BY:
JTP	JRA	DML

ISSUE DATE: 01/06/2021

ISSUE NO. 0

SHEET TITLE: GRADING AND DRAINAGE PLAN

SHEET NO. C-301


INLET PROTECTION

SPECIFICATIONS

INLET PROTECTION SHALL BE IN ACCORDANCE WITH MnDOT 3891.
INLET PROTECTION WILL BE CLASSIFIED BY TYPE ACCORDING TO USE. TYPE WILL BE AS INDICATED HEREIN:

- TYPE A: INLET PROTECTION TO BE UTILIZED AROUND FIELD INLETS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED. INLET PROTECTION TYPE A MAY ALSO BE UTILIZED ON PAVEMENT INLETS PRIOR TO INSTALLATION OF CURB AND GUTTER OR PAVEMENT.
- TYPE B: INLET PROTECTION WILL BE UTILIZED ON STREET INLETS WITHOUT CURB HEADS.
- TYPE C: INLET PROTECTION WILL BE UTILIZED ON STREET INLETS WITH CURB HEADS.
- TYPE D: INLET PROTECTION TO BE UTILIZED AT CULVERT INLETS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED

TYPE A

- ROAD DRAIN CURB AND GUTTER - WIMCO, SHAKOPEE, MN
- TOP SLAB INLET PROTECTION - WIMCO, SHAKOPEE, MN
- INFRASAFE - ROYAL ENVIRONMENTAL SYSTEMS - STACY MN
- ROAD DRAIN INTERLOCKING SILT FENCE - WIMCO, SHAKOPEE, MN
- STRAW WATTLES

TYPE B

- DANDY SACK - DANDY PRODUCTS - GROVE CITY, OH
- ROAD DRAIN CURB AND GUTTER - WIMCO, SHAKOPEE, MN

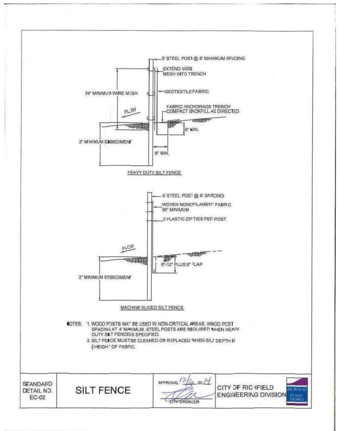
TYPE C

- DANDY CURB SACK - DANDY PRODUCTS - GROVE CITY, OH
- ROAD DRAIN CURB AND GUTTER - WIMCO - SHAKOPEE, MN
- STANDARD CURB IPD - LANGE INDUSTRIES - EDINA, MN

TYPE D

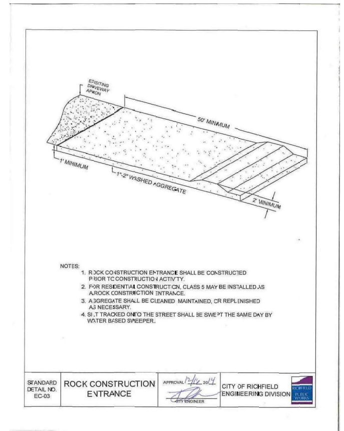
- AS APPROVED BY THE ENGINEER

STANDARD DETAIL NO. EC-04 | INLET PROTECTION | APPROVAL 12/16 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION



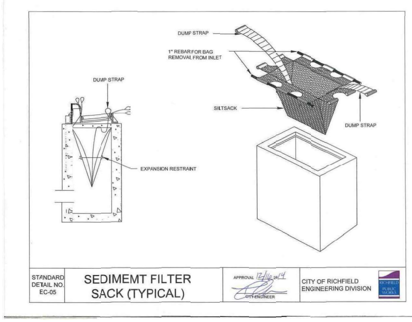
NOTES: 1. WOOD POSTS MAY BE USED IN NON-CRITICAL AREAS. WOOD POST SPACING AT 4' MAXIMUM. STEEL POSTS ARE REQUIRED WHEN HEAVY DUTY SILT FENCE IS SPECIFIED.
2. SILT FENCE MUST BE CLEANED OR REPLACED WHEN SILT DEPTH IS ⅓ HEIGHT OF FABRIC.

STANDARD DETAIL NO. EC-02 | SILT FENCE | APPROVAL 12/16 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION

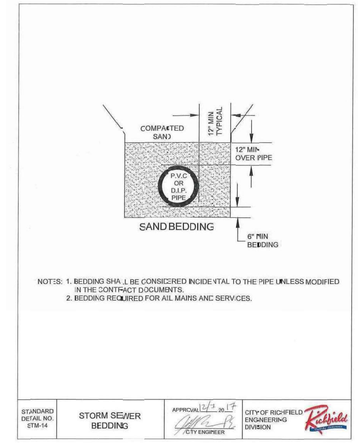


NOTES:
1. ROCK CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION ACTIVITY.
2. FOR RESIDENTIAL CONSTRUCTION, CLASS 5 MAY BE INSTALLED AS A ROCK CONSTRUCTION ENTRANCE.
3. AGGREGATE SHALL BE CLEANED MAINTAINED, OR REPLENISHED AS NECESSARY.
4. SILT TRACKED ONTO THE STREET SHALL BE SWEPT THE SAME DAY BY WATER BASED SWEEPER.

STANDARD DETAIL NO. EC-03 | ROCK CONSTRUCTION ENTRANCE | APPROVAL 12/16 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION

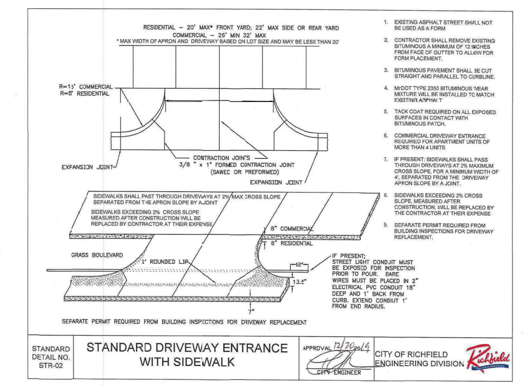


STANDARD DETAIL NO. EC-05 | SEDIMEMT FILTER SACK (TYPICAL) | APPROVAL 12/16 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION



NOTES: 1. BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE PIPE UNLESS MODIFIED IN THE CONTRACT DOCUMENTS.
2. BEDDING REQUIRED FOR ALL MAINS AND SERVICES.

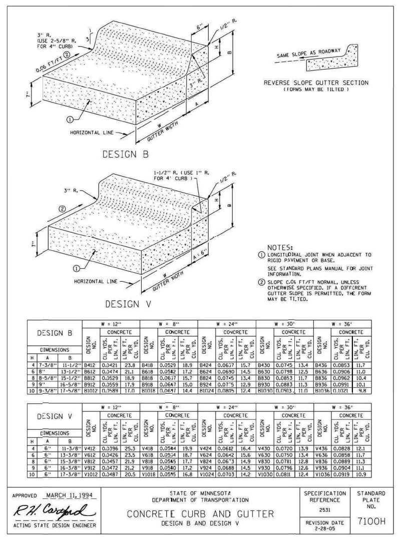
STANDARD DETAIL NO. STM-14 | STORM SEWER BEDDING | APPROVAL 12/7 2017 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION



1. EXISTING ASPHALT STREET SHALL NOT BE USED AS A FORM
2. CONTRACTOR SHALL REMOVE EXISTING BITUMINOUS A MINIMUM OF 12 INCHES FROM FACE OF GUTTER TO ALLOW FOR FORM PLACEMENT.
3. BITUMINOUS PAVEMENT SHALL BE CUT STRAIGHT AND PARALLEL TO CURBLINE.
4. MnDOT TYPE 2350 BITUMINOUS WEAR MIXTURE WILL BE INSTALLED TO MATCH EXISTING ASPHALT
5. TACK COAT REQUIRED ON ALL EXPOSED SURFACES IN CONTACT WITH BITUMINOUS PATCH.
6. COMMERCIAL DRIVEWAY ENTRANCE REQUIRED FOR APARTMENT UNITS OF MORE THAN 4 UNITS
7. IF PRESENT: SIDEWALKS SHALL PASS THROUGH DRIVEWAYS AT 2% MAXIMUM CROSS SLOPE, FOR A MINIMUM WIDTH OF 4', SEPARATED FROM THE DRIVEWAY APRON SLOPE BY A JOINT.
8. SIDEWALKS EXCEEDING 2% CROSS SLOPE, MEASURED AFTER CONSTRUCTION, WILL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE
9. SEPARATE PERMIT REQUIRED FROM BUILDING INSPECTIONS FOR DRIVEWAY REPLACEMENT.

SEPARATE PERMIT REQUIRED FROM BUILDING INSPECTIONS FOR DRIVEWAY REPLACEMENT

STANDARD DETAIL NO. STR-02 | STANDARD DRIVEWAY ENTRANCE WITH SIDEWALK | APPROVAL 12/20 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION

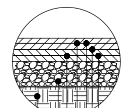


NOTES:
① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
SEE STANDARD PLANS MANUAL FOR JOINT INFORMATION.
② SLOPE 0.06 FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

DESIGN B			W = 12"			W = 8"			W = 24"			W = 30"			W = 36"		
DIMENSIONS				CONCRETE			CONCRETE			CONCRETE			CONCRETE			CONCRETE	
H	A	B	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
4	7-3/8"	11-1/2"	B412	0.0421	23.8	B418	0.0529	18.9	B424	0.0637	15.7	B430	0.0745	13.4	B436	0.0853	11.7
6	8"	13-1/2"	B612	0.0474	21.1	B618	0.0582	17.2	B624	0.0690	14.5	B630	0.0798	12.5	B636	0.0906	11.0
8	8-5/8"	15-1/2"	B812	0.0529	18.9	B818	0.0637	15.7	B824	0.0745	13.4	B830	0.0853	11.7	B836	0.0962	10.4
9	9"	16-5/8"	B912	0.0559	17.9	B918	0.0667	15.0	B924	0.0775	12.9	B930	0.0883	11.3	B936	0.0991	10.1
10	9-3/8"	17-5/8"	B1012	0.0589	17.0	B1018	0.0697	14.4	B1024	0.0805	12.4	B1030	0.0913	11.0	B1036	0.1021	9.8

DESIGN V			W = 12"			W = 8"			W = 24"			W = 30"			W = 36"		
DIMENSIONS				CONCRETE			CONCRETE			CONCRETE			CONCRETE			CONCRETE	
H	A	B	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
4	6"	11-3/8"	V412	0.0396	25.3	V418	0.0504	19.9	V424	0.0612	16.4	V430	0.0720	13.9	V436	0.0828	12.1
6	6"	13-3/8"	V612	0.0426	23.5	V618	0.0534	18.7	V624	0.0642	15.6	V630	0.0750	13.4	V636	0.0858	11.7
8	6"	15-3/8"	V812	0.0457	21.9	V818	0.0565	17.7	V824	0.0673	14.9	V830	0.0781	12.8	V836	0.0889	11.3
9	6"	16-3/8"	V912	0.0472	21.2	V918	0.0580	17.2	V924	0.0688	14.5	V930	0.0796	12.6	V936	0.0904	11.1
10	6"	17-3/8"	V1012	0.0487	20.5	V1018	0.0595	16.8	V1024	0.0703	14.2	V1030	0.0811	12.4	V1036	0.0919	10.9

APPROVED MARCH 11, 1994 — R.H. Cardford — ACTING STATE DESIGN ENGINEER | STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION — CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V | SPECIFICATION REFERENCE 2531 — REVISION DATE 2-28-05 | STANDARD PLATE NO. 7100H



BITUMINOUS TACK COAT (MNDOT SPEC 2357)

4" BITUMINOUS WEAR COURSE (TWO 2" LIFTS)
TYPE SPWEB340B
(MNDOT SPEC 2360)

4" BITUMINOUS NON-WEAR COURSE (TWO 2" LIFTS)
TYPE SPNWB330B
(MNDOT SPEC 2360)

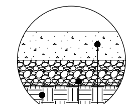
8" AGGREGATE BASE CLASS 5, 100% CRUSHED
(MNDOT SPEC 2211)

COMPACTED SUBGRADE

NOTE: SECTION SHOWN IS A TYPICAL COUNTY ROAD PAVEMENT SECTION. MATCH EXISTING SECTION, OR THICKER AS SHOWN ON DETAIL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MATCHING THE EXISTING PAVEMENT SECTION AND SHALL OBTAIN APPROVAL ON PAVEMENT SECTION DESIGN PRIOR TO INSTALLATION.

1 (C-801) HEAVY DUTY BITUMINOUS PAVEMENT

NOT TO SCALE



6" CONCRETE TYPE 3F52A OR APPROVED EQUAL
(MNDOT SPEC 2461)

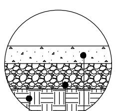
6" AGGREGATE BASE CLASS 5, 100% CRUSHED
(MNDOT SPEC 2211)

COMPACTED SUBGRADE

NOTE: DRIVEWAYS SHALL BE CONSTRUCTED PER DETAIL STR-02, THIS SHEET. CONCRETE SHALL BE A MINIMUM OF 8" THICK, PER DETAIL STR-02.

2 (C-801) CONCRETE PAVEMENT

NOT TO SCALE



4" CONCRETE TYPE 3F52A OR APPROVED EQUAL
(MNDOT SPEC 2461)

4" AGGREGATE BASE CLASS 5, 100% CRUSHED
(MNDOT SPEC 2211)

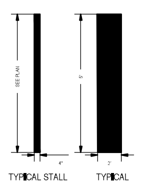
COMPACTED SUBGRADE

NOTES:
1. SIDEWALK PANELS WHICH FUNCTION AS ADA RAMPS OR HAVE TRUNCATED DOMES INSTALLED SHALL BE A MINIMUM OF 6" CONCRETE ON 6" AGGREGATE.

3 (C-801) CONCRETE SIDEWALK

NOT TO SCALE

NOTE:
1. PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.
2. PAINT SHALL BE NON-REFLECTIVE WHITE PAINT FOR ALL TYPICAL PAVEMENT MARKINGS.
3. SEE PMA-2 R/C-802 FOR RIGHT TURN ARROW DIMENSIONS.
4. TURN ARROW SHALL BE PRE-FORMED THERMOPLASTIC.

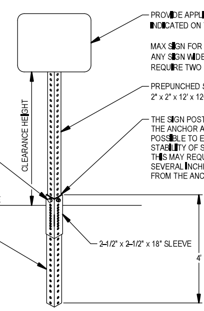


TYPICAL STALL MARKING

TYPICAL CROSSWALK MARKING

4 (C-801) TYPICAL PAVEMENT MARKINGS

NOT TO SCALE



PROVIDE APPLICABLE SIGN WHERE INDICATED ON THE PLANS

MAX SIGN FOR SINGLE POST IS 36" WIDTH. ANY SIGN WIDER THAN 36" SHALL REQUIRE TWO POLES.

CLEARANCE HEIGHT:
MAXIMUM OF 80"
MINIMUM OF 60"

PREPUNCHED SQUARE TUBE SIGN POST 2" x 2" x 12' x 12GA.

THE SIGN POST SHALL BE NESTED INTO THE ANCHOR ASSEMBLY AS FAR AS POSSIBLE TO ENSURE MAXIMUM STABILITY OF SIGN POST. THIS MAY REQUIRE THE REMOVAL OF SEVERAL INCHES OF SOIL BY HAND FROM THE ANCHOR BASE ASSEMBLY.

5/16" x 3 1/2" STAINLESS STEEL BOLT
5/16" LOCK NUT
(SIGN POST TO ANCHOR POST)

GROUND LINE

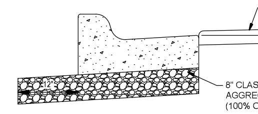
PREPUNCHED SQUARE TUBE ANCHOR ASSEMBLY 2-1/4" x 2-1/4" x 4' x 12GA.

2-1/2" x 2-1/2" x 18" SLEEVE

NOTES:
1. SEE MnDOT STANDARD SIGN MANUAL FOR PUNCHING CODE AND DETAILED DRAWINGS OF TYPE "C" SIGN PANELS.
2. SEE MnDOT TRAFFIC ENGINEERING MANUAL CHAPTER 6 FOR DETAILS OF TRAFFIC SIGN INSTALLATION.

5 (C-801) DETAIL: SIGN POST

NOT TO SCALE



TOP OF BITUMINOUS MATERIAL

8" CLASS 5 AGGREGATE BASE (100% CRUSHED)

SEE MNDOT STANDARD PLATE 7100H (THIS SHEET) FOR CURB AND GUTTER DESIGN

6 (C-801) CLASS 5 UNDER CURB

NOT TO SCALE

WENCK
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT: DORAN COMPANIES

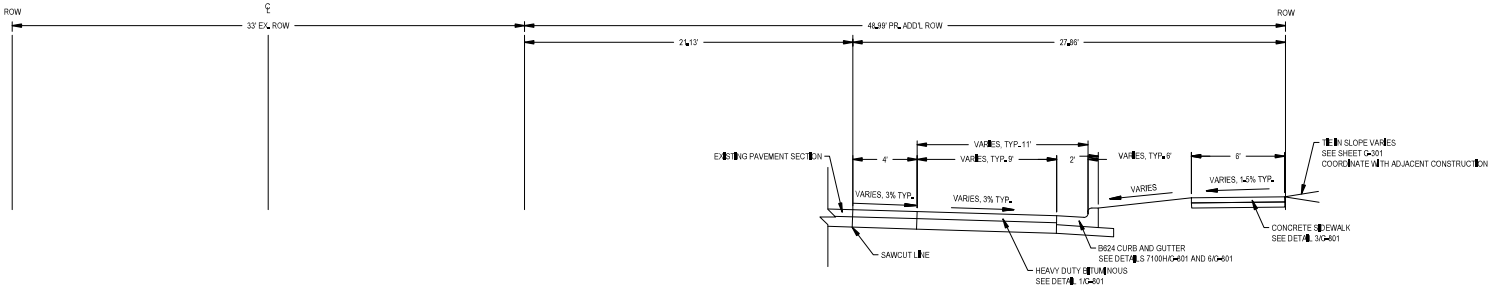
PROJECT TITLE: RLB TURN LANE CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

ISSUE NO.	DESCRIPTION	DATE
0	FOR CONSTRUCTION	01/06/2021

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DANIEL M. LAVENDER
LICENSE NO.: 57418
DATE: 01/06/2021

PROJECT NO.: 5898-19-003
DWN BY: JTP | CHK'D BY: JRA | APP'D BY: DML
ISSUE DATE: 01/06/2021
ISSUE NO.: 0
SHEET TITLE: DETAILS
SHEET NO.: C-801

1/6/2021 9:26:36 AM
M:\5498\003 Richfield Multifamily\6_DESIGN\1_CAD\3 PLANSHEETS\Turn Lane Plans\C-801 DETAILS.dwg 1/6/2021 JOHN PENSHORN



1 C-802 PENN AVENUE SOUTH/COUNTY ROAD 32 TURN LANE (RIGHT-IN SITE ACCESS)
NOT TO SCALE

DIMENSION	45 X 60	72 X 96
a	19	31
b	26	42
c	14	23
d	4	7
e	23	37
f	3.5	6
g	24	39
h	17	27
i	7.5	12
j	25.5	41
k		
l		
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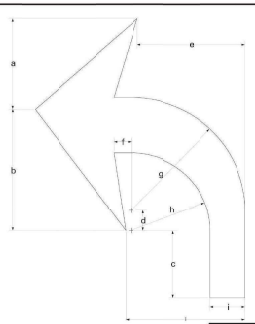
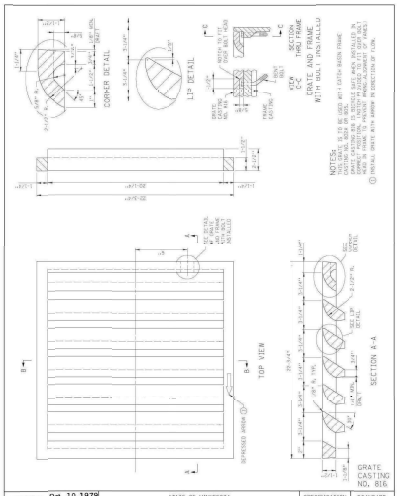
w		
x		
y		
z		

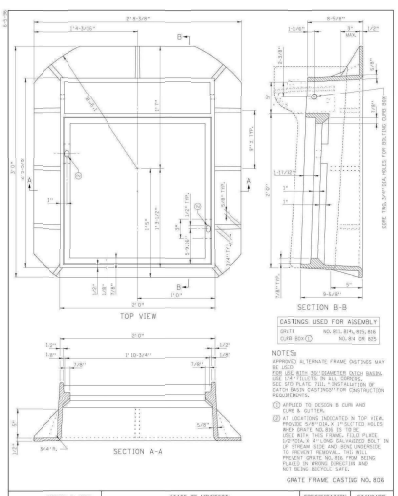


NOTES:
1. All dimensions are in inches.
2. 45 X 60 size shall be used for bike trails and bike lanes only.
3. Arrow to be designated left (L) or right (R).

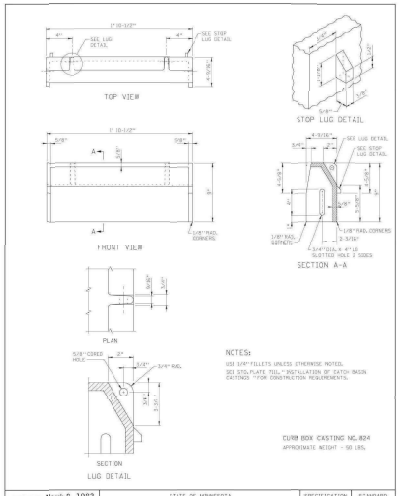
Turn Pavement Marking Arrow		
APPROVED 1/1.03	DATE OF REV. 1/1/06	PMA-2 (L or R)



APPROVED Oct. 10, 1979 — Director Construction and Engineering Development
STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION
CATCH BASIN GRATE CASTING
SPECIFICATION REFERENCE: 2506
STANDARD PLATE NO. 4154B



APPROVED MARCH 8, 1996 — STATE BRIDGE ENGINEER
STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION
CATCH BASIN FRAME CASTING (FOR SQUARE GRATE)
SPECIFICATION REFERENCE: 2506
STANDARD PLATE NO. 4125D



APPROVED March 8, 1982 — Assistant Division Director Technical Services
STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION
CURB BOX CASTING FOR CATCH BASIN
SPECIFICATION REFERENCE: 2506
STANDARD PLATE NO. 4133A

WENCK
7500 OLSON MEMORIAL HWY
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WWW.WENCK.COM

CLIENT: DORAN COMPANIES

PROJECT TITLE: RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

DATE	DESCRIPTION	ISSUE NO.
01/06/2021	FOR CONSTRUCTION	0

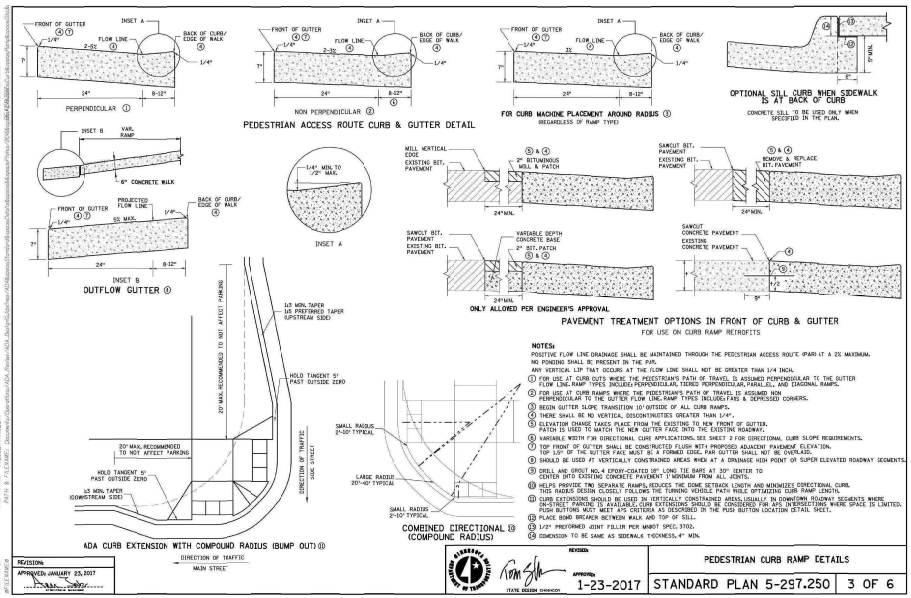
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

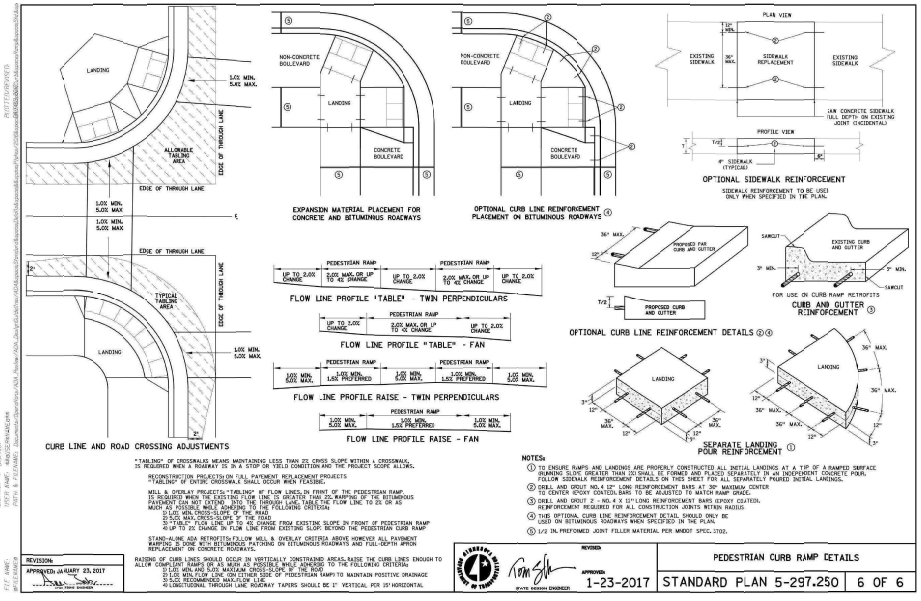
DANIEL M. LAVENDER
LICENSE NO. 57418
DATE 01/06/2021

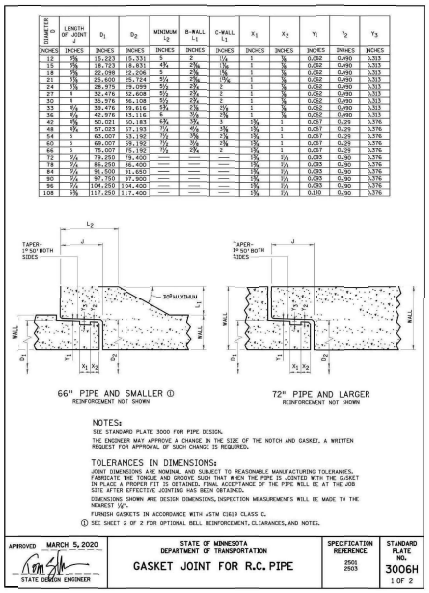
PROJECT NO.	5896-194003	
DWN BY: JTP	CHK'D BY: JRA	APP'D BY: DML
ISSUE DATE:	01/06/2021	
ISSUE NO.	0	

SHEET TITLE: DETAILS

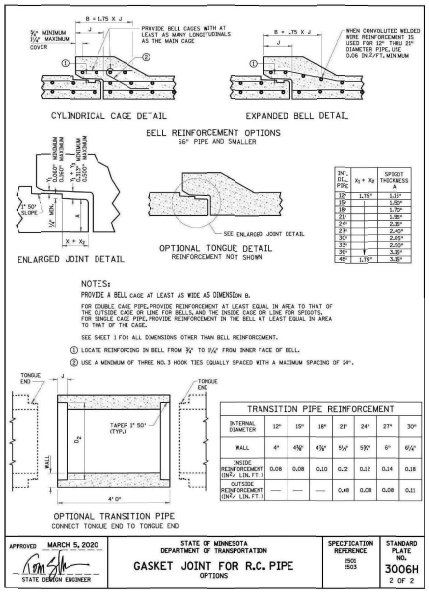
SHEET NO. C-802



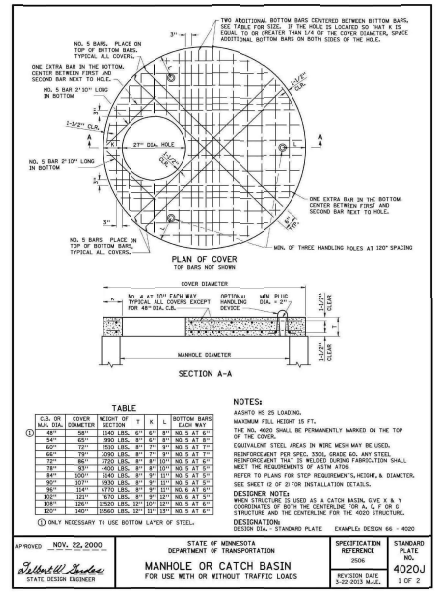


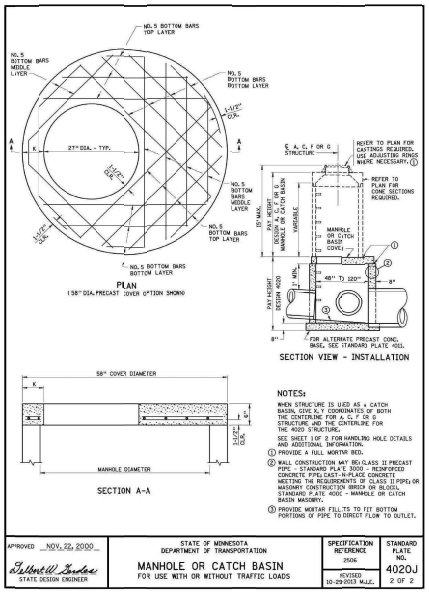


DIAMETER INCHES	LENGTH OF JOINT J INCHES	D_1 INCHES	D_2 INCHES	MINIMUM L_2 INCHES	B-WALL L_1 INCHES	C-WALL L_1 INCHES	X_1 INCHES	X_2 INCHES	Y_1 INCHES	Y_2 INCHES	Y_3 INCHES
12	9⅝	15.233	15.331	5	2	1¼	1	⅝	0.052	0.490	1.313
15	9⅝	18.723	18.831	4¾	2⅛	1⅛	1	⅝	0.052	0.490	1.313
18	9⅝	22.098	22.206	5	2⅜	1⅜	1	⅝	0.052	0.490	1.313
21	9⅝	25.600	25.724	5¼	2⅝	1⅝	1	⅝	0.052	0.490	1.313
24	9⅝	29.975	29.099	5½	2¾	2	1	⅝	0.052	0.490	1.313
27	1	32.476	32.608	5½	2¾	2	1	⅝	0.052	0.490	1.313
30	1	35.976	36.108	5½	2¾	2	1	⅝	0.052	0.490	1.313
33	1⅛	39.476	39.616	5¾	2⅞	2¼	1	⅝	0.052	0.490	1.313
36	1⅛	42.976	43.116	6	3⅛	2⅜	1	⅝	0.052	0.490	1.313
42	1⅛	50.021	50.183	6¾	3¾	3	1¼	1	0.057	0.29	1.376
48	1⅛	57.023	57.193	7½	4⅛	3⅝	1¼	1	0.057	0.29	1.376
54	1	65.007	65.192	7½	4⅝	4⅛	1¼	1	0.057	0.29	1.376
60	1	68.007	68.192	7½	5⅛	4⅝	1¼	1	0.057	0.29	1.376
66	1	75.007	75.192	7½	5¾	5	1¼	1	0.057	0.29	1.376
72	1⅛	79.250	79.400	—	—	—	1¾	1⅛	0.063	0.50	1.376
78	1⅛	86.250	86.400	—	—	—	1¾	1⅛	0.063	0.50	1.376
84	1⅛	93.500	93.650	—	—	—	1¾	1⅛	0.063	0.50	1.376
90	1⅛	97.750	97.900	—	—	—	1¾	1⅛	0.063	0.50	1.376
96	1⅛	104.250	104.400	—	—	—	1¾	1⅛	0.063	0.50	1.376
108	1⅜	117.250	117.400	—	—	—	1¾	1⅛	0.110	0.50	1.376



INTERNAL DIAMETER	12"	15"	18"	21"	24"	27"	30"
WALL	4"	4⅝"	4¾"	5¼"	5¾"	6"	6½"
INSIDE REINFORCEMENT (INF/ LIN.FT.)	0.08	0.08	0.10	0.12	0.12	0.14	0.16
OUTSIDE REINFORCEMENT (INF/ LIN.FT.)	—	—	—	0.48	0.08	0.08	0.11





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CLIENT: DORAN COMPANIES

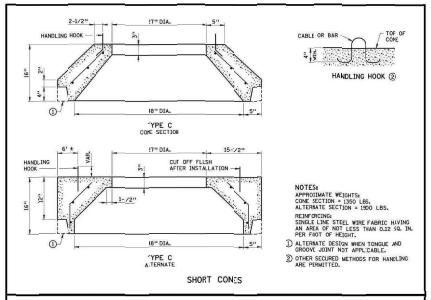
RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

ISSUE NO.	DESCRIPTION	DATE
0	FOR CONSTRUCTION	01/06/2021

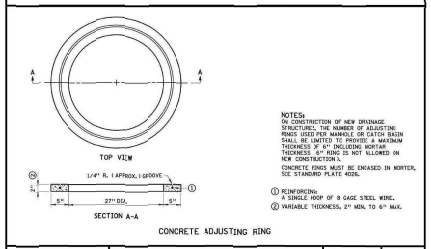
PROJECT TITLE:

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DANIEL M. LAVENDER
LICENSE NO. 57418
DATE 01/06/2021

PROJECT NO. 5896-19-003
DWN BY: JTP
CHK'D BY: JRA
APP'D BY: DML
ISSUE DATE: 01/06/2021
ISSUE NO. 0
SHEET TITLE: DETAILS
SHEET NO. C-804

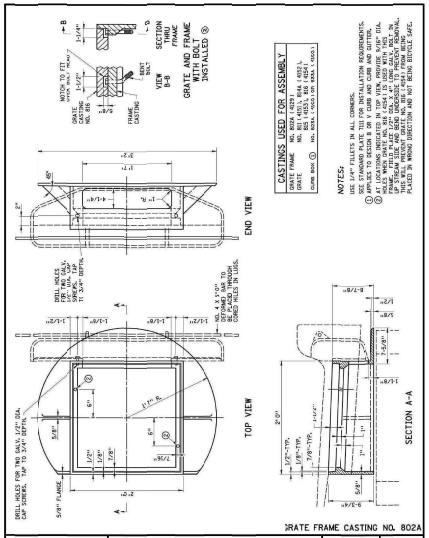


NOTES:
APPROXIMATE WEIGHTS:
CORE SECTION = 1300 LBS.
ALTERNATE SECTION = 1500 LBS.
REINFORCING:
DOUBLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.22 SQ. IN. PER FOOT OF HEIGHT.
① ALTERNATE DESIGN WHEN TONGUE AND GROOVE JOINT NOT APPLICABLE.
② OTHER SECURED METHODS FOR HANDLING ARE PERMITTED.



NOTES:
IN CONSTRUCTION OF NEW DRAINAGE STRUCTURES, THE NUMBER OF ADJUSTING RINGS USED PER MANHOLE OR CATCH BASIN SHALL BE LIMITED TO PROVIDE A MAXIMUM THICKNESS OF 6" (INCLUDING MORTAR THICKNESS. 6" RING IS NOT ALLOWED ON NEW CONSTRUCTION.).
CONCRETE RINGS MUST BE ENCASED IN MORTER, SEE STANDARD PLATE 4026.
① REINFORCING:
A SINGLE HOOP OF 8 GAGE STEEL WIRE.
② VARIABLE THICKNESS, 2" MIN. TO 6" MAX.

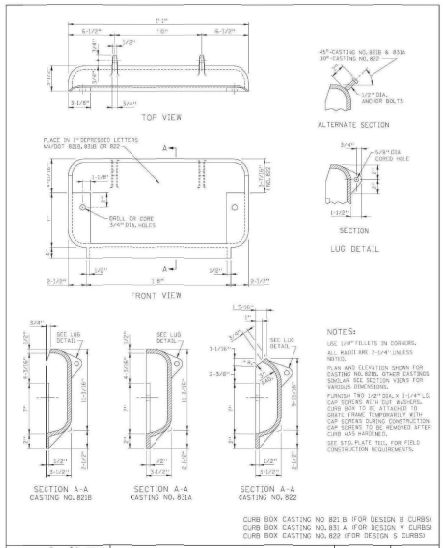
APPROVED MARCH 14, 1996 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION CONCRETE SHORT CONE AND ADJUSTING RING (SECTIONAL CONCRETE)	SPECIFICATION REFERENCE 2506 REVISED 7-01-98	STANDARD PLATE NO. 4010H



CASTINGS USED FOR ASSEMBLY	
GRATE FRAME (CURB BOX)	NO. 802A (4429 NO. 802B (4644 (802), NO. 802C (4653), 802D (4654) NO. 802E (4655) OR 802F (4656)

NOTES:
USE 1/4" FILLETS IN ALL CORNERS.
SEE STANDARD PLATE 1161 FOR INSTALLATION REQUIREMENTS.
① DRILL HOLES IN GRATE FRAME FOR 5/8" DIA. BOLTS.
② AT LOCATIONS INDICATED IN TOP VIEW, PROVIDE 5/8" DIA. CORED HOLES IN GRATE FRAME FOR 5/8" DIA. BOLTS.
③ GRATE FRAME MUST BE FIRMLY ATTACHED TO CONCRETE BLOCK AT CORE BOLT HOLES. IN THIS CASE, THE GRATE FRAME MUST BE FIRMLY ATTACHED TO THIS WILL PREVENT GRATE NO. 802 (4654) FROM BEING PLACED IN WRONG DIRECTION. THIS WILL ALSO PREVENT GRATE NO. 802 (4654) FROM BEING PLACED IN WRONG DIRECTION AND NOT BEING STABLE.

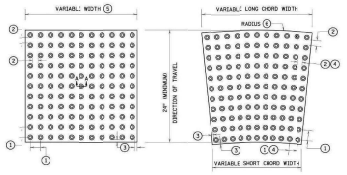
APPROVED MARCH 14, 1996 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION CATCH BASIN FRAME CASTING FOR SQUARE GRATE	SPECIFICATION REFERENCE 2506 REVISED 3-22-2013 M.J.E.	STANDARD PLATE NO. 4129G

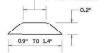


NOTES:
USE 1/4" FILLETS IN CORNERS.
ALL WELDS ARE 3-1/4" UNLESS NOTED.
PLAN AND ELEVATION SHOWN FOR CASTING NO. 821B. OTHER CASTINGS SIMILAR. SEE SECTION VIEWS FOR VARIOUS DIMENSIONS.
FURNISH TWO 1/2" DIA. X 1-1/4" LG. CAP SCREWS WITH CUT WASHERS. CURB BOX TO BE ATTACHED TO GRATE FRAME TEMPORARILY WITH CAP SCREWS DURING CONSTRUCTION. CAP SCREWS TO BE REMOVED AFTER CURB HAS HARDENED.
SEE STD. PLATE 1161, FOR FIELD CONSTRUCTION REQUIREMENTS.

CURB BOX CASTING NO. 821 B (FOR DESIGN B CURBS)
CURB BOX CASTING NO. 831 A (FOR DESIGN F CURBS)
CURB BOX CASTING NO. 822 (FOR DESIGN S CURBS)

APPROVED Dec. 10, 1982 R. H. Sullivan Assistant Division Director Technical Services	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION CURB BOX CASTING FOR CATCH BASIN	SPECIFICATION REFERENCE 2506	STANDARD PLATE NO. 4161F





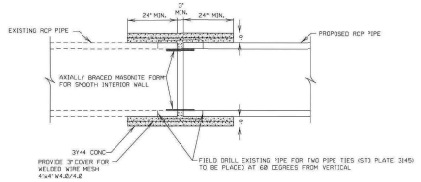
SECTION A-A
TRUNCATED DOME

TYPICAL RADIAL TRUNCATED DOME PLATES

RADIUS (FEET) ⑦	LONG CHORD WIDTH (INCHES)	SQUARE FEET PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23½	3.53	8
15	18⅝	2.93	15
15	23½	3.67	12
20	18⅝	3.00	20
20	18¼	2.98	20
25	20½	3.28	23
25	23⅝	3.77	20
30	22⅝	3.65	25
35	22	3.56	30

NOTES:
DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).
DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.
DETECTABLE WARNINGS ARE REQUIRED:
- AT PEDESTRIAN ROADWAY CROSSING TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
- WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
- AT PEDESTRIAN RAILWAY CROSSINGS.
- ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.
DETECTABLE WARNINGS SHALL EXTEND:
- A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL.
- 24" MINIMUM TO 48" MAXIMUM BEYOND THE BLENDED TRANSITION.
- WITHIN 1" OF FULL WIDTH OF EITHER END.
- THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.
DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHTER THAN, OR DARKER THAN, THE WALKWAY. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.
FOR MNDOT PROJECTS, SEE MNDOT'S APPROVED/QUALIFIED PRODUCT LISTS.
ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
① CENTER-TO-CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
② BASE-TO-BASE DOME SPACING: 0.65" MINIMUM.
③ DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
④ SPACING VARIES ON RADIAL PLATES.
⑤ TYPICAL WIDTHS AVAILABLE: 2', 18', 21', 30', 36'. CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
⑥ ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
⑦ TYPICAL YARDS. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

APPROVED AUGUST 23, 2010 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION DETECTABLE WARNING SURFACE TRUNCITED DOMES	SPECIFICATION REFERENCE 2531 2543 REVISED 01-09-2020 M.J.E.	STANDARD PLATE NO. 7038A



CONSTRUCTION JOINT

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CLIENT: DORAN COMPANIES

PROJECT TITLE: RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

DATE	DESCRIPTION	ISSUE NO.
01/06/2021	FOR CONSTRUCTION	0

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

DANIEL M. LAVENDER
LICENSE NO. 57418
DATE 01/06/2021

PROJECT NO. 5896-194-003

DWN BY: JTP	CHK'D BY: JRA	APP'D BY: DML

ISSUE DATE: 01/06/2021
ISSUE NO. 0

SHEET TITLE: DETAILS

SHEET NO. C-805

Lund's Multifamily Stormwater BMP Operations and Maintenance Plan

September 2020

Below is a narrative describing the proposed maintenance activities to be performed on the storm water system at the Richfield Lund's Multifamily Apartment Project. The inspections, outlined below are the minimum inspection requirements and additional inspections should be performed as deemed necessary to ensure the system performance. After each inspection event is the recommended maintenance activities to be performed. This maintenance plan is intended to be a supplement the recommendations of the manufacturer of the underground system. It is recommended that the Owner review and perform maintenance and inspections per the recommendations of the manufacturer of the system in addition to the following:

- Annual Inspection (Inspection should be 48+ hours after most recent rainfall event to allow for draining).
    - Inspect rooftop area.
        - Remove any accumulated trash and debris.
        - Ensure rooftop drains are functioning and are free of any debris.
    - Inspect underground storage chambers.
        - Verify that storage chambers are functional and draining.
        - Perform routine inspection and maintenance per manufacturer's recommendations per the attached guidance document.
    - Inspect outlets
        - Verify that the outlet pipe from the storage chamber is functional and that there is not debris blocking the outlet pipe. Remove debris as needed to restore design functionality.
    - Inspect catch basins and manholes.
        - Verify that the catch basin inlet grates are functional and that there is not debris blocking flow. Remove debris as needed to restore design functionality.
- Inspect stormwater system after major rainfall events (greater than the 10-year event of approximately 4.25-inches in 24-hours). Inspection should be 48+ hours after most recent rainfall event to allow for draining.
    - Inspect underground storage chambers.
        - Verify that storage chambers are functional.
    - Inspect outlets
        - Verify that the outlet pipe from the storage chamber is functional and that there is not debris blocking the outlet pipe. Remove debris as needed to restore design functionality.
    - Inspect catch basins and manholes.
        - Verify that the catch basin inlet grates are functional and that there is not debris blocking flow. Remove debris as needed to restore design functionality.

<u>Water Quality Sampling</u>

As part of the initial operations of the underground stormwater infiltration system, water quality sampling of the rooftop runoff will be provided. The sampling will occur via four tests during months with temperatures above freezing with the first samples being taken in the spring after construction/opening and after the initial snowmelt. Sampling periods will target March/April, May/June, July/Aug, and Oct/Nov months. Sampling will occur after a significant rainfall event 0.5" – 1.0". Samples will be taken from the inspection port of the underground system after runoff has exited the pretreatment row. Upon receiving the lab results of each sample event, the Owner will compile a formal submittal of the data to the City and analyze results in comparison to drinking water standards. After four sampling events with no significant pollutant risk, sampling would cease unless additional data is required.

The pollutant parameters to be tested for are Nitrate, Ammonia, Cadmium, Copper, Lead, and Zinc.

STORMWATER BMP INSPECTION CHECKLIST

Water Body ID #: _____

DATE:	TIME		INSPECTOR:	
LAST RAINFALL EVENT(S) (in.):	Date_____ Amount_____ Date_____ Amount_____		**WEATHER CONDITION:** ☐ Sunny ☐ Cloudy ☐ Rainy ☐ Partly Cloudy ☐ Winter evaluation ☐ Other:_____	
OVERALL CONDITION	**WATER BODY** ☐ Good ☐ Fair ☐ Poor	**INLETS (# of_____)** ☐ Good ☐ Fair ☐ Poor	**OUTLETS (# of (_____)** ☐ Good ☐ Fair ☐ Poor	**FLOW CONDITION:** ☐ Dry, no flow ☐ Wet, water flowing in or out of pond ☐ Wet but no flow of water
COMMENTS / NOTES				

UNDERGROUND STORMWATER INFILTRATION / RETENTION FACILITY

VAULTS/CHAMBERS

(Inspect after large storms for first two years, Inspect yearly in spring or per manufacturer recommendation)

Adequate drawdown (within 48 hours)	☐ Yes ☐ No
General condition of the vault:	Comments:
Repair needed: Debris/sediment removal required:	Comments: Comments:
Observations:	Comments:

DRAINTILE

Draintile Jetting:	Comments:
Draintile Cleanout Inspection:	Comments:

STORMWATER BMP INSPECTION CHECKLIST

Water Body ID #: _____

INLET/OUTLET DESCRIPTIONS

Inlet/Outlet 1 ID#: _____

OVERALL CONDITION OF INLET	☐ Good ☐ Fair ☐ Poor Recommendations: _____
TYPE / SHAPE / SIZE OF INLET	**Size** (inches) Width/Height or Diameter: _____ **Type / Shape**: ☐ Round ☐ Arch ☐ Box ☐ Swale ☐ Curb Cut ☐ Other: _____ **Material:** ☐ RCP ☐ PVC ☐ CMP ☐ Earthen Swale ☐ Galvanized ☐ Concrete ☐ Other **Trash guard?** ☐ Yes ☐ No ☐ Other: _____ **Flared End?** ☐ Yes ☐ No ☐ Other: _____
SEDIMENT DELTA	☐ Yes Approximate measurements (feet): Depth_____ Length_____ Width_____ ☐ No
EROSION	☐ Yes ☐ No
FLOW PRESENT?	☐ Yes ☐ No FLOW CONDITION / ABILITY (IS THE FLOWAGE PATH OPEN IF WATER WERE PRESENT): ☐ Open ☐ Plugged ☐ Inhibited ☐ Other: _____
COMMENTS / NOTES:	

Inlet/Outlet 2 ID#: _____

OVERALL CONDITION OF INLET	☐ Good ☐ Fair ☐ Poor Recommendations: _____
TYPE / SHAPE / SIZE OF INLET	**Size** (inches) Width/Height or Diameter: _____ **Type / Shape**: ☐ Round ☐ Arch ☐ Box ☐ Swale ☐ Curb Cut ☐ Other: _____ **Material:** ☐ RCP ☐ PVC ☐ CMP ☐ Earthen Swale ☐ Galvanized ☐ Concrete ☐ Other **Trash guard?** ☐ Yes ☐ No ☐ Other: _____ **Flared End?** ☐ Yes ☐ No ☐ Other: _____
SEDIMENT DELTA	☐ Yes Approximate measurements (feet): Depth_____ Length_____ Width_____ ☐ No
EROSION	☐ Yes ☐ No
FLOW PRESENT?	☐ Yes ☐ No FLOW CONDITION / ABILITY (IS THE FLOWAGE PATH OPEN IF WATER WERE PRESENT): ☐ Open ☐ Plugged ☐ Inhibited ☐ Other: _____
COMMENTS / NOTES:	

Inlet/Outlet 3 ID#: _____

OVERALL CONDITION OF INLET	☐ Good ☐ Fair ☐ Poor Recommendations: _____
TYPE / SHAPE / SIZE OF INLET	**Size** (inches) Width/Height or Diameter: _____ **Type / Shape**: ☐ Round ☐ Arch ☐ Box ☐ Swale ☐ Curb Cut ☐ Other: _____ **Material:** ☐ RCP ☐ PVC ☐ CMP ☐ Earthen Swale ☐ Galvanized ☐ Concrete ☐ Other **Trash guard?** ☐ Yes ☐ No ☐ Other: _____ **Flared End?** ☐ Yes ☐ No ☐ Other: _____
SEDIMENT DELTA	☐ Yes Approximate measurements (feet): Depth_____ Length_____ Width_____ ☐ No
EROSION	☐ Yes ☐ No
FLOW PRESENT?	☐ Yes ☐ No FLOW CONDITION / ABILITY (IS THE FLOWAGE PATH OPEN IF WATER WERE PRESENT): ☐ Open ☐ Plugged ☐ Inhibited ☐ Other: _____
COMMENTS / NOTES:	

STORMWATER BMP INSPECTION CHECKLIST

Water Body ID #: _____

OUTLET

(Inspect Spring and Fall)

Outlet Type:	Comments:
Debris/sediment removal required:	Comments:
Repair Needed:	Comments:
Observations:	Comments:

INLET & PRETREATMENT STRUCTURES

(Inspect Spring and Fall)

Repair Needed:	Comments:
Debris/sediment removal required:	Comments:
Erosion evident:	Comments:
Water by-passing inlet:	Comments:
Observations:	Comments:

STORMWATER BMP INSPECTION CHECKLIST

Water Body ID #: _____

ILLICIT DISCHARGE POTENTIAL

☐ Unlikely (no visual indicators): _____

☐ Potential (presence of one or more indicators): _____

☐ Obvious (oil, unusual color, odor, etc.): _____

Was someone onsite contacted? If yes, who?: _____

Comments: _____

ADDITIONAL COMMENTS OR NOTES	

Introduction

Prinsco's HydroStor chamber systems provide a solution to effectively manage and store stormwater runoff utilizing a pipe manifold system to distribute the stormwater to rows of chambers and end caps. As stormwater flows to the chamber system, it carries sediment and debris that tends to collect within the system. Given that chambers are an open bottom system, it is essential to capture the sediment and debris before it enters the chamber rows with the use of a pre-treatment device.

Pre-Treatment System Devices

The use of a pre-treatment unit is recommended for all Hydrostor chamber systems, as debris and sediment buildup in the system will clog the stone void space under the chambers. If the stone becomes clogged with sediment, the storage performance and service life of the system will be compromised. A pre-treatment unit is designed to capture a majority of the sediment and debris before it is able to enter the entire chamber system. Therefore, the maintenance and cleaning of the system will be limited to only the pre-treatment system and not the entire chamber system. It is crucial to ensure that the pre-treatment device(s) are maintained regularly. For chamber systems, there are two options for a pre-treatment device: a Stormwater Quality Unit or sediment row.

Sediment Row

Another option available for HydroStor chamber systems, which can be used in conjunction with a SWQU or by itself, is a Sediment Row. The sediment row consists of a series of chambers installed directly on top of two layers of a woven geotextile. The geotextile serves as a filter and prevents the sediment from clogging the bedding stone. The specified geotextile is also durable enough to withstand cleaning and maintenance procedures using water jet technology. The sediment row will typically be located in the first row of chambers and connected to the control structure(s). This connection is made with a short stub of 18" (450 mm) pipe for HS75 chambers or 24" (600 mm) pipe for HS180 chambers and will be the point of access for cleaning and maintenance procedures. A 24" (600 mm) connection to HS75 chambers is possible, however a pipe adapter will be required to make the connection to the end cap.

Inspection Ports

Inspections ports are not required for the entire chamber system but may be installed to monitor the sediment levels, particularly in the sediment row. Inspection ports are typically 4" - 8" (100 – 200 mm) PVC risers and are to be installed in the valley between the corrugations on the HS180 chambers or in the circular cut out point at the center of HS75 chambers.

Initial System Inspection

An initial inspection of the pre-treatment device should be performed before the chamber system is put into operation. It is best to create an Inspection and Maintenance log sheet at this time. The Inspection and Maintenance Log Sheet can be found at the end of this technical note. Included with the log sheet should be a layout of the system and/or pre-treatment devices with the invert elevations at the inspection ports prior to sediment accumulation. Initial measurements can be taken with a stadia rod or other measurement techniques. These measurements will allow for future sediment height measurements to be taken from outside of the system, eliminating the need for manned entrance.

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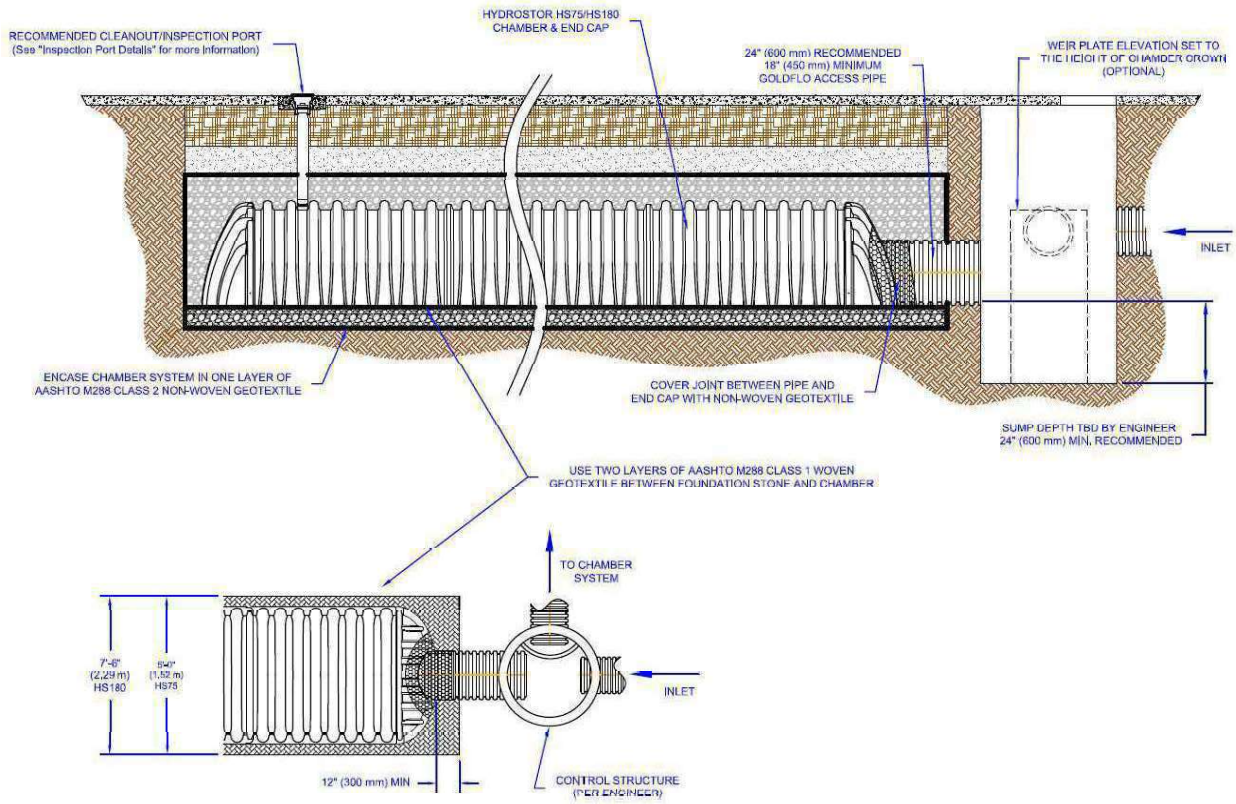

Figure 1 – Chamber Sediment Row

Inspection Frequency

Inspection frequency will vary based on the system design and requirements. A system inspection schedule should be developed for each individual system, with the industry standard being a minimum of once per year. After the inspection schedule is established for the system, it should be tracked on the Inspection and Maintenance Log Sheet.

During the first year of operation, more frequent inspections should be done due to construction activities. Construction sediment and debris loading can be minimized if the Stormwater Pollution Prevention Plan (SWPPP) plan for the construction site is followed. After the first year of operation, the rate at which the pretreatment system collects soil/pollutants will be heavily dependent on the site activities. During winter months, in geographical areas where sand is applied to road surface, systems may see increased sediment loading. Other increased loading areas are present with vehicle or equipment wash-down areas.

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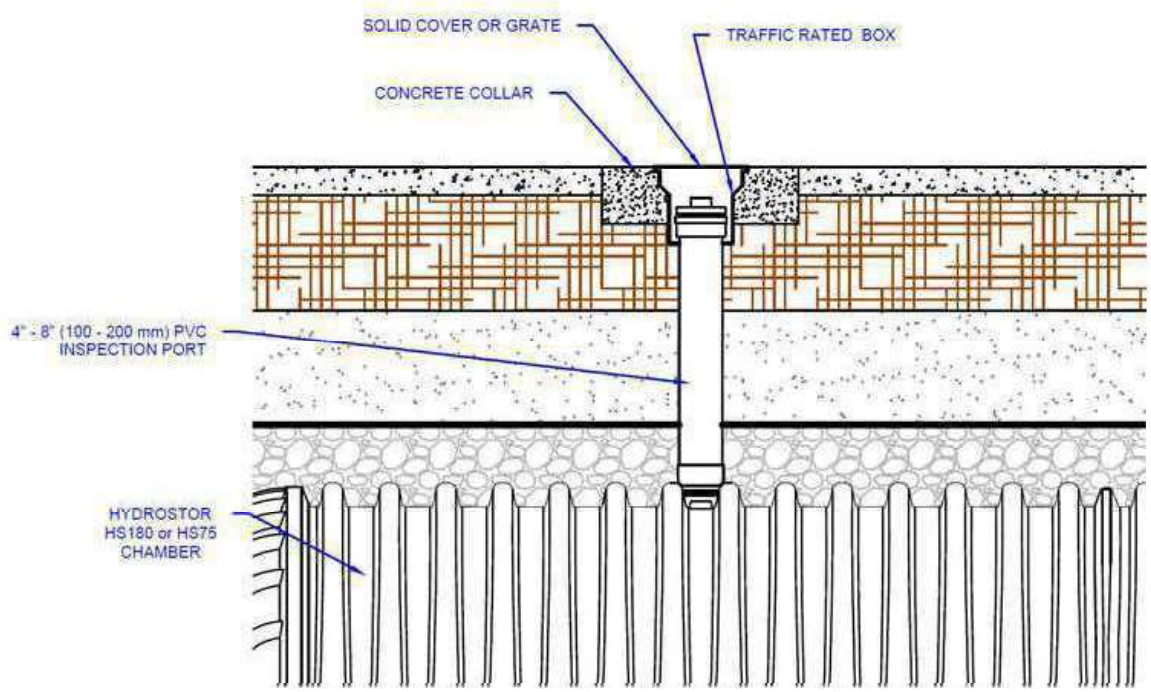

Figure 2 - Inspection Ports for Chamber System

Inspections for a sediment row can either be done through an inspection port or by examining the chamber row through the upstream control structure. During inspections, elevations of sediment height should be taken from each riser, cleanout or inspection port. These elevations should be recorded on the Inspection and Maintenance Log Sheet. During the inspection, personnel should be looking for blockages to inlet or outlet stubs or any other evidence of system malfunction.

Maintenance Frequency

Cleaning frequency will vary for each pre-treatment device based on the system design. It is at the sole discretion of the inspector to determine if or when the device will require cleaning. The following are recommendations of when the device should be cleaned:

- If the system is experiencing an unusual amount of silt and soil build up, the pre-treatment device should be investigated and or cleaned.
- If the chamber sediment row reaches a sediment height between 1”-3” (25-75 mm), the inspector should recommend cleaning.
- If the system reaches a sediment height greater than 3” (75 mm) in the chamber sediment row, the system should be clean at the soonest opportunity.

System Cleaning

The most common method of cleaning is done by using a vacuum truck. For the sediment row, a high-pressure nozzle with rear facing jets is used to direct the sediment and debris to the inlet control structure where it can then be vacuumed out. Care needs to be taken to ensure damage to the geotextile fabric does not occur when removing sediment and debris.

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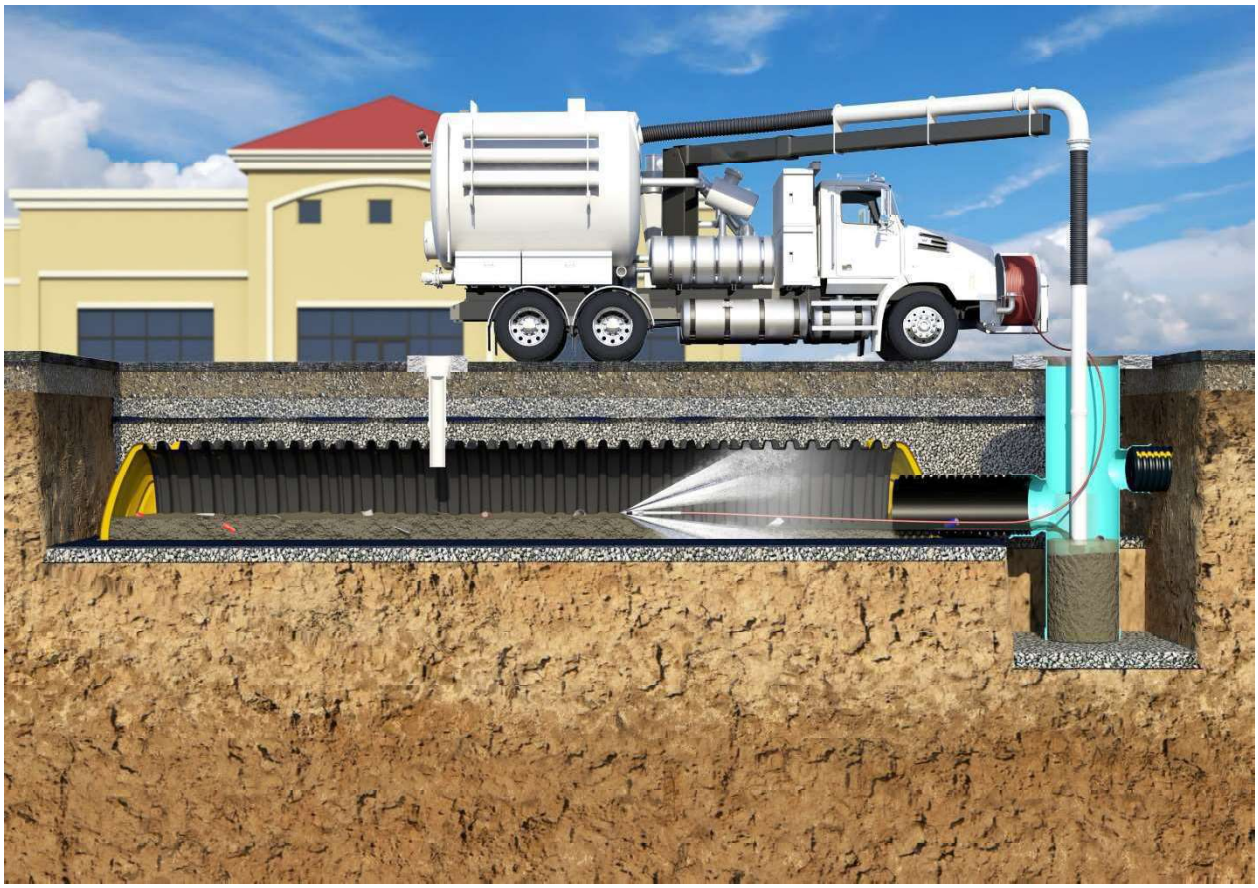

Figure 3 - Sediment Row Cleaning

Before the system is cleaned, the following considerations should be made:

- The system will be much easier to clean when there is little to no flow into the system and the system does not have any standing water. For this reason, system cleaning should be scheduled around dry weather.
- Before cleaning begins, all outlet stubs should be blocked off. This includes the outlet from the diversion structure to the chamber system. If this is not done, sediment loading could back up or plug downstream pipelines adding to cleaning expenses. This is also done to prevent any of the debris or pollutants from washing into downstream waterways.
- When beginning the cleaning process all upstream pipelines and pre-treatment units should be cleaned first.

Safety

Before entering a retention or detention system, ensure all OSHA and local safety regulations are being followed. Only personnel with appropriate confined space permits and personal protective equipment should be allowed to enter the system.

Material Disposal

After maintenance and cleaning, dispose of sediment, as directed, in accordance to local regulations. Water and sediment from cleanout procedures should not be dumped into a sanitary sewer. In some locations, proper disposal of sediments from the sediment row can be compared to the disposal of sediments from manholes or catch basins.

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Inspection & Maintenance Log Sheet									
Type of System: HS180 Chambers with SWQU & Sediment Row					**Location**: Minneapolis, MN				
Notes/Comments: Contact owner when sediment level reaches 8" (200 mm) or outlet stub is restricted. Scheduled cleaning should be done through SB's JET/VAC									
Ports / Cleanouts / Manholes		Point 1	Point 2	Point 3	Point 4	Point 5	Point 6	Point 7	Point 8
Initial Inspection									
Date: 3/10/13	Invert Depth	84" (2100 mm)	84" (2100 mm)	86" (2150 mm)	87" (2175 mm)	88" (2200 mm)	89" (2225 mm)	90" (2250 mm)	91" (2275 mm)
	Sediment Depth	----	----	----	----	----	----	----	----
	Inspector Name:	Inspector 1		**Maintenance Performed/Notes:**					
Inspection and Maintenance									
Date: 8/10/13	Depth to Sediment	81" (2025 mm)	81" (2025 mm)	81" (2025 mm)	82" (2050 mm)	84" (2100 mm)	84" (2100 mm)	85" (2125 mm)	85" (2125 mm)
	Sediment Depth	3" (75 mm)	3" (75 mm)	5" (125 mm)	5" (125 mm)	4" (100 mm)	5" (125 mm)	5" (125 mm)	6" (150 mm)
	Inspector Name:	Inspector 2		**Maintenance Performed/Notes:**		excess amounts of sediment, upon further inspection pre-treatment unit was full			
Date:	Depth to Sediment								
	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					
Date:	Depth to Sediment								
	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					

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Inspection & Maintenance Log Sheet									
Type of System:					**Location**:				
Notes/Comments:									
Ports / Cleanouts / Manholes		Point 1	Point 2	Point 3	Point 4	Point 5	Point 6	Point 7	Point 8
Initial Inspection									
Date:	Invert Depth								
	Sediment Depth	----	----	----	----	----	----	----	----
	Inspector Name:	Inspector 1		**Maintenance Performed/Notes:**					
Inspection and Maintenance									
Date:	Depth to Sediment								
	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					
Date:	Depth to Sediment								
	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					
Date:	Depth to Sediment								
	Sediment Depth								
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	Inspector Name:			**Maintenance Performed/Notes:**					
Date:	Depth to Sediment								
	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					
Date:	Depth to Sediment								
	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					

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Inspection & Maintenance Log Sheet									
Type of System:					**Location**:				
Notes/Comments:									
Ports / Cleanouts / Manholes		Point 1	Point 2	Point 3	Point 4	Point 5	Point 6	Point 7	Point 8
Initial Inspection									
Date:	Invert Depth								
	Sediment Depth	----	----	----	----	----	----	----	----
	Inspector Name:	Inspector 1		**Maintenance Performed/Notes:**					
Inspection and Maintenance									
Date:	Depth to Sediment								
	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					
Date:	Depth to Sediment								
	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					
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	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					
Date:	Depth to Sediment								
	Sediment Depth								
	Inspector Name:			**Maintenance Performed/Notes:**					

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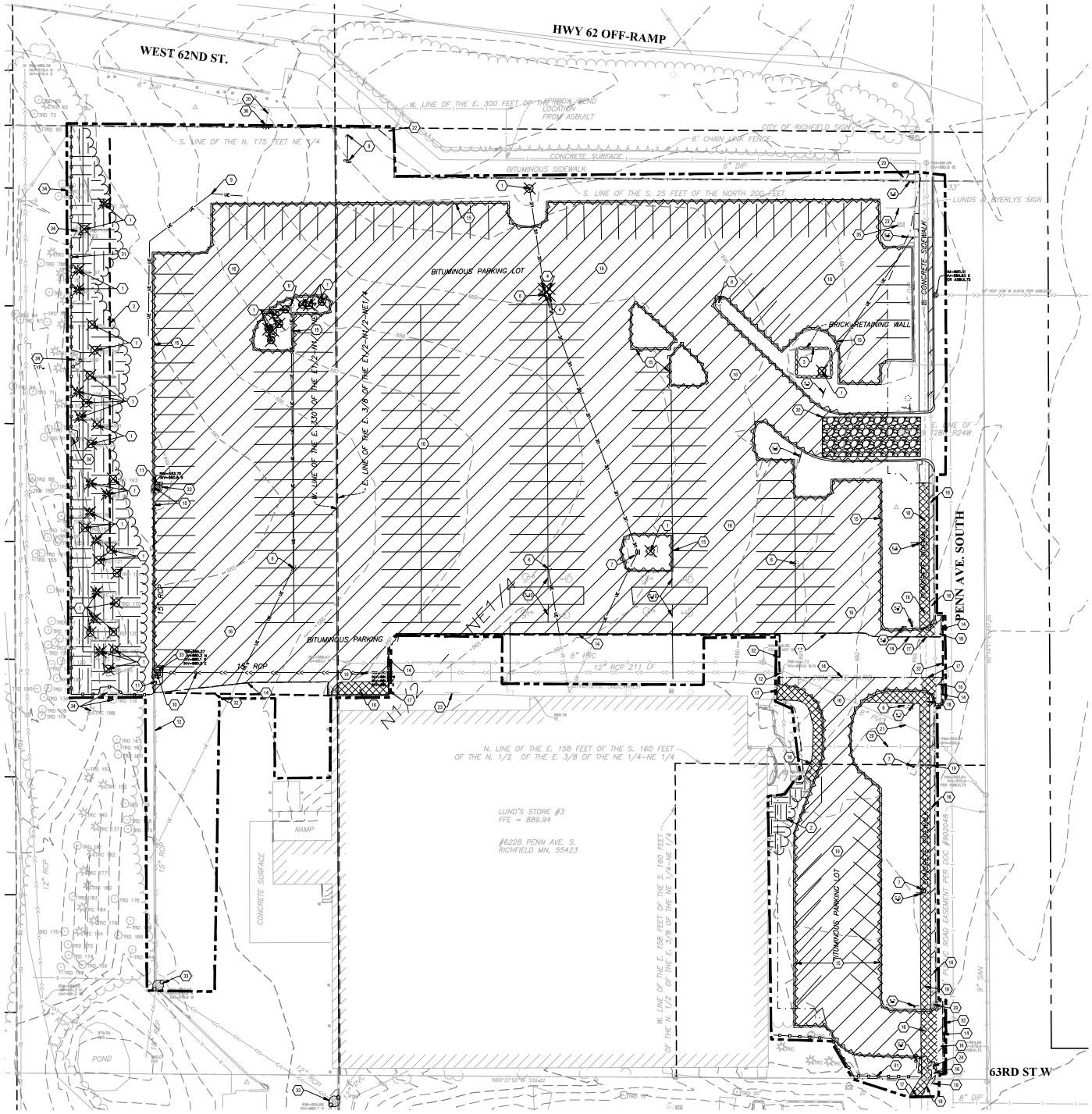


GRAPHIC SCALE IN FEET 0 20 40

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- REMOVE FENCE
- REMOVE STORM SEWER
- REMOVE SANITARY SEWER
- REMOVE WATERMAIN
- REMOVE UNDERGROUND ELECTRIC LINE
- REMOVE OVERHEAD UTILITY LINE
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE GRAVEL SURFACING
- REMOVE BUILDING
- CLEAR AND GRUB AREA
- REMOVE CURB AND GUTTER
- SAWCUT PAVEMENT
- REMOVE STORM SEWER INLET
- REMOVE HYDRANT
- REMOVE WATER VALVE
- REMOVE IRRIGATION CONTROL VALVE
- REMOVE SIGN
- REMOVE BOLLARD/POST
- REMOVE UTILITY POLE
- REMOVE ANCHOR CABLE
- REMOVE LIGHT POLE
- REMOVE DECIDUOUS TREE
- REMOVE CONIFEROUS TREE
- REMOVE SHRUB/BUSH
- REMOVE HAND HOLE
- REMOVE MAILBOX
- GRADING LIMITS
- CONSTRUCTION LIMITS
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE
- FLOTATION SILT CURTAIN
- BIOROLL
- INLET PROTECTION
- TREE PROTECTION

NOTES

1. SEE SHEET C-493 FOR ADDITIONAL PROJECT NOTES.
2. CONSTRUCTION SITE SHALL HAVE STABILIZED ENTRANCE AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
3. SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION. DO NOT COMPACT WITHIN TREE DRIPLINE.
4. CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHEN APPLICABLE.
5. MAINTAIN EXISTING OVERLAND FLOW PATTERNS THROUGHOUT CONSTRUCTION. PROVIDE BYPASS AS NECESSARY.
6. SAWCUT CONCRETE TO MATCH EXISTING JOINTING PATTERN IF POSSIBLE
7. SEE SHEET C-491 FOR KEYNOTES REGARDING PAVEMENT REMOVAL ALTERNATES.
8. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION. SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. REMOVE TREE/SHRUB
2. CLEAR AND GRUB AREA
3. REMOVE RETAINING WALL
4. REMOVE BOLLARD
5. SALVAGE SIGNPOST
   - 5.a. ENTER ONLY SIGN
   - 5.b. LUNDS AND BYERLY'S ENTER SIGN
   - 5.c. WELCOME TO LUNDS AND BYERLY'S/DO NOT ENTER SIGN
   - 5.d. SNOW REMOVAL ORDINANCE/BUCKLE UP RICHFIELD SIGN
   - 5.e. CITY RD ZONE PARKING/BUS STOP SIGN
   - 5.f. SPEED LIMIT 30 SIGN
   - 5.g. DO NOT ENTER/STOP SIGN
   - 5.h. LUNDS AND BYERLY'S EXIT SIGN
   - 5.i. NO PARKING SIGN
   - 5.j. ACCESSIBLE PARKING ONLY SIGN
6. REMOVE OR SALVAGE LIGHTPOLE AND REMOVE FOUNDATION - COORDINATE WITH OWNER FOR PROPOSED LIGHTING PLANS
7. REMOVE HANDHOLE/PEDESTAL - COORDINATE WITH UTILITY COMPANY TO DETERMIN REMOVAL/RELOCATION/REMAIN IN PLACE PLAN
8. REMOVE UTILITY POLE/GUY ANCHOR - COORDINATE WITH UTILITY COMPANY
9. REMOVE UNDERGROUND ELECTRIC
10. REMOVE STORM SEWER/STORM STRUCTURE
11. REMOVE CONCRETE COLLAR
12. PROTECT STORM SEWER AND APPURTENANCES
13. SALVAGE AND REINSTALL HYDRANT AND GATE VALVE
14. SAWCUT BITUMINOUS PAVEMENT
15. REMOVE CURB AND GUTTER
16. REMOVE BITUMINOUS PAVEMENT
17. SAWCUT CONCRETE PAVEMENT - SEE NOTE 6 THIS SHEET
18. REMOVE CONCRETE PAVEMENT
19. PROTECT LIGHTPOLE
20. PROTECT WATERMAIN/HYDRANT AND APPURTENANCES
21. PROTECT SANITARY SEWER AND APPURTENANCES
22. PROTECT PAVEMENT
23. PROTECT MONUMENT SIGN
24. PROTECT UTILITY MANHOLE
25. SALVAGE BUS STOP BENCH - COORDINATE WITH CITY AND METROTRANSIT FOR NEW LOCATION
26. THRU 29 NOT USED
30. INSTALL ROCK CONSTRUCTION ENTRANCE - SEE DETAIL EC-430/C-491
31. INSTALL SILT FENCE - SEE DETAIL EC-400/C-491
32. INSTALL BIOROLL - SEE DETAIL 100/C-491
33. INSTALL INLET PROTECTION - SEE DETAILS EC-414, EC-415/C-491
34. PROTECT EXISTING TREE
35. SALVAGE AND REINSTALL IRRIGATION CONTROL VALVES. COORDINATE WITH OWNER ON FINAL LOCATION.
36. SALVAGE AND REINSTALL HYDRANT ON SAME LEAD IMPACTED BY CONSTRUCTION. COORDINATE WITH FIRE DEPARTMENT TO PROVIDE INTERIM WATER SUPPLY NEEDS.

ARCHITECT
DORAN COMPANIES
7700 Olson Memorial Road, Ste Ste 200
Minneapolis, MN 55427
PHONE: 763-542-0500
FAX: 763-542-0501 Site

CIVIL ENGINEER
WENCK
7500 OLSON MEMORIAL HIGHWAY 100D
GOLDEN VALLEY, MN 55427
PHONE: 763-542-0500
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	LIG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

PROJECT NUMBER
5498-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

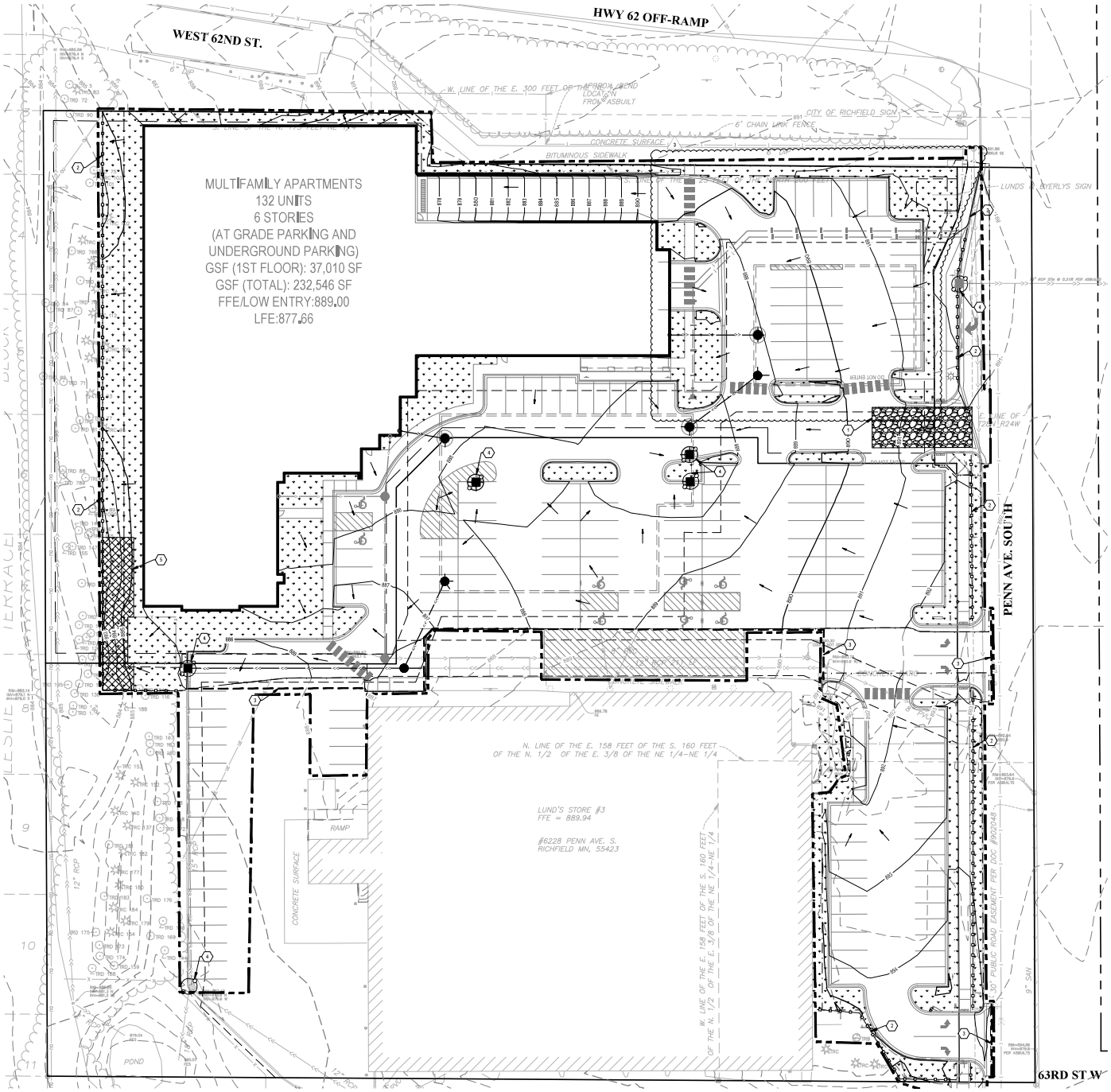
APPROVED BY
DML

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
REMOVAL PLAN AND PRECONSTRUCTION EROSION CONTROL PLAN

SHEET NUMBER
C-004

PLOT DATE: 1/12/2021 10:55 AM



GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- EXISTING WATER WELL
- EXISTING WATER VALVE
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- PERMANENT STABILIZATION - SEE SHEET L-401
- SILT FENCE
- BIOROLL
- INLET PROTECTION
- SURFACE FLOW DIRECTION

NOTES

1. SEE SHEET C-402 FOR ADDITIONAL PROJECT NOTES.
2. CONSTRUCTION SITE SHALL HAVE STABILIZED ENTRANCE AT ALL TIMES. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
3. CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHEN APPLICABLE.
4. SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION. DO NOT COMPACT WITHIN TREE DRIPLINE.
5. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 4:1 AND STEEPER UPON COMPLETION OF GRADING.
6. INSTALL INLET PROTECTION ON ALL STORM INLETS WITHIN 200' OF CONSTRUCTION LIMITS.
7. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION, SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. INSTALL ROCK CONSTRUCTION ENTRANCE - SEE DETAIL EC-03/C-401
2. INSTALL SILT FENCE - SEE DETAIL EC-02/C-401
3. INSTALL BIOROLL - SEE DETAIL L1C-401
4. INSTALL INLET PROTECTION - SEE DETAILS EC-04, EC-05/C-401
5. INSTALL EROSION CONTROL BLANKET - SEE DETAIL SC-401

ARCHITECT

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FAX: 763-542-9661
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7500 OLSON MEMORIAL HIGHWAY 100D
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PHONE: 763-542-9660
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
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2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

PROJECT NUMBER
5498-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

APPROVED BY
DML

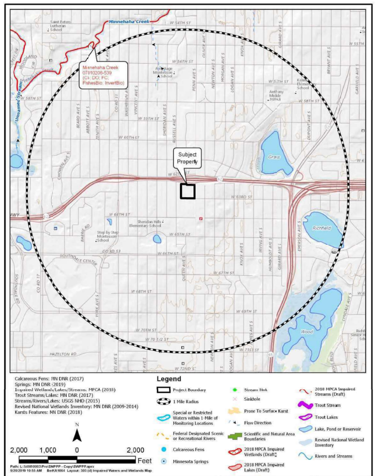
PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
POST CONSTRUCTION EROSION CONTROL PLAN

SHEET NUMBER
C-201

PLOT DATE: 1/12/2021 10:55 AM

IMPAIRED WATERS MAP



LUND'S REAL ESTATE HOLDINGS, LLC | WENCK | SEP 2019
Special Waters Map | Figure 3

SOIL MAP

LUND'S REAL ESTATE HOLDINGS, LLC | WENCK | MAR 2020
Soils Map | Figure 3

PROJECT INFORMATION

PROJECT NAME: RICHFIELD LUNDS AND BYERLYS APARTMENTS
PROJECT LOCATION: 6200 PENN AVENUE, RICHFIELD, MINNESOTA 55423
PROJECT TYPE: MULTIFAMILY RESIDENTIAL DEVELOPMENT AND PARKING LOT IMPROVEMENTS FOR EXISTING LUNDS AND BYERLYS GROCERY STORE.

TOTAL AREA DISTURBED BY CONSTRUCTION: APPROXIMATELY 2.9 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 5.3 ACRES.

ESTIMATED CONSTRUCTION DATES: FALL 2020 - SPRING 2021

CUMULATIVE IMPERVIOUS SURFACE/PERMANENT STORMWATER MANAGEMENT REQUIREMENTS:
THE PROPOSED PROJECT RESULTS IN A ±0.15 ACRE NET DECREASE IN IMPERVIOUS SURFACE WITHIN THE LIMITS OF DISTURBANCE.

THE SITE ULTIMATELY DRAINS TO THE MINNESOTA RIVER, WHICH IS LISTED AS AN IMPAIRED WATER FOR AQUATIC RECREATION AND FECAL COLIFORM.

THE SITE WILL MANAGE STORMWATER RATE BY DIRECTING STORMWATER RUNOFF TO THE ONSITE PRIVATE STORM SEWER SYSTEM. RUNOFF WILL BE SENT TO AN UNDERGROUND STORMWATER INFILTRATION AND RETENTION SYSTEM WHICH WILL PROVIDE WATER QUALITY TREATMENT AND RATE CONTROL PER CITY REQUIREMENTS.

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF THE SITE (OWNER): LUND REAL ESTATE HOLDINGS, LLC.
CONTACT: BRAD LIS
CONTACT PHONE: 612-802-4320
CONTACT EMAIL: BLIS@LSLLC.NET

PARTY RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP (CONTRACTOR): GREG CARLSON, (P): 952-288-2059, (E): GREG.CARLSON@DORANCOMPANIES.COM - CONTRACTOR SHALL PROVIDE A CHAIN OF RESPONSIBILITY WITH ALL OPERATORS ON THE SITE FOR INCORPORATION INTO THIS SWPPP DOCUMENT TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE (THROUGH FINAL STABILIZATION AND NOT SUBMITTAL). CONTRACTOR SHALL ALSO PROVIDE DOCUMENTATION OF PERSONNEL TRAINING IN ACCORDANCE WITH THE PERMIT FOR INCORPORATION INTO THIS SWPPP DOCUMENT AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. CONTRACTOR IS RESPONSIBLE FOR KEEPING A FINAL SWPPP DOCUMENT, CONTAINING THE INFORMATION REQUIRED ABOVE, AT THE CONSTRUCTION SITE FOR THE DURATION OF THE PROJECT.

SWPPP DOCUMENTS

THE SWPPP IS COMPOSED OF, BUT NOT LIMITED TO, THE BELOW PROJECT DOCUMENTS. THESE DOCUMENTS SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE SWPPP SHALL BE AMENDED BY THE PERSON RESPONSIBLE TO INCLUDE ANY DOCUMENTS NECESSARY TO ENSURE ADHERENCE TO THE GENERAL PERMIT.

RICHFIELD LUNDS AND BYERLYS APARTMENTS CIVIL CONSTRUCTION DRAWINGS BY WENCK ASSOCIATES DATED NOVEMBER 2020
RICHFIELD LUNDS AND BYERLYS APARTMENTS STORMWATER MANAGMENT PLAN BY WENCK ASSOCIATES DATED NOVEMBER 2020

RECORD RETENTION - THE SWPPP, ALL CHANGES TO IT, AND INSPECTION AND MAINTENANCE RECORDS MUST BE KEPT ON-SITE DURING CONSTRUCTION; THE CONSTRUCTION DRAWINGS ARE INCORPORATED HEREIN BY REFERENCE, AND A COPY OF THE PLAN SET SHOULD BE KEPT ON-SITE WITH THE SWPPP RECORDS. THE OWNER MUST RETAIN A COPY OF THE SWPPP ALONG WITH THE FOLLOWING RECORDS FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION:

1. ANY OTHER PERMITS REQUIRED FOR THE PROJECT;
2. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION;
3. ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACT, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
4. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

INSPECTIONS

THE INSPECTION LOG WILL BE COMPLETED BY THE CONTRACTOR FOR THE CONSTRUCTION SITE.
INSPECTOR(S): TBD - TRAINING DOCUMENTATION (PER PART IV.E OF THE PERMIT) WILL BE INCORPORATED INTO THIS SWPPP AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. THE CONTRACTOR WILL MAKE CORRECTIONS OR REPAIRS REQUIRED TO COMPLY WITH THE PERMIT.

INSPECTIONS AT THE SITE WILL BE COMPLETED IN ACCORDANCE WITH THE PERMIT AS FOLLOWS:
ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND,
WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

1. THE INDIVIDUAL PERFORMING INSPECTIONS MUST BE TRAINED AS REQUIRED BY PART IV.E OF THE PERMIT. TRAINING DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR FOR INCORPORATION INTO THE SWPPP. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AND INFILTRATION AREAS. CORRECTIVE ACTIONS MUST BE IDENTIFIED AND DATE OF CORRECTION MUST BE NOTED AS IDENTIFIED IN SECTION 11.11 OF THE PERMIT. ANY OFFSITE DISCHARGE MUST BE DOCUMENTED AS IDENTIFIED IN SECTION 11.11 OF THE PERMIT. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED WITHIN SEVEN (7) CALENDAR DAYS. AN INSPECTION LOG IS ALSO ATTACHED; THE INSPECTION LOG AND SWPPP MUST BE KEPT ON-SITE FOR THE DURATION OF THE CONSTRUCTION PROJECT.

AT A MINIMUM, THE FOLLOWING SHALL BE COMPLETED DURING EACH INSPECTION:
-RECORD DATE AND TIME OF INSPECTION.
-RECORD RAINFALL RECORDS SINCE THE MOST RECENT INSPECTION.
-INSPECT THE SITE FOR EXCESS EROSION AND SEDIMENTATION.
-INSPECT THE SITE FOR DEBRIS, TRASH, AND SPILLS.
-INSPECT TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES.
-INSPECT CONSTRUCTION ENTRANCES FOR SEDIMENT TRACKING ONTO PUBLIC STREETS.
-RECORD RECOMMENDED REPAIRS AND MODIFICATIONS TO EROSION AND SEDIMENT CONTROLS.
-RECOMMEND ANY NECESSARY CHANGES TO THIS SWPPP.
-RECORD REPAIRS AND MODIFICATIONS IMPLEMENTED SINCE PREVIOUS INSPECTIONS.
-INSPECT THE ADJACENT STREETS AND CURB AND GUTTER FOR SEDIMENT, LITTER, AND CONSTRUCTION DEBRIS.

THE GENERAL CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G. PAVING, SEWER INSTALLATION, ETC), CLEARING, GRUBBING, GRADING, OR TEMPORARY AND PERMANENT STABILIZATION.

THE CONTRACTOR MAY UPDATE OR MODIFY THE SWPPP WITHOUT ENGINEER APPROVAL IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

INFILTRATION BASIN SEQUENCING NOTES

1. CONTRACTOR SHALL STAGE CONSTRUCTION APPROPRIATELY AND INSTALL ALL NECESSARY EROSION CONTROL TO PREVENT SEDIMENT FROM WASHING INTO THE INFILTRATION BASIN
2. FINAL GRADING OF THE BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION. SMALL TRACKED DOZERS AND SKID STEERS ARE RECOMMENDED.
3. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE INFILTRATION BASIN, THIS MATERIAL WILL BE NEED TO BE REMOVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. INFILTRATION BASIN SHALL BE FREE AND CLEAR OF SEDIMENT UPON FINAL CONSTRUCTION.
5. ALL SLOPES WITHIN PERMANENT STORMWATER SYSTEMS (INCLUDING SWALES, BASINS, AND PONDS) SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
6. THE PROJECT AREA MUST BE STAKED OFF AND MARKED TO KEEP ALL CONSTRUCTION TRAFFIC, EQUIPMENT, AND MATERIAL STOCKPILES OUT OF THE PROPOSED INFILTRATION AREA(S).
7. INFILTRATION PRACTICES SHALL NOT BE EXCAVATED UNTIL THE CONTRIBUTING DRAINAGE AREAS WITH EXPOSED SOIL HAVE BEEN FULLY STABILIZED AND BITUMINOUS BASE COURSE INSTALLED ON CONTRIBUTING PAVEMENT AREAS. DIVERT UPLAND DRAINAGE AREAS TO PREVENT RUNOFF FROM ENTERING THE EXCAVATED CELL OR INTO THE WORK AREA. DO NOT USE INFILTRATION CELLS AS TEMPORARY SEDIMENT BASINS OR ALLOW CONSTRUCTION RUNOFF INTO THE CELL, WHEN ALTERNATE DRAINAGE ROUTES ARE FEASIBLE.
8. CARE MUST BE TAKEN TO AVOID CONTAMINATION OF INFILTRATION BASINS WITH SEDIMENT, IN-SITU OR TOPSOIL DURING AND AFTER INSTALLATION. MATERIALS MUST BE SEGREGATED.
9. KEEP INFILTRATION SYSTEMS OFF-LINE BY RESTRICTING STORMWATER INFLOW UNTIL VEGETATION IS WELL ESTABLISHED IN THE CELL AND ALL UPGRADIENT AREAS HAVE BEEN STABILIZED AND IMPERVIOUS SURFACED CLEARED OF CONSTRUCTION SEDIMENT.
10. PROVIDE TOPSOIL AND SEED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, LANDSCAPE PLAN, AND NDPES PERMIT.

EROSION AND SEDIMENT CONTROL

PRIOR TO ANY SITE DISTURBANCE, AND AS REQUIRED AS CONSTRUCTION PROGRESSES, ANY PERMIT REQUIRED EROSION PREVENTION MEASURES AND THE SEDIMENT CONTROL DEVICES (INLET PROTECTION, CONSTRUCTION ENTRANCE, SILT FENCE, EROSION CONTROL BLANKET) SHOWN ON THE CONSTRUCTION DRAWINGS WILL BE INSTALLED AT THE SITE.

ALL EXPOSED SOIL AREAS WITHIN THE CONSTRUCTION LIMITS WILL BE STABILIZED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY (WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS) OR PERMANENTLY CEASED. STABILIZATION WILL BE INITIATED IMMEDIATELY. EXPOSED SOIL AREAS MUST HAVE TEMPORARY EROSION PROTECTION (SLASH MULCH, EROSION CONTROL BLANKET, SEED) OR PERMANENT COVER YEAR ROUND.

CONTRACTOR SHALL IMPLEMENT APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION WHEN PRACTICAL. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM A CONSTRUCTION SITE, OR DIVERTS WATER AROUND A SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

SWPPP IMPLEMENTATION, PHASING, AND SEQUENCE OF CONSTRUCTION:
BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT PIT, AND INSTALL SILT FENCE.
2. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS AND INLETS.
3. PREPARE TEMPORARY STORAGE, PARKING, AND PHASING AREAS.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS/BASINS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.
6. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. BEGIN EXCAVATION OF PERMANENT STORMWATER BASIN AREAS. SEE SEQUENCING BELOW FOR ADDITIONAL INFORMATION.
8. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED WITH PURE LIVE SEED THROUGHOUT CONSTRUCTION. DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY NPDES OR PERMIT.

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS. THE FOLLOWING MEASURES WILL BE TAKEN AS SEDIMENT CONTROL PRACTICES IN ORDER TO MINIMIZE SEDIMENTS FROM ENTERING SURFACE WATERS:

1. INSTALLATION OF SEDIMENT CONTROL PRACTICES ON ALL DOWN GRADIENT PERIMETERS PRIOR TO LAND DISTURBING ACTIVITIES.
2. SILT FENCING, BIOLOGS, OR OTHER SEDIMENT CONTROL SURROUNDING TEMPORARY SOIL STOCKPILES.
3. VEHICLE TRACKING BMP AT CONSTRUCTION SITE ENTRANCE/EXIT. STREET SWEEPING SHALL BE PERFORMED IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES BOTH ON AND OFFSITE WITHIN 24 HOURS OF DISCOVERY PER THE PERMIT.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF POLLUTION CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:
-IF SEDIMENT CONTROL DEVICES SUCH AS SILT FENCE ARE FILLED TO 1/3 THE HEIGHT OF THE FENCE, REMOVE ALL SEDIMENT WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
-IF INLET PROTECTION DEVICES APPEAR PLUGGED WITH SEDIMENT, ARE FILLED TO 1/3 CAPACITY, OR HAVE STANDING WATER AROUND THEM, REMOVE THE SEDIMENT AND CLEAN OR REPLACE THE FILTER WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
-IF THE GRAVEL CONSTRUCTION ENTRANCE(S) ARE FILLED WITH SEDIMENT EITHER REPLACE THE ENTRANCE OR ADD ADDITIONAL GRAVEL WITH 24 HOURS OF DETECTION OR NOTIFICATION.
-IF SEDIMENT FROM THE SITE IS OBSERVED ON ADJACENT STREETS OR OTHER PROPERTIES, THE INSPECTOR SHALL IDENTIFY THE SOURCE AND DISCHARGE LOCATION OF THE SEDIMENT AND INSTRUCT TO IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROLS AT THOSE LOCATIONS TO PREVENT FUTURE DISCHARGES.
-IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
-IF EXCESSIVE SEDIMENTS OR DEBRIS ARE OBSERVED AT THE FLARED END SECTION OUTFALLS, THE INSPECTOR SHALL DETERMINE THE SOURCE AND DISCHARGE LOCATIONS OF SUCH MATERIALS. IF THE DISCHARGE HAS OCCURRED ON THE PROPERTY, REMOVE THE SEDIMENTS AND DEBRIS WITHIN 24 HOURS OF NOTIFICATION AND CORRECT THE SOURCE OF SUCH MATERIALS AS DIRECTED BY THE INSPECTOR

POLLUTION PREVENTION MEASURES

SOLID WASTE:
SOLID WASTE, INCLUDING BUT NOT LIMITED TO, COLLECTED ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTE, INCLUDING ALL TRASH ONSITE, MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS:
HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCE MUST BE PROPERLY STORED INCLUDING SECONDARY CONTAINMENTS, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS.

CONSTRUCTION EQUIPMENT/VEHICLES:
EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE. REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS SHALL BE TAKEN. ADEQUATE SUPPLIES MUST BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS; CONDUCT FUELING IN A CONTAINED AREA UNLESS INFEASIBLE.

CONCRETE WASHOUT AREA:
CONCRETE WASHOUT WILL BE PERMITTED ON-SITE; CONTRACTOR SHALL FOLLOW ALL PERMIT REQUIREMENTS FOR CONCRETE WASHOUT. THE CONTRACTOR SHALL PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND AND THE CONTAINMENT MUST BE DESIGNED TO PROHIBIT RUNOFF FROM THE WASHOUT OPERATIONS/AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR CONCRETE WASHOUT AND DISPOSAL OF WASHOUT WASTES. CONTRACTOR SHALL REVISE SWPPP TO INDICATE WASHOUT LOCATION ONCE THE LOCATION HAS BEEN DETERMINED.

FERTILIZERS AND LANDSCAPE MATERIALS MUST BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.

PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER - SANITARY WASTE MUST BE DISPOSED OF PROPERLY.

GENERAL SWPPP NOTES

DEWATERING IS NOT ANTICIPATED TO BE REQUIRED DURING TRENCHING FOR UTILITY CONSTRUCTION. IN THE EVENT THAT DEWATERING IS NECESSARY CONTRACTOR SHALL COMPLY WITH PERMIT SECTION 10.1 REQUIREMENTS FOR DEWATERING.

THIS SWPPP SHALL BE AMENDED BY THE CONTRACTOR IN ACCORDANCE WITH THE PERMIT AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS PER SECTION 6.1 OF THE PERMIT.

THE PROJECT WILL DISTURB LESS THAN 5 ACRES THAT PROMOTE DRAINAGE TO A COMMON LOCATION. THEREFORE A TEMPORARY SEDIMENT BASIN WILL NOT BE REQUIRED. THIS SWPPP SHALL BE AMENDED BY THE CONTRACTOR IN ACCORDANCE WITH THE GENERAL PERMIT TO INCLUDE TEMPORARY SEDIMENTATION BASINS. BASINS, IF INSTALLED, SHALL BE DESIGNED TO ACCOMMODATE NO LESS THAN 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE OF CONTRIBUTING DRAINAGE AREA. BASIN OUTLETS SHALL BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE OF THE BASIN, PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. BASINS SHALL HAVE A STABILIZED EMERGENCY OVERFLOW LOCATION AND BE DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE EXTENT PRACTICAL.

FINAL STABILIZATION:
ALL PERVIOUS AREAS DISTURBED BY CONSTRUCTION AS DESIGNATED WILL RECEIVE VEGETATIVE COVER ACCORDING TO THE PLANS AND SPECIFICATIONS AND WITHIN THE SPECIFIED VEGETATIVE TIME SCHEDULE. FINAL STABILIZATION WILL OCCUR WHEN THE SITE HAS A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE RESTORED PERVIOUS AREAS. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION. ALL SEDIMENT MUST BE CLEANED OUT OF CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS IF APPLICABLE. NOTICE OF TERMINATION (NOT) MUST BE SUBMITTED WITHIN 30 DAYS OF FINAL STABILIZATION.

IMPAIRED WATERS, SPECIAL WATERS, AND WETLANDS

THIS PROJECT IS NOT LOCATED WITHIN ONE MILE OF AN IMPAIRED STREAM, BUT DOES ULTIMATELY DISCHARGE TO AN IMPAIRED WATER. THE MINNESOTA RIVER IS LOCATED SOUTH OF THE PROJECT LOCATION AND IS LISTED AS IMPAIRED FOR AQUATIC RECREATION AND FECAL COLIFORM. DISCHARGE TO AN IMPAIRED WATER REQUIRES IMPLEMENTATION OF SECTION 23.1 OF THE PERMIT AS INCORPORATED INTO THIS SWPPP DOCUMENT. PLEASE SEE THE SPECIAL WATERS MAP INCLUDED IN THE SWPPP.

THE PROJECT SITE DISCHARGES TO AN UNDERGROUND STORMWATER INFILTRATION SYSTEM FOR STORMWATER MANAGEMENT PRIOR TO THE ULTIMATE DISCHARGE POINT ONSITE. THE PROJECT WILL NOT IMPACT WETLANDS. SITE SOILS - SITE SOILS ARE SHOWN ON THIS SHEET. THIS PROJECT IS NOT LOCATED IN A KARST AREA.

ESTIMATED BMP QUANTITIES AND INSTALLATION SCHEDULE

THE ADJACENT TABLE INDICATES THE ESTIMATED MATERIAL QUANTITIES NECESSARY TO IMPLEMENT THE TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPS IDENTIFIED IN THIS SWPPP AND ON THE CONSTRUCTION DRAWINGS. TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPS WILL BE INSTALLED/CONSTRUCTED WHEN NECESSARY AS CONSTRUCTION ACTIVITIES PROGRESS AND IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.

MAINTAIN AND REPLACE BMPs DURING THE EXECUTION OF THE PROJECT AS REQUIRED TO CONTINUE SWPPP COVERAGE DURING CONSTRUCTION

ESTIMATED BMP QUANTITIES

ITEM	QUANITITY	UNIT
INLET PROTECTION	9	EA
TURF ESTABLISHMENT	0.55	AC
EROSION CONTROL BLANKET	125	SY
SILT FENCE	800	LF
BIOROLL	400	LF
CONSTRUCTION EXIT	1	EA

NOTE: QUANTITIES ON PLAN SUPERCEDES LIST QUANTITIES IN A DISCREPANCY

CERTIFICATION

IN ACCORDANCE WITH PART III.A.2.A.I. OF THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES, THE PREPARER OF THIS DOCUMENT WAS TRAINED UNDER THE UNIVERSITY OF MINNESOTA EROSION AND SEDIMENT CONTROL CERTIFICATION PROGRAM. JACK AMMERMAN'S CERTIFICATION IN DESIGN OF SWPPP IS VALID THROUGH MAY, 31, 2021

[signature]

ARCHITECT:
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

CIVIL ENGINEER:
WENCK
7500 OLSON MEMORIAL HIGHWAY #300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	UG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

[signature]
DANIEL M. LAVENDER

LICENSE NO. 57418

DATE: 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

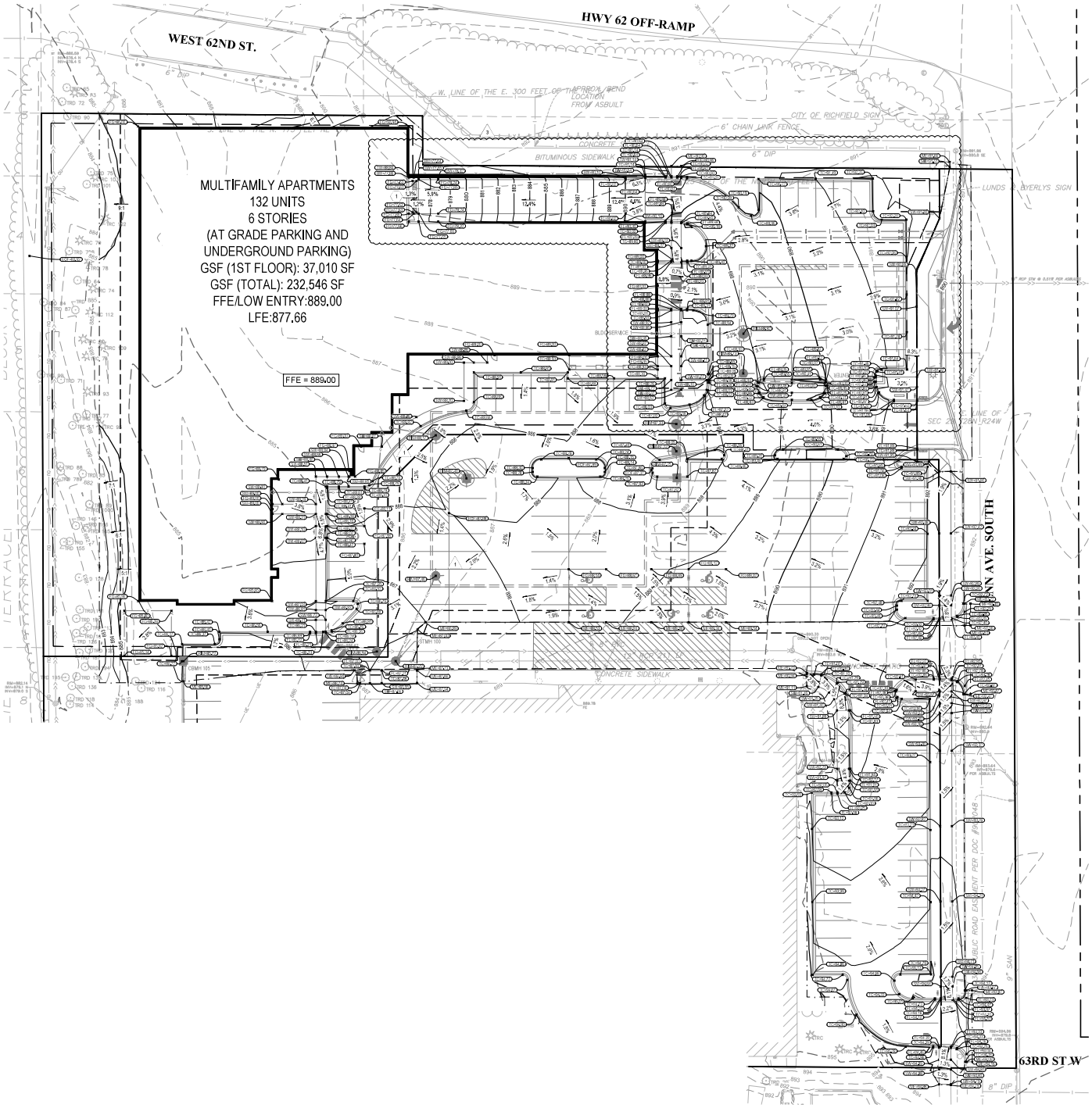
PROJECT NUMBER
5498-0003
ISSUE DATE
01/12/2021
ISSUE NO.
3
DRAWN BY
JTP
CHECKED BY
JRA
APPROVED BY
DML

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
SWPPP

SHEET NUMBER
C-202

PLOT DATE: 1/12/2021 10:55 AM



GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 — EXISTING MINOR CONTOUR
- 900 — EXISTING MAJOR CONTOUR
- 901 — PROPOSED MINOR CONTOUR
- 900 — PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- FLOW LINE ELEVATION
- FINISHED GRADE ELEVATION
- MATCH EXISTING ELEVATION
- SIDEWALK ELEVATION
- EMERGENCY OVERFLOW ELEVATION
- TOP OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION (AT GRADE)
- HIGH POINT SPOT ELEVATION
- LOW POINT SPOT ELEVATION
- STRUCTURE RIM SPOT ELEVATION
- SURFACE GRADE & FLOW DIRECTION
- SURFACE SLOPE (H:V) & FLOW DIRECTION
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

NOTES

1. SEE SHEET C-302 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET C-201 FOR CONSTRUCTION LIMITS.
3. EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS AND FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR REWORK OF AN UNCOMMUNICATED DISCREPANCY.
4. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION. SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. TRENCH DRAIN CONNECTS TO SUMP PUMP INTERIOR TO BUILDING. COORDINATE WITH ARCHITECTURAL AND MEP PLANS.

ARCHITECT
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7700 Olson Memorial Parkway, Suite 200
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WENCK
7500 OLSON MEMORIAL HIGHWAY 100D
GOLDEN VALLEY, MN 55427
PHONE: 763-476-6010
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	LIG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

WARNING:
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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 800-252-1166

PROJECT NUMBER
5496-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

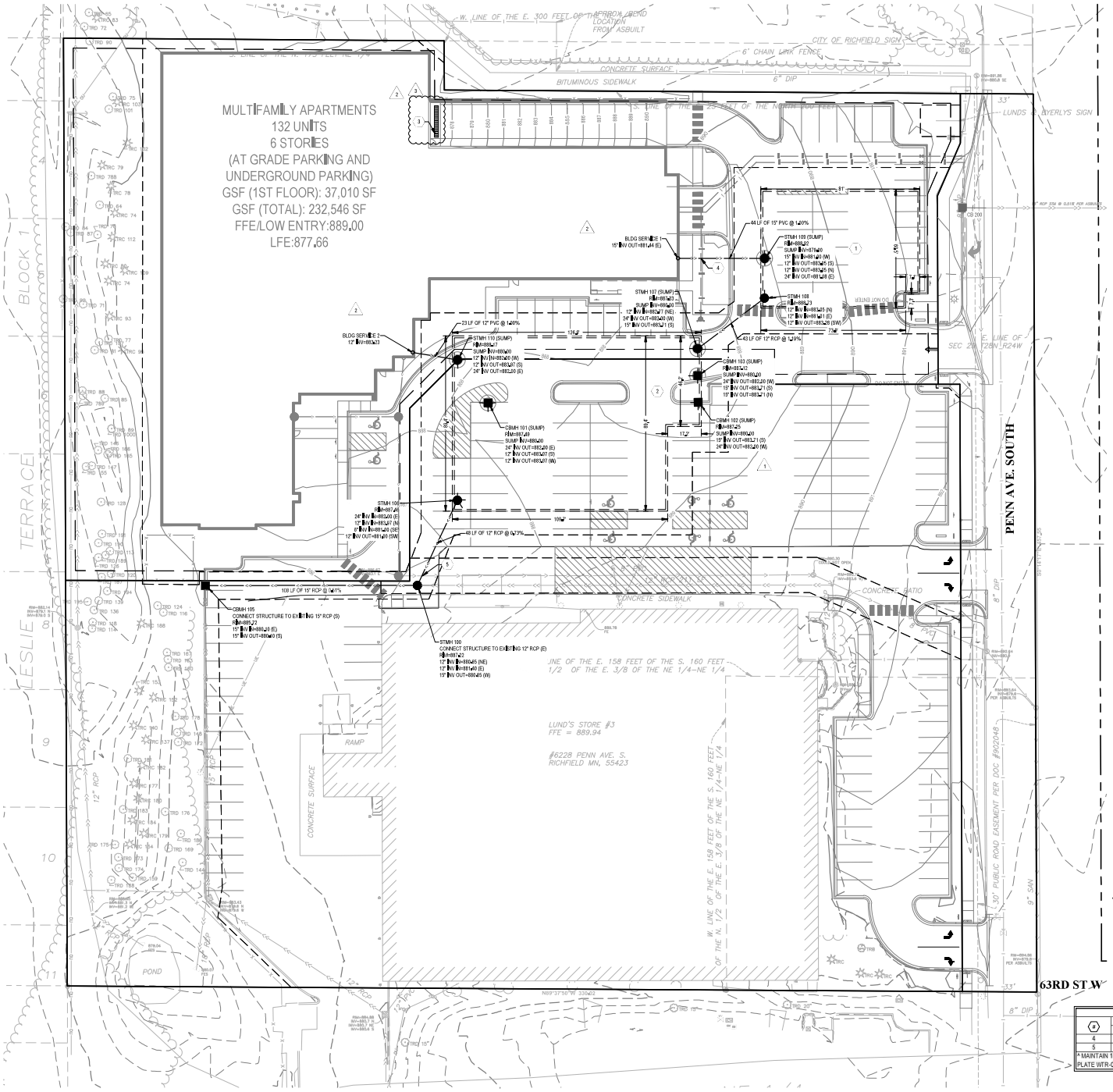
APPROVED BY
DML

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-301

PLOT DATE: 1/12/2021 10:55 AM



GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
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- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING FORCEMAIN
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING CURB STOP
- EXISTING HYDRANT
- EXISTING WATER WELL
- EXISTING WATER VALVE
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

STORM STRUCTURE SCHEDULE			
		DETAIL	
STRUCTURE ID	SIZE**	STRUCTURE	CASTING
STMH 100	60" Ø	2/C-801	R-1642*
CBMH 101***	30" Ø	SHEET 8/C-801	30" STANDARD****
CBMH 102***	30" Ø	SHEET 8/C-801	2x3 H GH FLOW****
CBMH 103***	30" Ø	SHEET 8/C-801	30" STANDARD****
REMOVED CBMH 104*	NA		
CBMH 105	48" Ø	2/C-801	R-3067-VB*
STMH 106***	30" Ø	SHEET 8/C-801	R-1642*
STMH 107***	30" Ø	SHEET 8/C-801	30" SOLID****
STMH 108***	30" Ø	SHEET 8/C-801	R-1642*
STMH 109***	30" Ø	SHEET 8/C-801	30" SOLID****
STMH 110***	30" Ø	SHEET 8/C-801	30" SOLID****

*NEENAH OR APPROVED EQUAL
**STRUCTURE SIZES ARE APPROXIMATE. PRECAST MANUFACTURER TO CONFIRM SIZES AND ADJUST AS NECESSARY, PRIOR TO BID OPENING.
***ADS INSERT™ SEE STRUCTURE OR APPROVED EQUAL
****NYLOPLAST OR APPROVED EQUAL

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. UNDERGROUND RETENTION SYSTEM 2 TO BE WRAPPED IN 3 LAYERS:
   2.1. LAYER 1 = 8 OZ. GEOTEXTILE FABRIC
   2.2. LAYER 2 = 40 MIL HDPE LINER
   2.3. LAYER 3 = 8 OZ. GEOTEXTILE FABRIC
   LINER TO BE IMPERMEABLE HDPE WATERTIGHT LINING OR APPROVED EQUAL. SYSTEM TO BE INSTALLED WITH DRAIN TILE ABOVE LINER TO BE PROVIDED BY INSTALLING CONTRACTOR.
3. PLAN QUANTITIES SHALL SUPERSEDE TABLE QUANTITIES IN CASE OF DISCREPANCY.
4. STORM STRUCTURES SHOWN IN CURB LINE ARE CENTERED ON FACE OF CURB. CONTRACTOR TO PLACE STRUCTURE TO ALLOW FOR PROPER ALIGNMENT OF CURB AND CURB BOX. VERIFY SURVEY STAKES PRIOR TO PLACING STRUCTURE INVERT.
5. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION. SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. UNDERGROUND INFILTRATION SYSTEM 1
2. UNDERGROUND RETENTION SYSTEM 2
3. TRENCH DRAIN AND SUMP PUMP INTERIOR TO BUILDING. SHOWN SCHEMATICALLY ON PLANS. CONTRACTOR TO ENSURE THAT TRENCH DRAIN DOES NOT CONFLICT WITH ADJACENT BUILDING INFRASTRUCTURE, INCLUDING STRUCTURAL FOOTINGS. COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP PLANS. SEE DETAIL 1/C-903
4. PIPE CROSSING. SEE SCHEDULE
5. PIPE CROSSING. SEE SCHEDULE

UNDERGROUND STORMWATER SYSTEM SUMMARY TABLE					
NAME	PRODUCT	AREA (SF)	STORAGE (CF)	INVERT	100-YR HWL
SYSTEM 1	HYDROSTOR HS-180	4,700	15,400	880.00	883.2
SYSTEM 2	HYDROSTOR HS-180	10,000	34,110	881.0	884.2

PIPE CROSSING SCHEDULE									
#	STORM			SANITARY			WATER*		
	SIZE	MATERIAL	INVERT	SIZE	MATERIAL	INVERT	SIZE	MATERIAL	TOP OF PIPE
4	12" Ø	PVC	881.22	-	-	-	6" Ø	DIP	878.96
5	12" Ø	RCP	880.69	8" Ø	PVC	883.05	-	-	-

* MAINTAIN 18" SEPARATION AT ALL WATER CROSSINGS, WITH 4" RIGID INSULATION AS REQUIRED. SEE DETAIL PLATE WTR-05

ARCHITECT
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GOLDEN VALLEY, MN 55427
PHONE: 763-542-1800
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
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2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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CALL BEFORE YOU DIG:
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

PROJECT NUMBER
5498-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

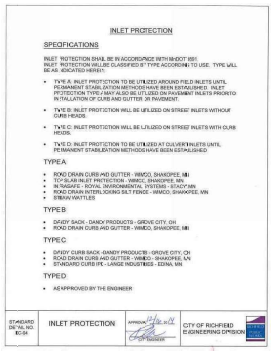
APPROVED BY
DML

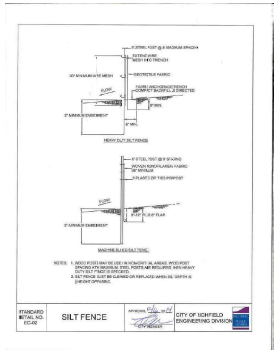
PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

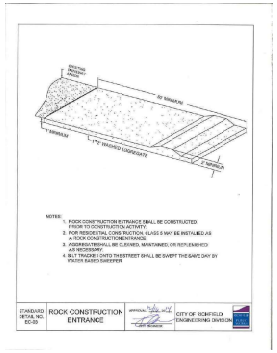
SHEET TITLE
STORM SEWER PLAN

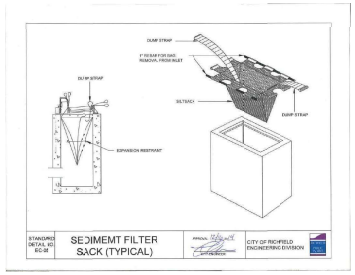
SHEET NUMBER
C-501

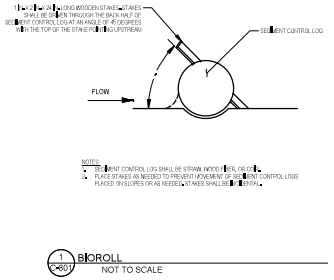
PLOT DATE: 1/12/2021 10:56 AM











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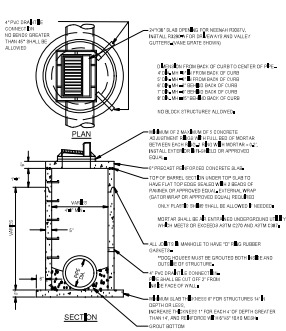
NOT TO SCALE



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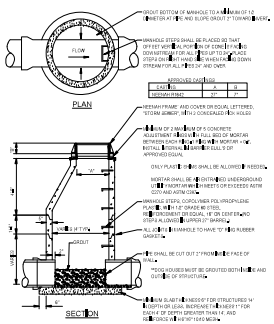

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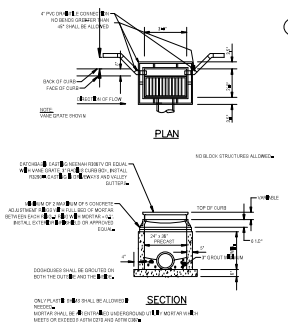

4 36" X 24" CATCH BASIN
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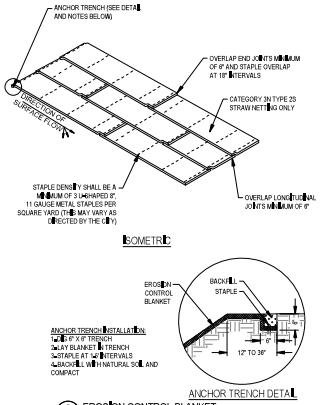

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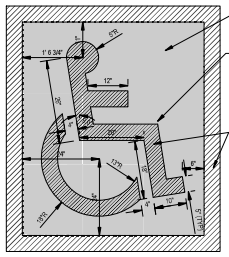

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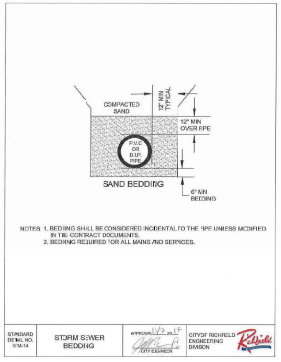

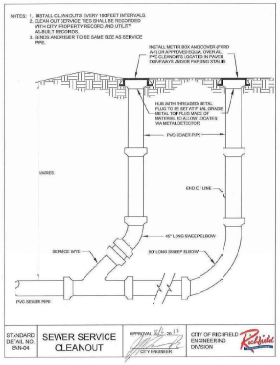

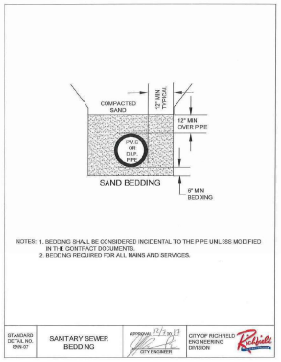

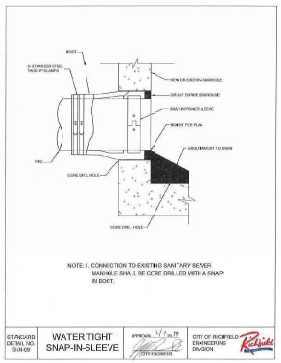

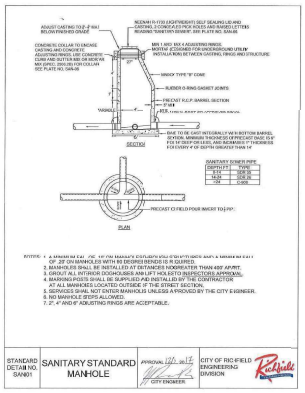

ARCHITECT
DORAN COMPANIES
7700 Olson Memorial Road, Ste Ste 200
Minneapolis, MN 55427
PHONE: 763-542-0500
FAX: 763-542-0501

CIVIL ENGINEER
WENCK
7500 OLSON MEMORIAL HIGHWAY 800D
GOLDEN VALLEY, MN 55427
PHONE: 763-542-9500
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	LIG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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DRAWN BY
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APPROVED BY
DML

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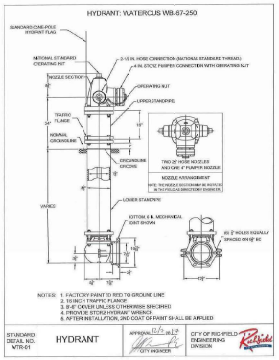
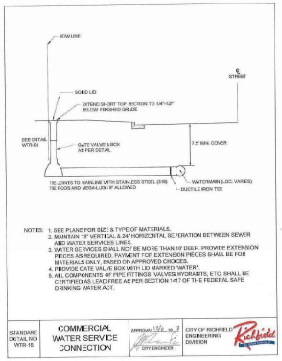
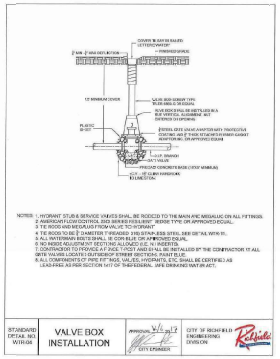
SHEET TITLE
DETAILS

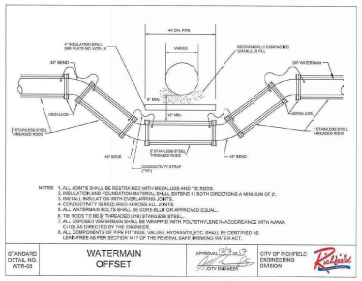
SHEET NUMBER
C-801

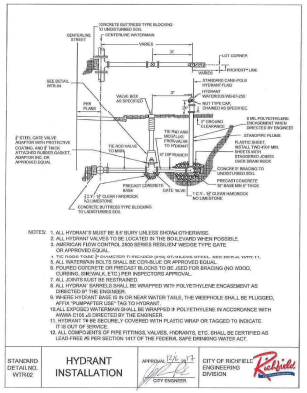
PLOT DATE: 1/12/2021 10:56 AM

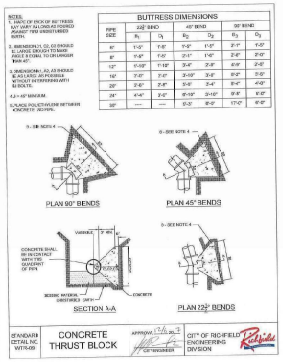


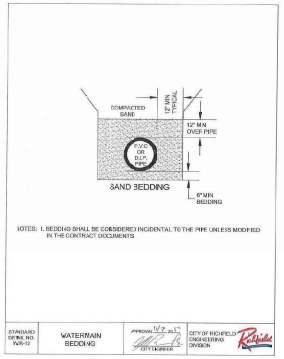


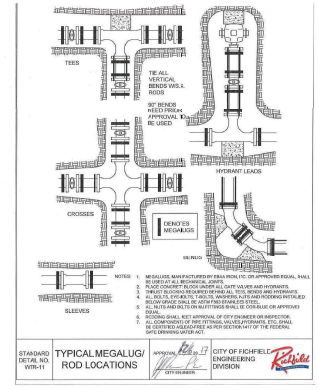


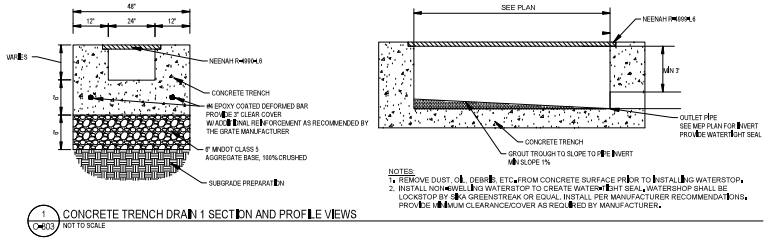


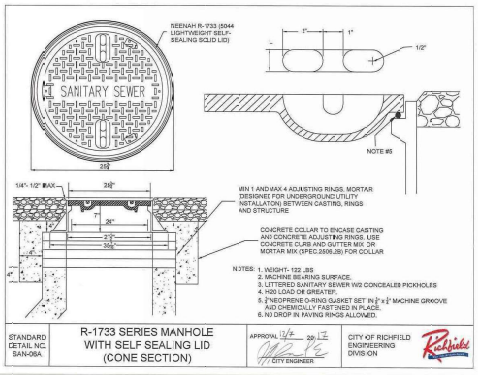


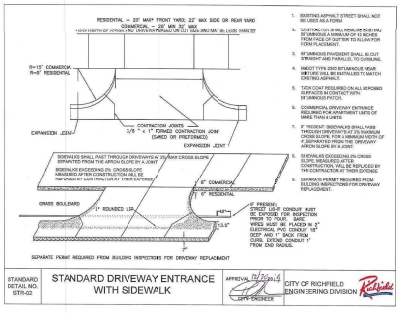


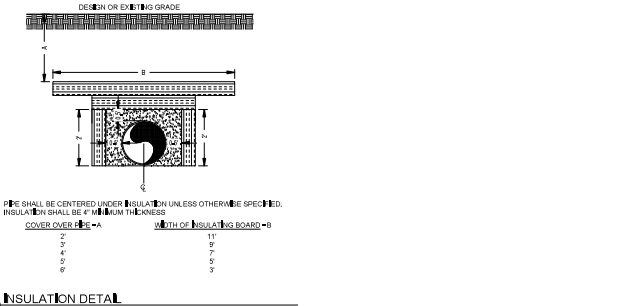












ARCHITECT

DORAN COMPANIES

7500 Olson Memorial Hwy, Ste 200
Minneapolis, MN 55427
(763) 541-0000
(763) 541-0001 fax

CIVIL ENGINEER

WENCK

7500 OLSON MEMORIAL HIGHWAY 800
GOLDEN VALLEY, MN 55427
PHONE: 763-541-4800
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	LIG STM & PROP CHG	09/03/20
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DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

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TWIN CITY AREA: 651-454-0002
TOLL FREE: 800-252-1166

PROJECT NUMBER
5456-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

APPROVED BY
DML

PREPARED FOR

LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE

DETAILS

SHEET NUMBER

C-803

PLOT DATE: 1/12/2021 10:56 AM

PRINSCO
ENGINEERED WITH INTEGRITY

LUNDS & BYERLYS APARTMENTS
RICHFIELD, MN

HYDROSTOR HS180 STORMWATER CHAMBER SYSTEM

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE HYDROSTOR HS180 OR APPROVED EQUIVALENT.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-12, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."
6. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   A. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   B. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO CERTIFY LONG-TERM PERFORMANCE.
   C. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
7. CHAMBERS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

NOTES:

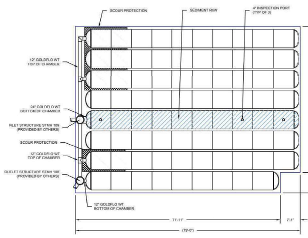
1. PRIOR TO BEGINNING INSTALLATION OF HYDROSTOR STORMWATER CHAMBERS, A PRECONSTRUCTION MEETING SHALL BE HELD WITH A PRINSCO REPRESENTATIVE AND THE INSTALLERS.
2. HYDROSTOR STORMWATER CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRINSCO "HYDROSTOR CONSTRUCTION GUIDE."
3. HYDROSTOR STORMWATER CHAMBERS SHALL NOT BE INSTALLED ON WET OR UNSTABLE FOUNDATION OR SUBGRADE. FOUNDATION STONE MUST BE LEVEL AND COMPACTED.
4. PRINSCO RECOMMENDS PRETREATMENT OF STORMWATER RUNOFF USING A PRINSCO STORMWATER QUALITY UNIT AND/OR A SEDIMENT ROW.
5. MAINTAIN MINIMUM SPACING OF 8" (SPECIFICALLY HS180) BETWEEN CHAMBERS.
6. CONSTRUCTION EQUIPMENT SHALL NOT BE SITUATED ATOP THE CHAMBERS UNTIL SUFFICIENT COVER HAS BEEN ACHIEVED. DUMP TRUCKS, RUBBER TIRE LOADERS, EXCAVATORS, WHEEL OR ROLLER LOADS ARE NOT ALLOWED UNTIL PROPER FILL HEIGHTS HAVE BEEN ACHIEVED. REFER TO PRINSCO "HYDROSTOR CONSTRUCTION GUIDE" FOR SPECIFIC LOADING CRITERIA.
7. EMBEDMENT BACKFILL MUST BE PLACED USING THE FOLLOWING METHODS ONLY:
   - BACKFILL WITH AN EXCAVATOR LOCATED OUTSIDE THE EXCAVATION
   - BACKFILL WITH A STONE SHOOTER LOCATED OUTSIDE THE EXCAVATION
   - BACKFILL AS ROWS ARE BUILT WITH AN EXCAVATOR ON THE SUBGRADE OR FOUNDATION STONE
8. EMBEDMENT BACKFILL SHALL NOT BE PLACED USING THE "DUMP AND PUSH" METHOD. THIS MAY CAUSE DAMAGE TO THE CHAMBERS, WILL RESULT IN IMPROPER INSTALLATION AND WILL VOID THE PRINSCO STANDARD WARRANTY.
9. ONCE SUFFICIENT COVER IS ACHIEVED (12" FOR HS180), GRADING MAY COMMENCE WITH A SMALL DOZER OR SKID LOADER (LESS THAN 4.5 PSI GROUND PRESSURE). EQUIPMENT SHALL ALWAYS TRAVEL PARALLEL TO CHAMBER ROWS. SEE PRINSCO "HYDROSTOR CONSTRUCTION GUIDE" FOR SPECIFIC LOADING CRITERIA.

PROJECT INFORMATION:

- PROJECT NUMBER: 20-122
- PRINSCO SALES CONTACT: John Sartjer: 320-905-7505 & Matt Baragary: 320-212-5837
- ENGINEER: ----
- CONTRACTOR: ----
- DISTRIBUTOR: ----

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (12) PAGES

CUSTOMER DATE



BILL OF MATERIALS - SYSTEM 1

PART	DESCRIPTION	QTY.	PART	DESCRIPTION	QTY.
A1	HYDROSTOR HS180 CHAMBER (HS180C)	79	A2	HYDROSTOR HS180 END CAP (HS180E)	11
A3	HYDROSTOR HS180 END CAP w/ 24" CORED HOLE BOTTOM (HS180E-24HB)	1	A4	24GF20NP (FIELD CUT PIPE FOR MANIFOLD)	20'
A5	HYDROSTOR HS180 END CAP w/ 12" CORED HOLE TOP (HS180E-12HT)	3	A6	HYDROSTOR HS180 END CAP w/ 12" CORED HOLE BOTTOM (HS180E-12HB)	1
A7	12GF20NP (FIELD CUT PIPE FOR MANIFOLD)	80'	A8	12" GOLDFLO TEE (GFT1212)	2
A9	12" SPLIT COUPLER (SC12)	8	A10	12" GOLDFLO 90° ELBOW (GFE12902)	1

TYPICAL ELEVATIONS - HS180 BEDS (ft)

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	892.62
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	887.12
MINIMUM ALLOWABLE GRADE (UNPAVED WITH NO TRAFFIC):	886.58
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	886.58
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	886.58
TOP OF STONE (MIN):	885.62
TOP OF CHAMBER:	884.62
12" TOP OF CHAMBER (INVERT):	883.05
24" BOTTOM OF CHAMBER (INVERT):	881.08
12" BOTTOM OF CHAMBER (INVERT):	881.01
BOTTOM OF CHAMBER (MIN):	880.83
BOTTOM OF FOUNDATION STONE:	880.08

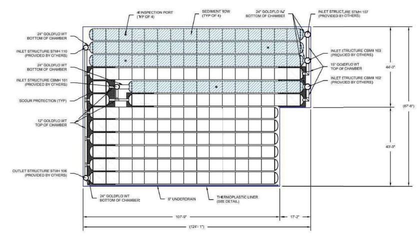
PROPOSED SYSTEM LAYOUT HS180

INSTALLED SYSTEM VOLUME (ft³):	15,686
INSTALLED SYSTEM FOOTPRINT (ft²):	4,573
SYSTEM PERIMETER (ft):	275
TOTAL CHAMBERS:	79
TOTAL ENDCAPS:	16
STONE REQUIRED (yd³):	595
NON-WOVEN GEOTEXTILE (yd²):	1,423
WOVEN GEOTEXTILE (yd²):	176

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

PRINSCO ENGINEERED WITH INTEGRITY — 1717 16TH ST. NE, WILLMAR, MN 56201, www.prinsco.com

TITLE: LUNDS & BYERLYS APARTMENTS, RICHFIELD, MN — REV: G — CHECKED BY: RMS — DRAWN BY: TJW — DATE: 29-Sep-20 — SCALE: NTS — SHEET: 1 OF 4 — DRAWING NUMBER: 20-122



BILL OF MATERIALS - SYSTEM 2

PART	DESCRIPTION	QTY.	PART	DESCRIPTION	QTY.
B1	HYDROSTOR HS180 CHAMBER (HS180C)	176	B2	HYDROSTOR HS180 END CAP (HS180E)	12
B3	HYDROSTOR HS180 END CAP w/ 24" CORED HOLE BOTTOM (HS180E-24HB)	6	B4	24GF20NP (FIELD CUT PIPE FOR MANIFOLD)	40'
B5	HYDROSTOR HS180 END CAP w/ 12" CORED HOLE TOP (HS180E-12HT)	8	B6	12" SPLIT COUPLER (SC12)	18
B7	12GF20NP (FIELD CUT PIPE FOR MANIFOLD)	100'	B8	12" GOLDFLO TEE (GFT1212)	6
B9	HYDROSTOR HS180 END CAP w/ 15" CORED HOLE TOP (HS180E-15HT)	2	B10	15GF20NP (FIELD CUT PIPE FOR MANIFOLD)	40'
B11	15" GOLDFLO 90° ELBOW (GFE06902)	2	B12	15" SPLIT COUPLER (SC15)	4
B13	6" UNDERDRAIN (06WT20PF)	120'	B14	6" GOLDFLO 45° ELBOW (GFE0645)	1
B15	6" END CAP (EC06)	1	B16	6" SPLIT COUPLER (SC06)	2

TYPICAL ELEVATIONS - HS180 BEDS (ft)

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	893.54
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	888.04
MINIMUM ALLOWABLE GRADE (UNPAVED WITH NO TRAFFIC):	887.50
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	887.50
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	887.50
TOP OF STONE (MIN):	886.54
TOP OF CHAMBER:	885.54
12" TOP OF CHAMBER (INVERT):	883.97
15" TOP OF CHAMBER (INVERT):	883.71
24" BOTTOM OF CHAMBER (INVERT):	882.00
BOTTOM OF CHAMBER (MIN):	881.75
6" UNDERDRAIN (INVERT):	881.00
BOTTOM OF FOUNDATION STONE:	881.00

PROPOSED SYSTEM LAYOUT HS180

INSTALLED SYSTEM VOLUME (ft³):	34,865
INSTALLED SYSTEM FOOTPRINT (ft²):	10,184
SYSTEM PERIMETER (ft):	425
TOTAL CHAMBERS:	176
TOTAL END CAPS:	28
STONE REQUIRED (yd³):	1,329
NON-WOVEN GEOTEXTILE (yd²):	4,928
WOVEN GEOTEXTILE (yd²):	911
THERMOPLASTIC LINER (ft²):	18,585

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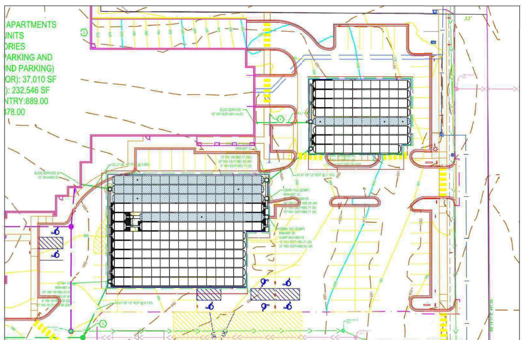
TITLE: LUNDS & BYERLYS APARTMENTS, RICHFIELD, MN — REV: G — CHECKED BY: RMS — DRAWN BY: TJW — DATE: 29-Sep-20 — SCALE: NTS — SHEET: 2 OF 4 — DRAWING NUMBER: 20-122



OVERLAY

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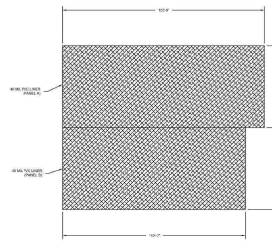
TITLE: LUNDS & BYERLYS APARTMENTS, RICHFIELD, MN — REV: G — CHECKED BY: RMS — DRAWN BY: TJW — DATE: 29-Sep-20 — SCALE: NTS — SHEET: 3 OF 4 — DRAWING NUMBER: 20-122



BILL OF MATERIALS

ITEM	INFO/DIMENSIONS	QTY.	APPROX. PANEL WEIGHT (lbs.)	SF
40 MIL PVC LINER (PANEL A)	63'x155'	1	2539	9765
40 MIL PVC LINER (PANEL B)	63'x140'	1	2293	8820
12" PIPE BOOT	12" PIPE BOOT FOR 40 MIL PVC LINER	3	n/a	n/a
ADHESIVE "1 GALLON PER 300 FEET OF LINER BONDING"	ADHESIVE FOR BOOTS ON PVC LINER	.50 gal	n/a	n/a
		Totals:	4,832	18,585

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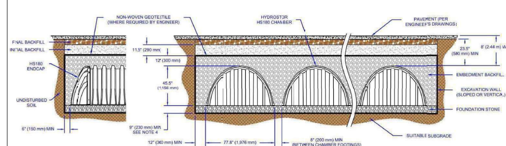
TITLE: LUNDS & BYERLYS APARTMENTS, RICHFIELD, MN — REV: G — CHECKED BY: RMS — DRAWN BY: TJW — DATE: 29-Sep-20 — SCALE: NTS — SHEET: 4 OF 4 — DRAWING NUMBER: 20-122



NOTES:

1. HYDROSTOR HS180 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS180 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. **SUBGRADE:** TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM, IF DIRECTED BY THE ENGINEER. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING SUBGRADE SUITABILITY.
3. **GEOTEXTILE:** A 4 oz/yd² (136 g/m²) OR HEAVIER NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 3/4 - 1 1/2 INCH (19 - 38 mm). A 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 1 1/2 - 2 INCH (38 - 51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
4. **FOUNDATION STONE:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. MINIMUM FOUNDATION STONE THICKNESS TO BE DETERMINED BY DESIGN ENGINEER. MINIMUM OF 9" (230 mm) RECOMMENDED. REFER TO PRINSCO DESIGN MANUAL FOR ADDITIONAL GUIDANCE. COMPACTION SHOULD BE DONE IN LIFTS OF NO MORE THAN 9 INCHES (230 mm) TO A DENSITY OF 95% STANDARD PROCTOR DENSITY.
5. **EMBEDMENT BACKFILL:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. EMBEDMENT BACKFILL SHALL EXTEND FROM TOP OF BEDDING TO NOT LESS THAN 12 INCHES (300 mm) ABOVE THE TOP OF THE CHAMBER. NO COMPACTION IS REQUIRED BUT AN EFFORT SHOULD BE MADE TO HAND KNIFE STONE IN BETWEEN ALL CORRUGATIONS.
6. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE A GRANULAR WELL GRADED SOIL WITH LESS THAN 35% FINES OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10). MOST PAVEMENT SUBBASE MATERIALS FALL WITHIN THIS GRADING CRITERIA. INITIAL BACKFILL SHALL EXTEND FROM TOP OF EMBEDMENT BACKFILL TO NOT LESS THAN 23.5 INCHES (590 mm) ABOVE THE TOP OF THE CHAMBER. COMPACT TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
7. **FINAL BACKFILL:** SUITABLE MATERIALS SHALL BE ANY SOIL DIRECTED BY THE ENGINEER. FINAL BACKFILL SHALL EXTEND FROM TOP OF INITIAL BACKFILL TO NO MORE THAN 8 FEET (2.44 m) ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEERS RECOMMENDATIONS.
8. **MINIMUM COVER:** FOR TRAFFIC APPLICATIONS A MINIMUM COVER OF 23.5 INCHES (590 mm) IS REQUIRED, MEASURED FROM THE TOP OF THE CHAMBER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR TO THE TOP OF RIGID PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING MAY OCCUR, INCREASE COVER TO 30 INCHES (750 mm) FOR H-20 LOADING. ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS.
9. **MAXIMUM COVER:** A COVER HEIGHT OF OVER 8 FEET (2.44 m) IS NOT RECOMMENDED. COVER HEIGHT IS MEASURED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE PAVEMENT.
10. **LOAD RATING:** HS180 CHAMBERS ARE TRAFFIC RATED FOR H-20 VEHICLES WITH ADDITIONAL CONSIDERATION FOR LANE LOADING, COMMONLY REFERRED TO AS HL-93 LOAD RATING (AASHTO DESIGN TRUCK).

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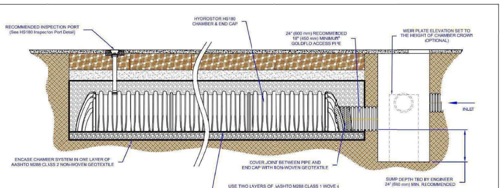
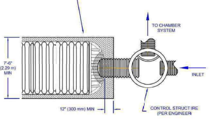
TITLE: HYDROSTOR HS180 - CROSS SECTION — DRAWN BY: TRA — DATE: 24-Oct-19 — SCALE: NTS — SHEET: 1 OF 1 — DRAWING NUMBER: D-7-200A





NOTES:

1. HYDROSTOR HS180 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS180 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. **GEOTEXTILE:** TWO DIFFERENT GEOTEXTILES WILL BE USED IN CREATING A FUNCTIONING SEDIMENT ROW. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
   - A NON-WOVEN GEOTEXTILE FILTER FABRIC 4 oz/yd² (136 g/m²) OR HEAVIER SHOULD BE USED AROUND THE PERIMETER OF THE CHAMBER SYSTEM FOR EMBEDMENT BACKFILL MATERIAL SIZED 3/4 - 1 1/2 INCH (19-38 mm). A 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 1 1/2 - 2 INCH (38-51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL.
   - TWO LAYERS OF 6 oz/yd² (203 g/m²) WOVEN FABRIC IS PLACED BETWEEN THE FOUNDATION AND THE CHAMBER FOR THE CREATION OF THE SEDIMENT ROW. THE TWO LAYERS PROVIDE A PROTECTIVE BARRIER FOR THE EMBEDMENT BACKFILL BUT STILL ALLOW WATER TO INFILTRATE INTO THE SYSTEM. THE WOVEN GEOTEXTILE IS DURABLE ENOUGH TO ALLOW JETTING TO CLEAN THE SEDIMENT ROW.
3. **INSPECTION AND MAINTENANCE:** INSPECTION OF THE SYSTEM SHOULD OCCUR BIANNUALLY TO ENSURE LARGE AMOUNTS OF SEDIMENT OR DEBRIS HAVE NOT BEEN DEPOSITED IN THE SEDIMENT ROW. DURING THE FIRST YEAR INSPECTION SHOULD OCCUR MORE FREQUENTLY DUE TO CONSTRUCTION SEDIMENT LOADING. TO CLEAN THE SYSTEM, A JET/VAC PROCESS CAN BE USED TO REMOVE SEDIMENT AND DEBRIS FROM THE SEDIMENT ROW. FOR MORE INFORMATION, REFER TO PRINSCO'S "RETENTION/DETENTION CLEANING AND MAINTENANCE" TECHNICAL NOTE.
4. **ACCESS PIPE:** PRINSCO RECOMMENDS A 24 INCH (600 mm) DIAMETER ACCESS PIPE TO THE SEDIMENT ROW. CONTACT YOUR LOCAL SALES REPRESENTATIVE WITH ANY QUESTIONS.

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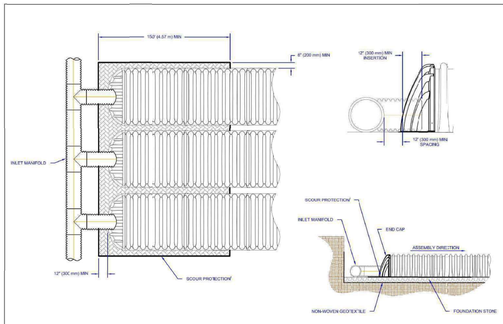
TITLE: HYDROSTOR HS180 - SEDIMENT ROW — DRAWN BY: TSS — DATE: 11-Oct-18 — SCALE: NTS — SHEET: 1 OF 1 — DRAWING NUMBER: D-7-202



NOTES:

1. SCOUR PROTECTION SHOULD USE A MIN 6 oz/yd² (203 g/m²) WOVEN GEOTEXTILE. GEOTEXTILE SHOULD MEET AASHTO M288 CLASS 1 SPECIFICATION.
2. SCOUR PROTECTION IS ONLY NEEDED WITH CHAMBER ROWS CONNECTED TO THE INLET MANIFOLD.

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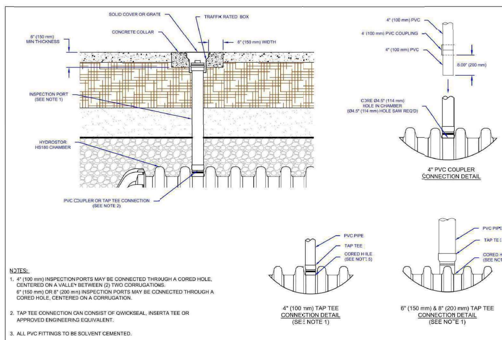
TITLE: HYDROSTOR HS180 - SCOUR PROTECTION — DRAWN BY: TSS — DATE: 11-Oct-18 — SCALE: NTS — SHEET: 1 OF 1 — DRAWING NUMBER: D-7-207



NOTES:

1. 4" (100 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A VALLEY BETWEEN (2) TWO CORRUGATIONS.
   6" (150 mm) OR 8" (200 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A CORRUGATION.
2. TAP TEE CONNECTION CAN CONSIST OF QWICKSEAL, INSERTA TEE OR APPROVED ENGINEERING EQUIVALENT.
3. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
4. PVC MAY BE EITHER SDR 35 OR SCH 40
5. CORED HOLE SIZES AS FOLLOWS: 4" (100 mm) CUT TO 5" (125 mm); 6" (150 mm) CUT TO 7" (180 mm); 8" (200 mm) CUT TO 9" (230mm)

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TITLE: HYDROSTOR HS180 - INSPECTION PORT — DRAWN BY: ARB — DATE: 31-May-19 — SCALE: NTS — SHEET: 1 OF 1 — DRAWING NUMBER: D-7-203

ARCHITECT:
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

CIVIL ENGINEER
WENCK
7500 OLSON MEMORIAL HIGHWAY #300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	UG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

DANIEL M. LAVENDER

LICENSE NO.: 57418

DATE: 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

PROJECT NUMBER: 5498-0003
ISSUE DATE: 01/12/2021
ISSUE NO.: 3
DRAWN BY: JTP
CHECKED BY: JRA
APPROVED BY: DML

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

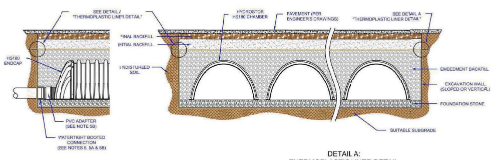
SHEET TITLE
DETAILS

SHEET NUMBER
C-804

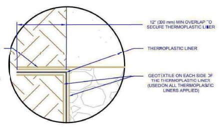
PLOT DATE: 1/12/2021 10:57 AM

1

2



DETAIL A:
THERMOPLASTIC LINER DETAIL



NOTES:

1. REFERENCE "HYDROSTOR HS180 - CROSS SECTION (D-7-200A)" FOR ALL ACCEPTABLE FILL MATERIAL & PROPER INSTALLATION OF CHAMBER SYSTEM.

2. THERMOPLASTIC LINER ON BOTTOM AND SIDES OF SYSTEM ONLY.

3. THERMOPLASTIC LINERS OPTIONS INCLUDE:
 -POLYVINYL CHLORIDE (PVC), 30 MIL PVC
 -LINEAR LOW DENSITY POLYETHYLENE (LLDPE), 30 MIL LLDPE
 -REINFORCED POLYPROPYLENE (RPP), EPDM, AND XR-5

4. 6 oz/yd² NON-WOVEN GEOTEXTILE SHALL BE PLACED ON BOTH SIDES OF THERMOPLASTIC TO PROTECT AGAINST ANGULAR AGGREGATE ON THE WATER SIDE AND FROM PROTRUSION ON THE SOIL SIDE AT ANY LOCATION IN THE SYSTEM (SEE THERMOPLASTIC LINER DETAILS)

5. THERMOPLASTIC LINER AND PIPE BOOTS SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION RECOMMENDATIONS.

 5A- A PIPE BOOT WITH CLAMP IS RECOMMENDED WHEN PIPE PENETRATES THOUGH THE LINER. BOOTS CAN EITHER BE PREFABRICATED BY THE LINER MANUFACTURE OR FIELD FABRICATED BY THE CONTRACTOR.

 5B- FOR A WATERTIGHT BOOTED CONNECTION, IT IS RECOMMENDED TO TRANSITION TO A SMOOTH WALL PIPE (E.G. PVC). THIS CAN BE DONE IN MANY WAYS: MARMAC DISSIMILAR COUPLER, FERNCO COUPLER, HARCO HUB X SDR35 SPIGOT ADAPTER WITH GASKET, OR ANY OTHER APPROVED CONNECTOR TO TRANSITION FROM CORRUGATED PLASTIC PIPE. THE PROJECT ENGINEER SHALL DECIDE ON WHAT PIPE MATERIAL PENETRATES THE LINER.

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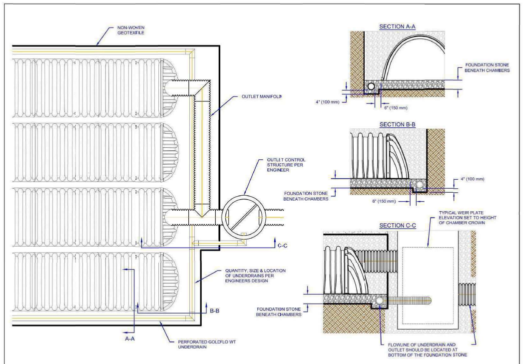
TITLE: HYDROSTOR HS180 - CROSS SECTION DETENTION | DRAWN BY: TJW | DATE: 16-Sep-19 | DRAWING NUMBER: D-7-200B | SCALE: NTS | SHEET: 1 OF 1



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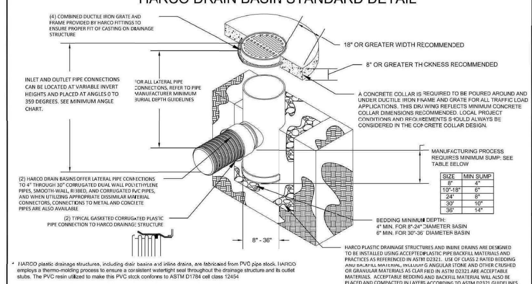
TITLE: HYDROSTOR HS180 - UNDERDRAIN | DRAWN BY: ARB | DATE: 27-Nov-19 | DRAWING NUMBER: D-7-206 | SCALE: NTS | SHEET: 1 OF 1

HARCO DRAIN BASIN STANDARD DETAIL



SIZE	MIN SUMP
8"	4"
10"-18"	6"
24"	8"
30"	10"
36"	14"

1. HARCO plastic drainage structures, including drain basins and inline drains, are fabricated from PVC pipe stock. HARCO employs a thermo-molding process to ensure a consistent watertight seal throughout the drainage structure and its outlet stubs. The PVC resin utilized to make this PVC stock conforms to ASTM D1784 cell class 12454

2. The outlet stubs for HARCO plastic drainage structures are also manufactured from PVC pipe stock utilizing thermo-molding process to ensure a tight pipe-to-structure fit, so that when utilizing the appropriate pipe gaskets, the pipe-to-structure connection meets or exceeds the pressure requirements of the ASTM D3212 standard for pipe connections of plastic drainage pipe and sewer pipe using flexible elastomeric seals. These pipe gaskets must meet ASTM F477 requirements.

3. Riser pipe extensions are required for drain basins taller than 84" due to shipping restrictions, and are available for convenient In-the-field drain basin height adjustments.

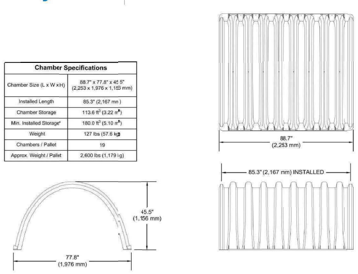
4. HARCO grates, covers, and frames shall be constructed of ductile iron meeting ASTM A536 Grade 80-55-06. 12" through 36" round and square hinged standard grates and solid covers meet H25 load rating. 12" through 24" round and square hinged pedestrian grates meet H10 load rating. Traffic family and Curb Inlet 2'x2' and 2'x3' grates meet H25 load rating. 8" and 10" grates and solid covers are one-piece drop-in castings designed for light duty load applications. All domed grates are not load rated.

THE HARRINGTON CORPORATION

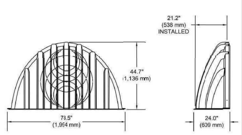
TITLE: DRAIN BASIN STANDARD DETAIL | DWG NO: 2013-001 | REV: 001 | SCALE: N/A | DATE: 2-23-17 | DWN BY: JBF | CKD BY: JP

HydroStor HS180

Chamber Specifications	
Chamber Size (L x W x H)	88.7" x 77.8" x 45.5" (2,253 x 1,976 x 1,156 mm)
Installed Length	85.3" (2,167 mm)
Chamber Storage	113.6 ft³ (3.22 m³)
Min. Installed Storage*	180.0 ft³ (5.10 m³)
Weight	127 lbs (57.6 kg)
Chambers / Pallet	19
Approx. Weight / Pallet	2,600 lbs (1,179 kg)



End Cap Specifications	
End Cap Size (L x W x H)	24.0" x 78.5" x 44.7" (609 x 1,994 x 1,136 mm)
Installed Length	21.2" (538 mm)
End Cap Storage	15.3 ft³ (0.43 m³)
Min. Installed Storage*	44.9 ft³ (1.27 m³)
Weight	52 lbs (23.6 kg)



*ASSUMES 12" (300 mm) STONE ABOVE CHAMBERS END CAPS, 9" (230 mm) OF STONE FOR FOUNDATION STONE, 8" (200 mm) OF STONE BETWEEN CHAMBERS/END CAPS, 6" (150 mm) OF STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

PRINSCO — 1717 16TH ST. NE, WILLMAR, MN 56201, www.prinsco.com

TITLE: HYDROSTOR HS180 - SPECIFICATION | DRAWN BY: ARB | DATE: 23-Jul-18 | DRAWING NUMBER: D-7-201 | SCALE: NTS | SHEET: 1 OF 1

HARCO DRAIN BASIN INSTALL GUIDE

Step 1: Excavate trench to width and depth required for pipes being installed. Use ASTM D2321 guidelines for bedding and backfill material and compaction requirements.

Step 2: Ensure bedding is leveled and compacted to support drain basin and pipes.

Step 3: Lower drain basin into trench, set in place, and level prior to pipe installation. Place backfill so basin is stable during pipe install.

Step 4: For corrugated polyethylene pipes, remove bell or spigot so full size corrugations will hold gasket and install into drain basin bell. Cut pipe in valley between corrugations.

Step 5: Remove burrs from cut end of pipe. Clean first two pipe corrugations. Use only HARCO supplied pipe gaskets – zip-tied to each drain basin.

Step 6: Install pipe gasket to straddle between first and second pipe corrugations. Start at bottom and work around to top.

Step 7: 12" and larger pipe gaskets straddle first two corrugations, color on gasket toward end of pipe, fin on gasket sitting over second corrugation. Clean area then lube gasket <u>AND</u> inside basin bell.

(Pipe lube supplied by distributor or pipe company)

Step 8: Place board or pipe installation stub over end of pipe to protect pipe during install.

Step 9: <u>Gently</u> push pipe into drain basin bell with hoe bucket or use spud bar. Re-level basin.

Step 10: Knife backfill material under and around pipe and drain basin outlets. Place approved backfill material in lifts and compact following ASTM D2321 plastic pipe installation guidelines.

Step 11: HARCO drain basin top is easily adjusted with saws-all to adjust height of the grate or cover to final grade elevation. Riser sections are available to raise final elevation as well.

Step 12: For ALL vehicle / traffic load applications, pour a concrete collar under and around the ductile iron grate frame per project engineer or HARCO recommendations.

HARCO FITTINGS INC. www.harcofittings.com Copyright 2014 Harrington Corp.

ARCHITECT:

DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

CIVIL ENGINEER

WENCK
7500 OLSON MEMORIAL HIGHWAY #300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	UG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

DANIEL M. LAVENDER

LICENSE NO.: 57418

DATE: 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

PROJECT NUMBER
5498-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

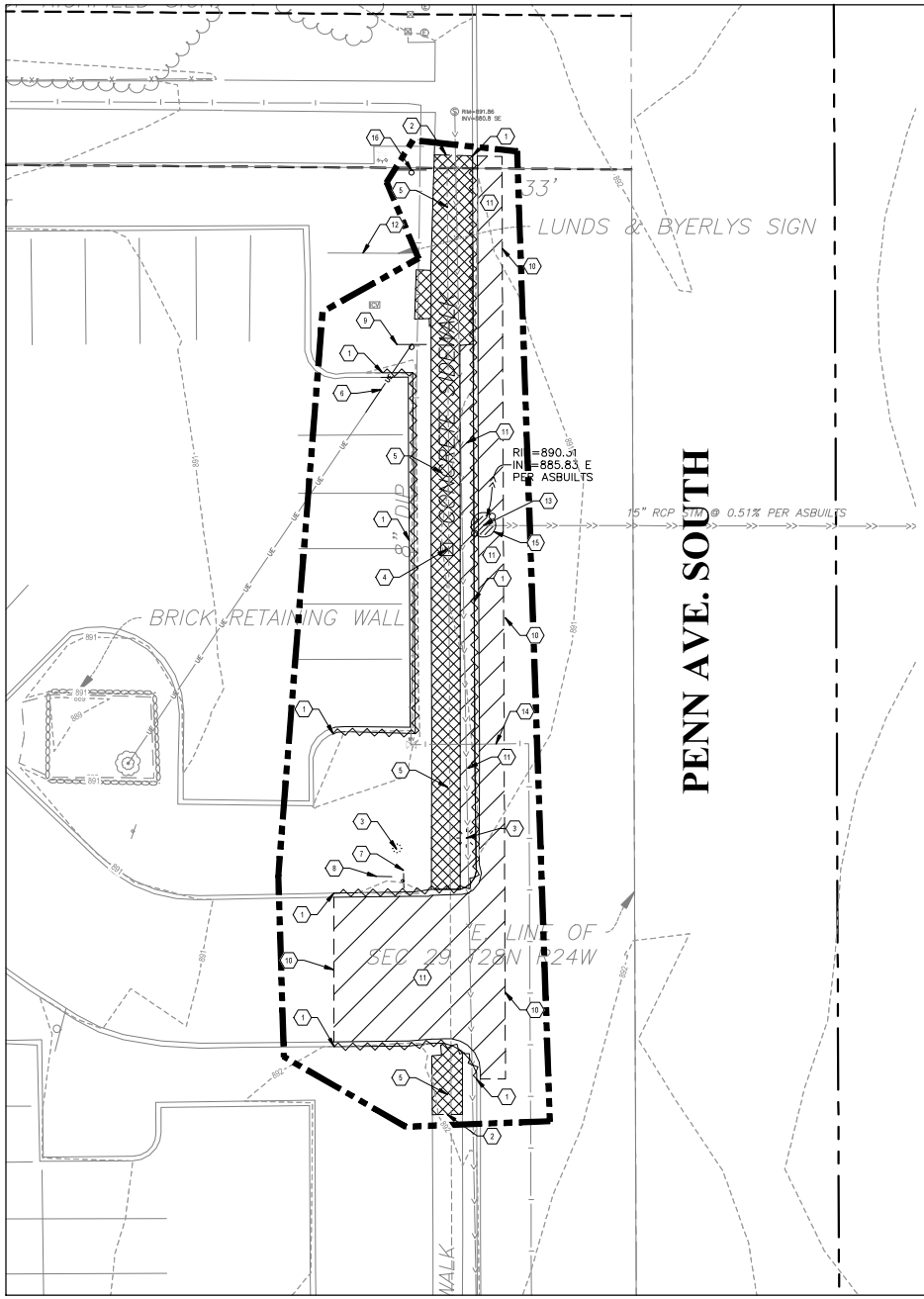
APPROVED BY
DML

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
DETAILS

SHEET NUMBER
C-805

PLOT DATE: 1/12/2021 10:57 AM



GRAPHIC SCALE

10 0 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- UE UE REMOVE UNDERGROUND ELECTRIC LINE
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE CURB AND GUTTER
- SAWCUT PAVEMENT
- REMOVE STORM SEWER INLET
- REMOVE SIGN
- REMOVE LIGHT POLE
- REMOVE HAND HOLE
- CONSTRUCTION LIMITS
- INLET PROTECTION

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. CONSTRUCTION SITE SHALL HAVE STABILIZED ENTRANCE AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
3. CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHEN APPLICABLE.
4. MAINTAIN EXISTING OVERLAND FLOW PATTERNS THROUGHOUT CONSTRUCTION. PROVIDE BYPASS AS NECESSARY.
5. SAWCUT CONCRETE TO MATCH EXISTING JOINTING PATTERN IF POSSIBLE
6. COORDINATE TURN LANE CONSTRUCTION WITH ADJACENT SITE CONSTRUCTION. SEE RLB APARTMENTS PLANS BY WENCK ASSOCIATES.
7. COORDINATE TURN LANE CONSTRUCTION WITH COUNTY DUE TO FUTURE MILL AND OVERLAY PLANNED FOR CSAH 32

KEYNOTES

1. REMOVE CURB AND GUTTER (TYP.)
2. SAWCUT CONCRETE PAVEMENT - SEE NOTE 5 THIS SHEET
3. SALVAGE LIGHTPOLE - SEE SHEET C-101 FOR REINSTALLATION LOCATION
4. RELOCATE HAND HOLE - COORDINATE WITH UTILITY COMPANY
5. REMOVE CONCRETE PAVEMENT (TYP.)
6. REMOVE AND RELOCATE UNDERGROUND ELECTRIC LINE - COORDINATE WITH UTILITY COMPANY
7. REMOVE "ENTER ONLY" SIGN
8. REMOVE LUNDS AND BYERLYS ENTER SIGN
9. SALVAGE CTY RD 32/NOPARKING/BUS STOP SIGN - SEE SHEET C-101 FOR REINSTALLATION LOCATION
10. SAWCUT BITUMINOUS PAVEMENT
11. REMOVE BITUMINOUS PAVEMENT (TYP.)
12. PROTECT LUNDS AND BYERLYS MONUMENT SIGN
13. REMOVE STORM INLET - PROTECT STORM PIPE FOR CONNECTION
14. PROTECT EXISTING WATERMAIN/APPURTENANCES
15. INSTALL INLET PROTECTION - SEE DETAIL SD-33/C-601
16. SALVAGE SNOW REMOVAL/BUCKLE UP SIGN - SEE SHEET C-101 FOR REINSTALLATION LOCATION

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

WENCK

7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT:

DORAN COMPANIES

PROJECT TITLE:

RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

ISSUE NO.	DATE	DESCRIPTION
0	01/06/2021	FOR CONSTRUCTION

CERTIFICATION:

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

DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/06/2021

PROJECT NO. 5898-19-003

DWN BY:	CHK'D BY:	APP'D BY:
JTP	JRA	DML

ISSUE DATE: 01/06/2021

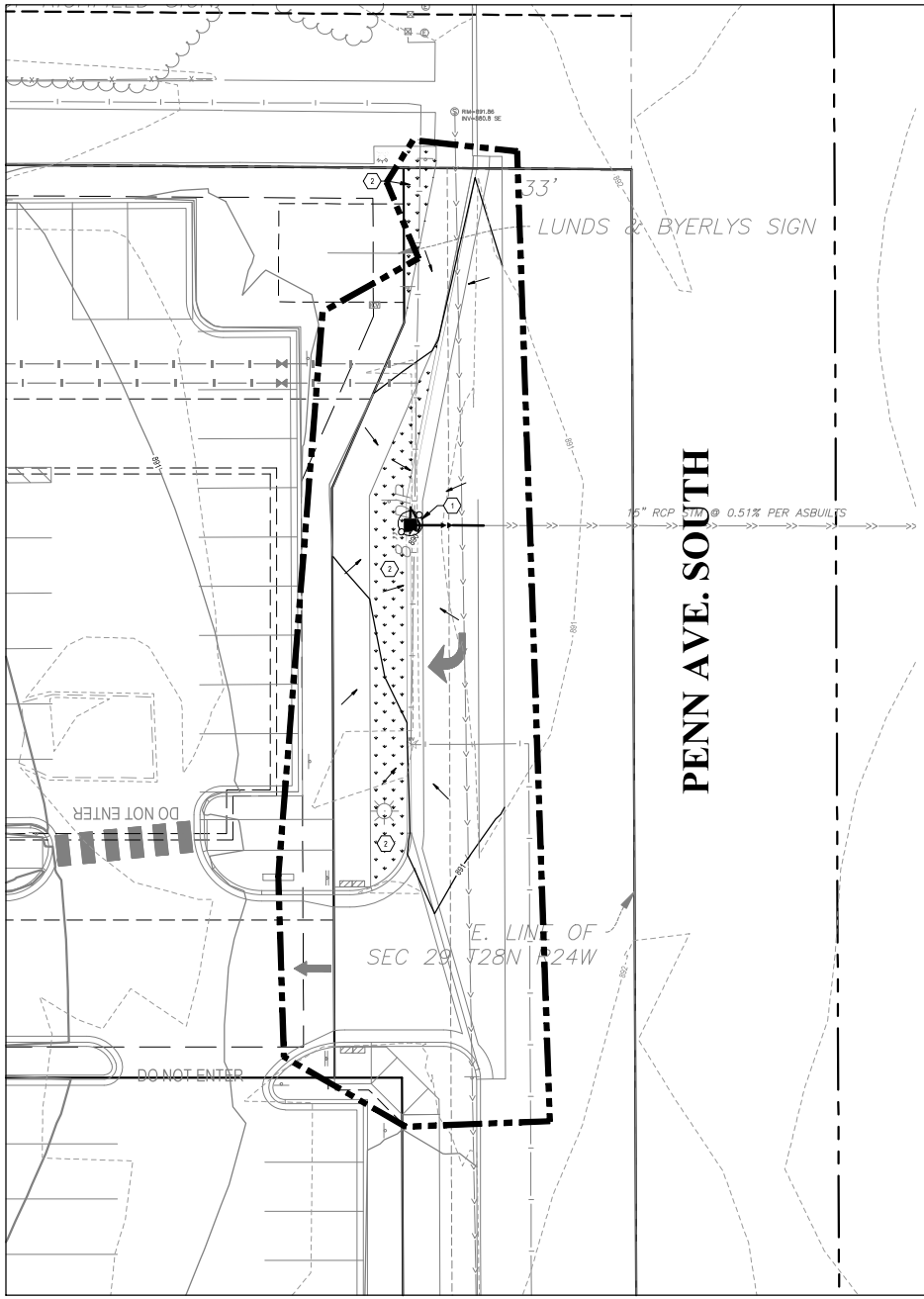
ISSUE NO. 0

SHEET TITLE:

REMOVALS AND PHASE 1 EROSION CONTROL PLAN

SHEET NO.

C-004



IRRIGATION NOTES

1. THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   1.1. COORDINATION WITH ALL OTHER TRADES.
   1.2. DETAILED DESIGN OF AN IRRIGATION SYSTEM FOR THE SITE. THE LIMITS OF THE AREA TO BE IRRIGATED ARE INDICATED ON THE DRAWINGS. DESIGN SHALL INCLUDE PIPE SIZING, HEAD SELECTION, LOCATIONS OF HEADS, ZONING, AND CONTROL SYSTEMS. DESIGN SHALL PROVIDE NO OVERSPRAY ONTO WALKS. IRRIGATION PLAN, DESIGN DETAILS AND PRODUCT SHEETS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING ANY MATERIALS.
   1.3. LABOR AND MATERIALS NECESSARY TO INSTALL A NEW IRRIGATION SYSTEM AS SHOWN IN GENERAL ON THE PLAN. THE IRRIGATION CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE IRRIGATION CONTROL SYSTEM ALONG WITH ANY CONNECTIONS MADE TO THE WATER SERVICE.
   1.4. TESTING OF THE COMPLETE IRRIGATION SYSTEM.
   1.5. STARTUP AND ADJUSTMENT OF THE SYSTEM.
   1.6. PROVIDE OWNER'S EMPLOYEES WITH OPERATIONAL TRAINING ONSITE AND SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL COMPONENTS.
   1.7. AS-BUILT DRAWINGS SHOWING THE LOCATION AND FEATURES OF ALL IRRIGATION COMPONENTS.
2. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH THE ESTABLISHED CODES ALLOCABLE THERETO.
3. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, ARRANGE FOR ALL NECESSARY INSPECTION, AND PAY ANY FEES AND EXPENSES IN CONJUNCTION WITH THE SAME AS PART OF THE WORK UNDER THIS CONTRACT.
4. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH LATEST RULES AND REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES, AND OTHER APPLICABLE LAWS OR REGULATION.
5. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
6. FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR AS REQUIRED TO COMPLY WITH THESE RULES AND REGULATIONS, THOUGH THE WORK IS NOT MENTIONED IN THESE PARTICULAR CONSTRUCTION DOCUMENTS.

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- EXISTING WATER WELL
- EXISTING WATER VALVE
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- STORM SEWER
- STORM CATCH BASIN
- IRRIGATED SOD
- INLET PROTECTION
- SURFACE FLOW DIRECTION

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. CONSTRUCTION SITE SHALL HAVE STABILIZED ENTRANCE AT ALL TIMES. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
3. CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHEN APPLICABLE.
4. INSTALL INLET PROTECTION ON ALL STORM INLETS WITHIN 200' OF CONSTRUCTION LIMITS.
5. COORDINATE TURN LANE CONSTRUCTION WITH ADJACENT SITE CONSTRUCTION. SEE RLB APARTMENTS PLANS BY WENCK ASSOCIATES.
6. COORDINATE TURN LANE CONSTRUCTION WITH COUNTY DUE TO FUTURE MILL AND OVERLAY PLANNED FOR CSAH 32.

KEYNOTES

1. INSTALL INLET PROTECTION - SEE DETAIL EC-05/C-601
2. INSTALL IRRIGATED SOD

WARNING:

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

WENCK
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT: DORAN COMPANIES

PROJECT TITLE:
RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

DATE	DESCRIPTION	ISSUE NO.
01/06/2021	FOR CONSTRUCTION	0

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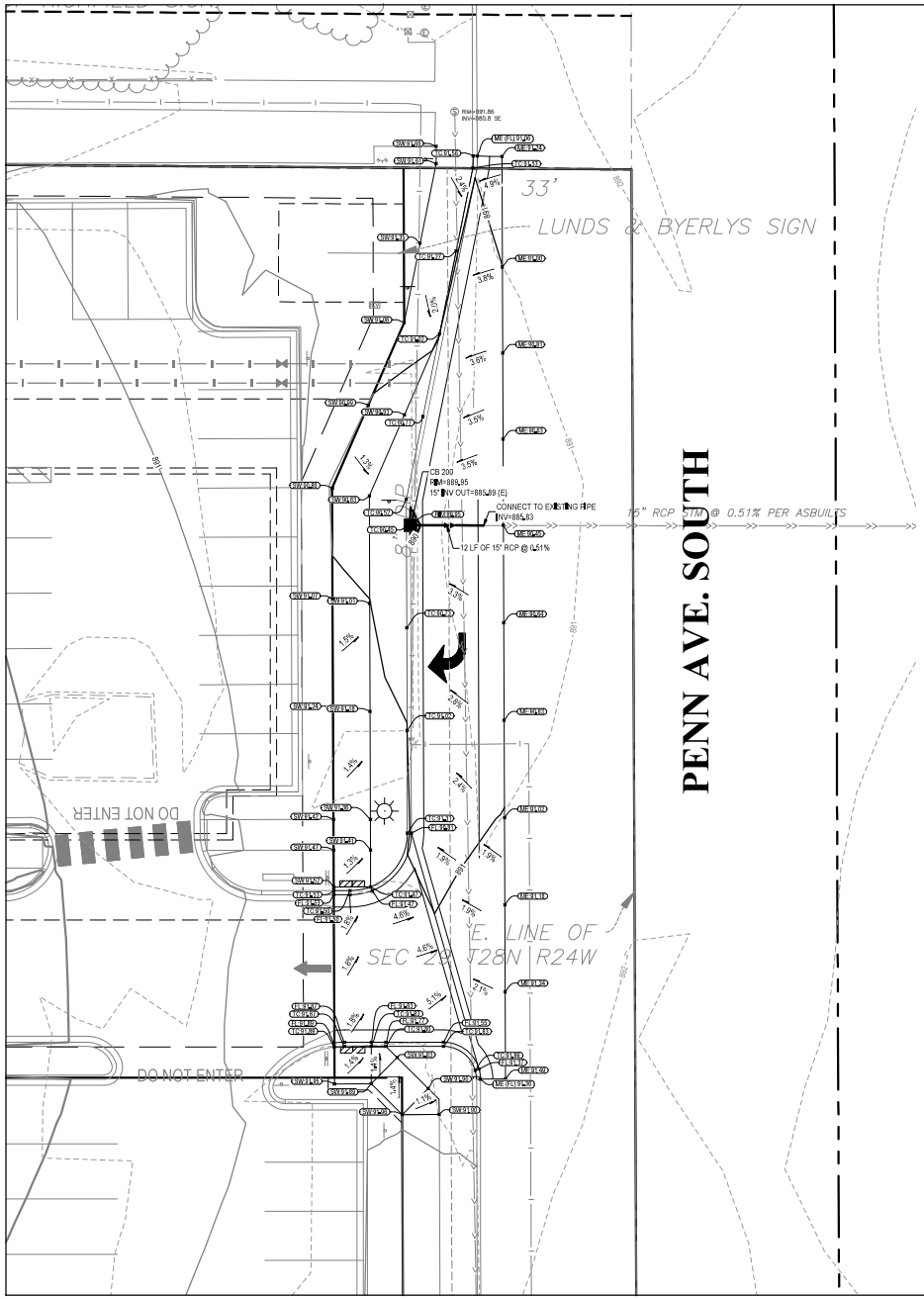
DANIEL M. LAVENDER
LICENSE NO. 57418
DATE 01/06/2021

PROJECT NO. 5898-19-003
DWN BY: JTP | CHK'D BY: JRA | APP'D BY: DML
ISSUE DATE: 01/06/2021
ISSUE NO. 0

SHEET TITLE:
PHASE 2 EROSION CONTROL PLAN

SHEET NO.
C-201



STORM STRUCTURE SCHEDULE			
		DETAIL	
STRUCTURE ID	SIZE*	STRUCTURE	CASTING
CBMH 200	48" Ø	4020J/C-804	4125D/C-802

*STRUCTURE SIZES ARE APPROXIMATE. PRECAST MANUFACTURER TO CONFIRM SIZES AND ADJUST AS NECESSARY, PRIOR TO BID OPENING.

REFERENCE STANDARD PLATE NO. 4154B/C-802, 4133A/C-802, 4010H/C-805, 4129G/C-805, AND 4161F/C-805.

GRAPHIC SCALE

10 0 10 20

(IN FEET)
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LEGEND

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- EXISTING PROPERTY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- 901 FUTURE MINOR CONTOUR
- 900 FUTURE MAJOR CONTOUR
- FL=XX.XX FLOW LINE ELEVATION
- FG=XX.XX FINISHED GRADE ELEVATION
- ME=XX.XX MATCH EXISTING ELEVATION
- SW=XX.XX SIDEWALK ELEVATION
- EOF=XX.XX EMERGENCY OVERFLOW ELEVATION
- TC=XX.XX TOP OF CURB ELEVATION
- TW=XX.XX TOP OF WALL ELEVATION
- BW=XX.XX BOTTOM OF WALL ELEVATION (AT GRADE)
- HP=XX.XX HIGH POINT SPOT ELEVATION
- LP=XX.XX LOW POINT SPOT ELEVATION
- RIM=XX.XX STRUCTURE RIM SPOT ELEVATION
- 1.00% SURFACE GRADE & FLOW DIRECTION
- 3.0/1 SURFACE SLOPE (H:V) & FLOW DIRECTION
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET C-201 FOR CONSTRUCTION LIMITS.
3. EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS AND FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR REWORK OF AN UNCOMMUNICATED DISCREPANCY.
4. STORM STRUCTURES SHOWN IN CURBLINE ARE CENTERED ON FACE OF CURB. CONTRACTOR TO PLACE STRUCTURE TO ALLOW FOR PROPER ALIGNMENT OF CURB AND CURB BOX. VERIFY SURVEY STAKES PRIOR TO PLACING STRUCTURE IN FIELD.
5. COORDINATE TURN LANE CONSTRUCTION WITH ADJACENT SITE CONSTRUCTION. SEE RLB APARTMENTS PLANS BY WENCK ASSOCIATES.
6. COORDINATE TURN LANE CONSTRUCTION WITH COUNTY DUE TO FUTURE MILL AND OVERLAY PLANNED FOR CSAH 32.

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GOPHER STATE ONE CALL

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WWW.WENCK.COM

CLIENT: DORAN COMPANIES

PROJECT TITLE:
RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

DATE	DESCRIPTION	ISSUE NO.
01/06/2021	FOR CONSTRUCTION	0

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DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/06/2021

PROJECT NO. 5898-19-003

DWN BY:	CHK'D BY:	APP'D BY:
JTP	JRA	DML

ISSUE DATE: 01/06/2021

ISSUE NO. 0

SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NO.
C-301

1/6/2021 9:26:36 AM

INLET PROTECTION

SPECIFICATIONS

INLET PROTECTION SHALL BE IN ACCORDANCE WITH MnDOT 3891.
INLET PROTECTION WILL BE CLASSIFIED BY TYPE ACCORDING TO USE. TYPE WILL BE AS INDICATED HEREIN:

- TYPE A: INLET PROTECTION TO BE UTILIZED AROUND FIELD INLETS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED. INLET PROTECTION TYPE A MAY ALSO BE UTILIZED ON PAVEMENT INLETS PRIOR TO INSTALLATION OF CURB AND GUTTER OR PAVEMENT.
- TYPE B: INLET PROTECTION WILL BE UTILIZED ON STREET INLETS WITHOUT CURB HEADS.
- TYPE C: INLET PROTECTION WILL BE UTILIZED ON STREET INLETS WITH CURB HEADS.
- TYPE D: INLET PROTECTION TO BE UTILIZED AT CULVERT INLETS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE A

- ROAD DRAIN CURB AND GUTTER - WIMCO, SHAKOPEE, MN
- TOP SLAB INLET PROTECTION - WIMCO, SHAKOPEE, MN
- INFRASAFE - ROYAL ENVIRONMENTAL SYSTEMS - STACY MN
- ROAD DRAIN INTERLOCKING SILT FENCE - WIMCO, SHAKOPEE, MN
- STRAW WATTLES

TYPE B

- DANDY SACK - DANDY PRODUCTS - GROVE CITY, OH
- ROAD DRAIN CURB AND GUTTER - WIMCO, SHAKOPEE, MN

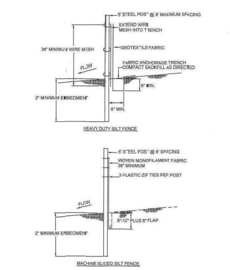
TYPE C

- DANDY CURB SACK - DANDY PRODUCTS - GROVE CITY, OH
- ROAD DRAIN CURB AND GUTTER - WIMCO - SHAKOPEE, MN
- STANDARD CURB IPD - LANGE INDUSTRIES - EDINA, MN

TYPE D

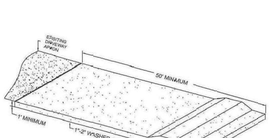
- AS APPROVED BY THE ENGINEER

STANDARD DETAIL NO. EC-04	INLET PROTECTION	APPROVAL 12/16 2014 CITY ENGINEER	CITY OF RICHFIELD ENGINEERING DIVISION



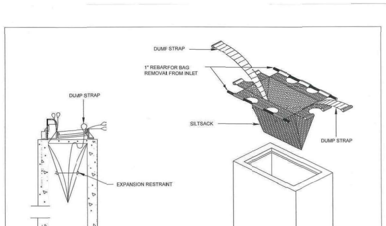
NOTES:
1. WOOD POSTS MAY BE USED IN NON-CRITICAL AREAS. WOOD POST SPACING AT 4' MAXIMUM. STEEL POSTS ARE REQUIRED WHEN HEAVY DUTY SILT FENCE IS SPECIFIED.
2. SILT FENCE MUST BE CLEANED OR REPLACED WHEN SILT DEPTH IS ⅓ HEIGHT OF FABRIC.

STANDARD DETAIL NO. EC-02	SILT FENCE	APPROVAL 12/16 2014 CITY ENGINEER	CITY OF RICHFIELD ENGINEERING DIVISION

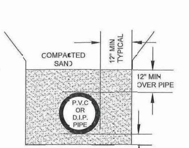


NOTES:
1. ROCK CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION ACTIVITY.
2. FOR RESIDENTIAL CONSTRUCTION, CLASS 5 MAY BE INSTALLED AS A ROCK CONSTRUCTION ENTRANCE.
3. AGGREGATE SHALL BE CLEANED, MAINTAINED, OR REPLENISHED AS NECESSARY.
4. SILT TRACKED ONTO THE STREET SHALL BE SWEPT THE SAME DAY BY WATER BASED SWEEPER.

STANDARD DETAIL NO. EC-03	ROCK CONSTRUCTION ENTRANCE	APPROVAL 12/16 2014 CITY ENGINEER	CITY OF RICHFIELD ENGINEERING DIVISION

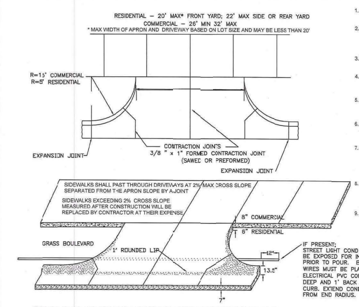


STANDARD DETAIL NO. EC-05	SEDIMEMT FILTER SACK (TYPICAL)	APPROVAL 12/16 2014 CITY ENGINEER	CITY OF RICHFIELD ENGINEERING DIVISION



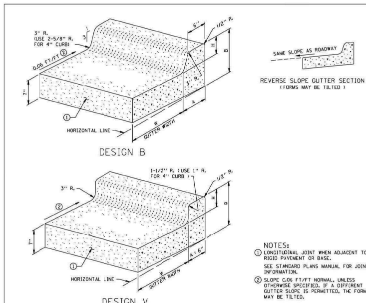
NOTES: 1. BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE PIPE UNLESS MODIFIED IN THE CONTRACT DOCUMENTS.
2. BEDDING REQUIRED FOR ALL MAINS AND SERVICES.

STANDARD DETAIL NO. STM-14	STORM SEWER BEDDING	APPROVAL 12/1 2017 CITY ENGINEER	CITY OF RICHFIELD ENGINEERING DIVISION



1. EXISTING ASPHALT STREET SHALL NOT BE USED AS A FORM
2. CONTRACTOR SHALL REMOVE EXISTING BITUMINOUS A MINIMUM OF 12 INCHES FROM FACE OF GUTTER TO ALLOW FOR FORM PLACEMENT.
3. BITUMINOUS PAVEMENT SHALL BE CUT STRAIGHT AND PARALLEL TO CURBLINE.
4. MnDOT TYPE 2350 BITUMINOUS WEAR MIXTURE WILL BE INSTALLED TO MATCH EXISTING ASPHALT
5. TACK COAT REQUIRED ON ALL EXPOSED SURFACES IN CONTACT WITH BITUMINOUS PATCH.
6. COMMERCIAL DRIVEWAY ENTRANCE REQUIRED FOR APARTMENT UNITS OF MORE THAN 4 UNITS
7. IF PRESENT: SIDEWALKS SHALL PASS THROUGH DRIVEWAYS AT 2% MAXIMUM CROSS SLOPE, FOR A MINIMUM WIDTH OF 4', SEPARATED FROM THE DRIVEWAY APRON SLOPE BY A JOINT.
8. SIDEWALKS EXCEEDING 2% CROSS SLOPE, MEASURED AFTER CONSTRUCTION, WILL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE
9. SEPARATE PERMIT REQUIRED FROM BUILDING INSPECTIONS FOR DRIVEWAY REPLACEMENT.

STANDARD DETAIL NO. STR-02	STANDARD DRIVEWAY ENTRANCE WITH SIDEWALK	APPROVAL 12/20 2014 CITY ENGINEER	CITY OF RICHFIELD ENGINEERING DIVISION

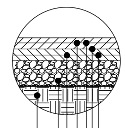


NOTES:
① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
SEE STANDARD PLANS MANUAL FOR JOINT INFORMATION.
② SLOPE 0.06 FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

DESIGN B			W = 12"			W = 18"			W = 24"			W = 30"			W = 36"		
DIMENSIONS			DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.
H	A	B															
4	7-3/8"	11-1/2"	B412	0.0421	23.8	B418	0.0529	18.9	B424	0.0637	15.7	B430	0.0745	13.4	B436	0.0853	11.7
6	8"	13-1/2"	B612	0.0474	21.1	B618	0.0582	17.2	B624	0.0690	14.5	B630	0.0798	12.5	B636	0.0906	11.0
8	8-5/8"	15-1/2"	B812	0.0529	18.9	B818	0.0637	15.7	B824	0.0745	13.4	B830	0.0853	11.7	B836	0.0962	10.4
9	9"	16-5/8"	B912	0.0559	17.9	B918	0.0667	15.0	B924	0.0775	12.9	B930	0.0883	11.3	B936	0.0991	10.1
10	9-3/8"	17-5/8"	B1012	0.0589	17.0	B1018	0.0697	14.4	B1024	0.0805	12.4	B1030	0.0913	11.0	B1036	0.1021	9.8

DESIGN V			W = 12"			W = 18"			W = 24"			W = 30"			W = 36"		
DIMENSIONS			DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE CU. YDS. PER LIN. FT.	CONCRETE LIN. FT. PER CU. YD.
H	A	B															
4	6"	11-3/8"	V412	0.0396	25.3	V418	0.0504	19.9	V424	0.0612	16.4	V430	0.0720	13.9	V436	0.0828	12.1
6	6"	13-3/8"	V612	0.0426	23.5	V618	0.0534	18.7	V624	0.0642	15.6	V630	0.0750	13.4	V636	0.0858	11.7
8	6"	15-3/8"	V812	0.0457	21.9	V818	0.0565	17.7	V824	0.0673	14.9	V830	0.0781	12.8	V836	0.0889	11.3
9	6"	16-3/8"	V912	0.0472	21.2	V918	0.0580	17.2	V924	0.0688	14.5	V930	0.0796	12.6	V936	0.0904	11.1
10	6"	17-3/8"	V1012	0.0487	20.5	V1018	0.0595	16.8	V1024	0.0703	14.2	V1030	0.0811	12.4	V1036	0.0919	10.9

APPROVED MARCH 11, 1994 R.H. Cardford ACTING STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V	SPECIFICATION REFERENCE 2531 REVISION DATE 2-28-05	STANDARD PLATE NO. 7100H



BITUMINOUS TACK COAT (MNDOT SPEC 2357)

4" BITUMINOUS WEAR COURSE (TWO 2" LIFTS)
TYPE SPWEB340B
(MNDOT SPEC 2360)

4" BITUMINOUS NON-WEAR COURSE (TWO 2" LIFTS)
TYPE SPNWB330B
(MNDOT SPEC 2360)

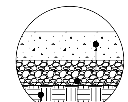
8" AGGREGATE BASE CLASS 5, 100% CRUSHED
(MNDOT SPEC 2211)

COMPACTED SUBGRADE

NOTE: SECTION SHOWN IS A TYPICAL COUNTY ROAD PAVEMENT SECTION. MATCH EXISTING SECTION, OR THICKER AS SHOWN ON DETAIL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MATCHING THE EXISTING PAVEMENT SECTION AND SHALL OBTAIN APPROVAL ON PAVEMENT SECTION DESIGN PRIOR TO INSTALLATION.

1 C-801 HEAVY DUTY BITUMINOUS PAVEMENT

NOT TO SCALE



6" CONCRETE TYPE 3F52A OR APPROVED EQUAL
(MNDOT SPEC 2461)

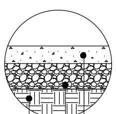
6" AGGREGATE BASE CLASS 5, 100% CRUSHED
(MNDOT SPEC 2211)

COMPACTED SUBGRADE

NOTE: DRIVEWAYS SHALL BE CONSTRUCTED PER DETAIL STR-02, THIS SHEET. CONCRETE SHALL BE A MINIMUM OF 8" THICK, PER DETAIL STR-02.

2 C-801 CONCRETE PAVEMENT

NOT TO SCALE



4" CONCRETE TYPE 3F52A OR APPROVED EQUAL
(MNDOT SPEC 2461)

4" AGGREGATE BASE CLASS 5, 100% CRUSHED
(MNDOT SPEC 2211)

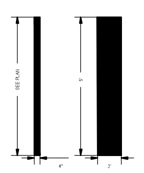
COMPACTED SUBGRADE

NOTES:
1. SIDEWALK PANELS WHICH FUNCTION AS ADA RAMPS OR HAVE TRUNCATED DOMES INSTALLED SHALL BE A MINIMUM OF 6" CONCRETE ON 6" AGGREGATE.

3 C-801 CONCRETE SIDEWALK

NOT TO SCALE

NOTE:
1. PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.
2. PAINT SHALL BE NON-REFLECTIVE WHITE PAINT FOR ALL TYPICAL PAVEMENT MARKINGS.
3. SEE PMA-2 R/C-802 FOR RIGHT TURN ARROW DIMENSIONS.
4. TURN ARROW SHALL BE PRE-FORMED THERMOPLASTIC.

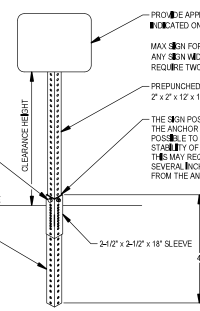


TYPICAL STALL MARKING

TYPICAL CROSSWALK MARKING

4 C-801 TYPICAL PAVEMENT MARKINGS

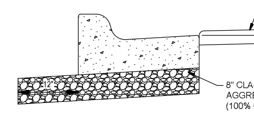
NOT TO SCALE



NOTES:
1. SEE MnDOT STANDARD SIGN MANUAL FOR PUNCHING CODE AND DETAILED DRAWINGS OF TYPE "C" SIGN PANELS.
2. SEE MnDOT TRAFFIC ENGINEERING MANUAL CHAPTER 6 FOR DETAILS OF TRAFFIC SIGN INSTALLATION.

5 C-801 DETAIL: SIGN POST

NOT TO SCALE



SEE MNDOT STANDARD PLATE 7100H (THIS SHEET) FOR CURB AND GUTTER DESIGN

6 C-801 CLASS 5 UNDER CURB

NOT TO SCALE

WENCK
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT: DORAN COMPANIES

PROJECT TITLE:
RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

ISSUE NO.:	DATE:	DESCRIPTION:
0	01/06/2021	FOR CONSTRUCTION

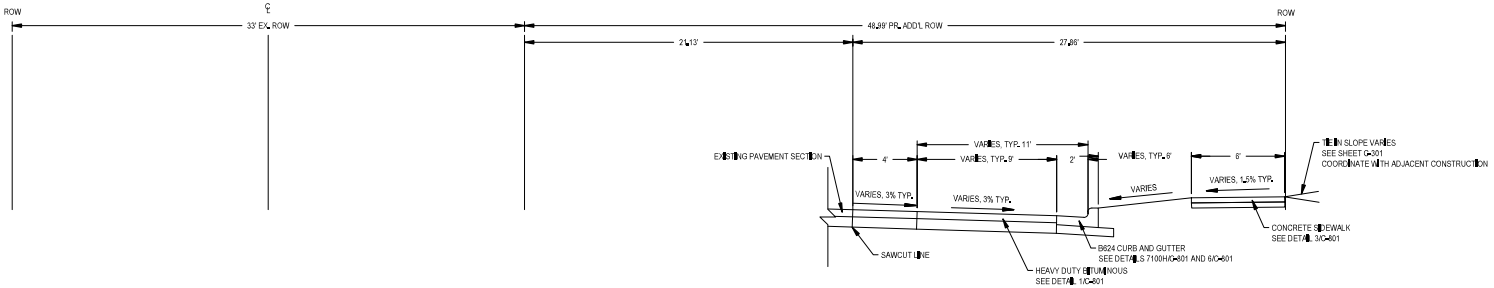
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DANIEL M. LAVENDER
LICENSE NO.: 57418
DATE: 01/06/2021

PROJECT NO.: 5898-19-003

DWN BY:	CHK'D BY:	APP'D BY:
JTP	JRA	DML

ISSUE DATE: 01/06/2021
ISSUE NO.: 0
SHEET TITLE: DETAILS
SHEET NO.: C-801

M:\5498\003 Richfield Multifamily\6_DESIGN\1_CAD\3 PLANSHEETS\Turn Lane Plans\C-801 DETAILS.dwg 1/6/2021 JOHN PENSHORN



1 C-802 PENN AVENUE SOUTH/COUNTY ROAD 32 TURN LANE (RIGHT-IN SITE ACCESS)
NOT TO SCALE

DIMENSION	45 X 60	72 X 96
a	19	31
b	26	42
c	14	23
d	4	7
e	23	37
f	3.5	6
g	24	39
h	17	27
i	7.5	12
j	25.5	41
k		
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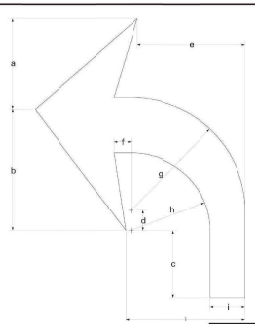
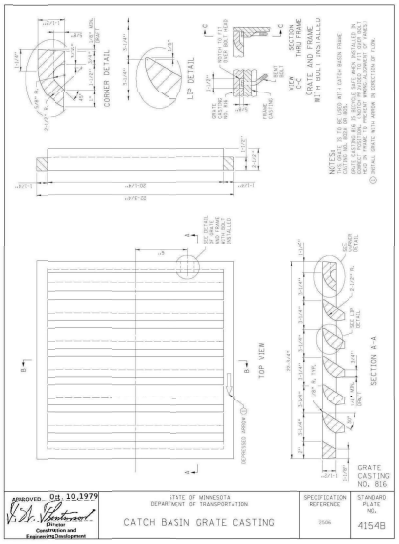
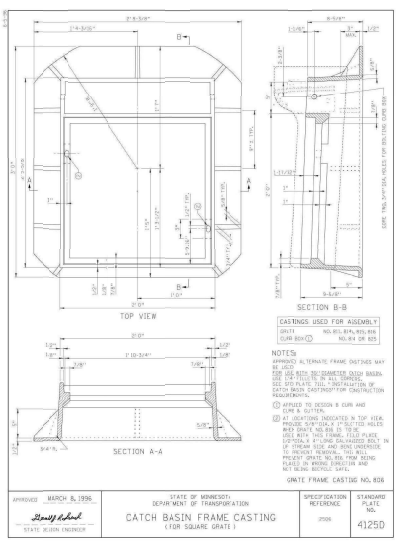
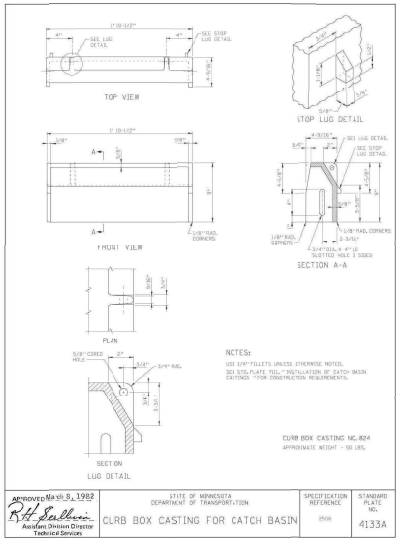


NOTES:
1. All dimensions are in inches.
2. 45 X 60 size shall be used for bike trails and bike lanes only.
3. Arrow to be designated left (L) or right (R).

Turn Pavement Marking Arrow		
APPROVED 1/1.03	DATE OF REV. 1/1/06	PMA-2 (L or R)







WENCK
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CLIENT: DORAN COMPANIES

PROJECT TITLE: RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

DATE	DESCRIPTION	ISSUE NO.
01/06/2021	FOR CONSTRUCTION	0

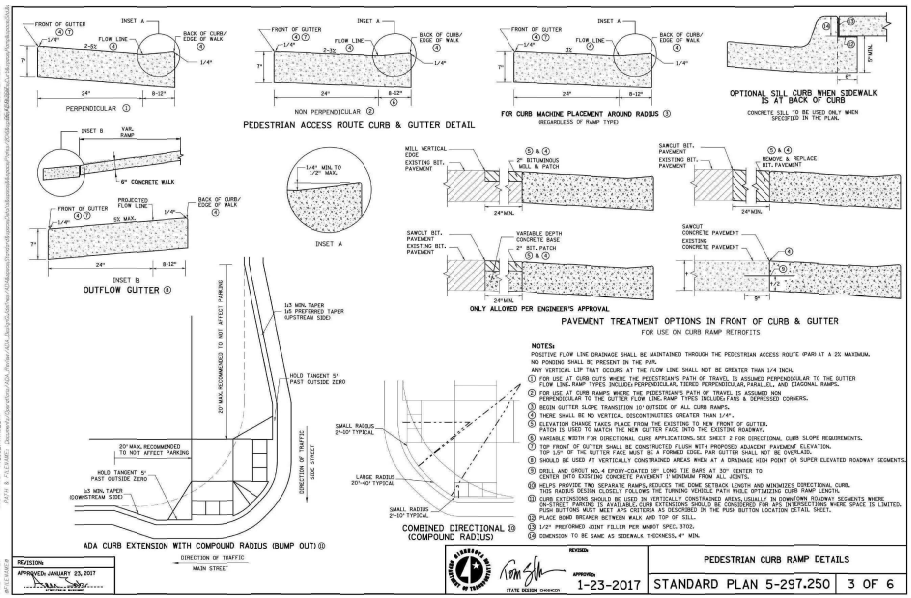
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL M. LAVENDER
LICENSE NO. 57418
DATE 01/06/2021

PROJECT NO.	5899-19-003	
DWN BY: JTP	CHK'D BY: JRA	APP'D BY: DML
ISSUE DATE:	01/06/2021	
ISSUE NO.	0	

SHEET TITLE: DETAILS

SHEET NO. C-802



NOTES:

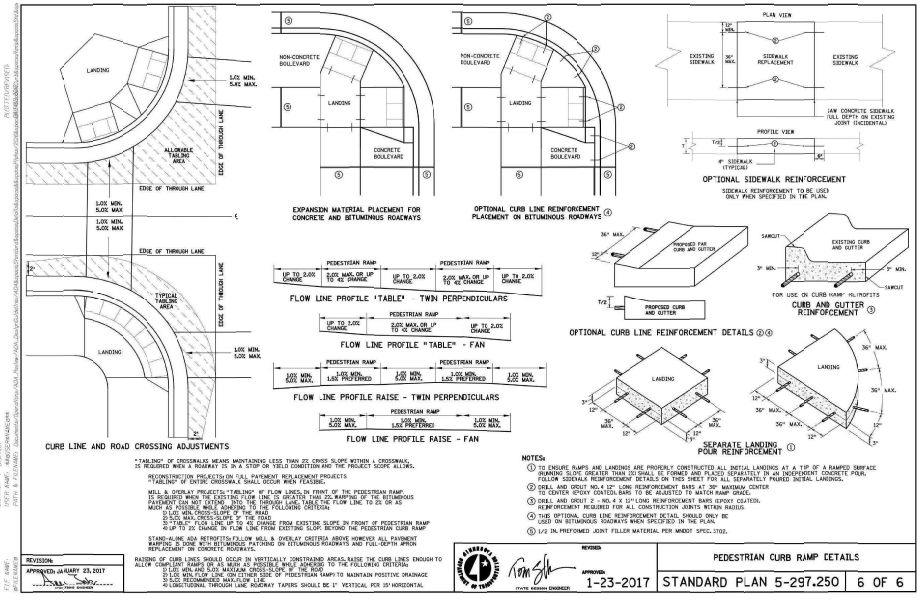
POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDES PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FAN & DEPRESSED CORNERS.
③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.0" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
⑨ DRILL AND GROUT NO.4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1" MINIMUM FROM ALL JOINTS.
⑩ HELPS PROVIDE TWO SEPARATE RADII, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN COMMUNITY ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APPLICATIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET ADA CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.
⑫ PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.
⑬ 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC.3700.
⑭ DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

REVISION
APPROVED JANUARY 23, 2017

REVISED
APPROVED 1-23-2017 (STATE DESIGN ENGINEER)

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 3 OF 6



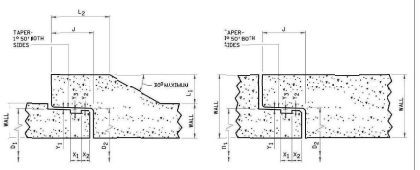
NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED ALL INITIAL LANDINGS AT A TIP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 20 SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
② DRILL AND GROUT NO.4 12" LONG REINFORCEMENT BARS AT 30" MAXIMUM CENTER TO CENTER EPOXY COATED BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
③ DRILL AND GROUT 2 - NO.4 X 12" LONG REINFORCEMENT BARS EPOXY COATED. REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.
④ TYPE OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.
⑤ 1/2 IN.PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC.3702.

REVISED
APPROVED 1-23-2017 (STATE DESIGN ENGINEER)

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 6 OF 6

DIAMETER	LENGTH OF JOINT J	D_1	D_2	MINIMUM L_2	B-WALL L_1	C-WALL L_1	X_1	X_2	Y_1	Y_2	Y_3
INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES
12	3⅝	15.233	15.331	5	2	1½	1	⅝	0.62	0.490	1.313
15	3⅝	18.723	18.831	4¾	2⅝	1⅝	1	⅝	0.62	0.490	1.313
18	3⅝	22.098	22.206	5	2⅝	1⅝	1	⅝	0.62	0.490	1.313
21	3⅝	25.600	25.724	5¼	2⅝	1⅝	1	⅝	0.62	0.490	1.313
24	3⅝	28.975	29.099	5½	2¾	2	1	⅝	0.62	0.490	1.313
27	4	32.476	32.608	5½	2¾	2	1	⅝	0.62	0.490	1.313
30	4	35.976	36.108	5½	2¾	2	1	⅝	0.62	0.490	1.313
33	4½	39.476	39.616	5¾	2⅞	2¼	1	⅝	0.62	0.490	1.313
36	4½	42.976	43.116	6	3	2⅜	1	⅝	0.62	0.490	1.313
42	4⅝	50.021	50.183	6¾	3⅜	3	1⅛	1	0.87	0.29	1.376
48	4⅝	57.023	57.193	7½	4⅛	3⅝	1⅛	1	0.87	0.29	1.376
54	5	63.607	63.792	7½	3⅝	2¾	1⅛	1	0.87	0.29	1.376
60	5	66.007	66.192	7½	3½	2⅝	1⅛	1	0.87	0.29	1.376
66	5	75.007	75.192	7½	2¾	2	1⅛	1	0.87	0.29	1.376
72	5½	79.250	79.400	—	—	—	1⅛	7/8	0.93	0.50	1.376
78	5½	86.250	86.400	—	—	—	1⅛	7/8	0.93	0.50	1.376
84	5½	91.500	91.650	—	—	—	1⅛	7/8	0.93	0.50	1.376
90	5½	97.750	97.900	—	—	—	1⅛	7/8	0.93	0.50	1.376
96	5½	104.250	104.400	—	—	—	1⅛	7/8	0.93	0.50	1.376
108	6⅜	117.250	117.400	—	—	—	1⅛	7/8	0.110	0.50	1.376



NOTES:

SEE STANDARD PLATE 3000 FOR PIPE DESIGN.
THE ENGINEER MAY APPROVE A CHANGE IN THE SIZE OF THE NOTCH AND GASKET. A WRITTEN REQUEST FOR APPROVAL OF SUCH CHANGE IS REQUIRED.

TOLERANCES IN DIMENSIONS:

JOINT DIMENSIONS ARE NOMINAL AND SUBJECT TO REASONABLE MANUFACTURING TOLERANCES. FABRICATE THE TONGUE AND GROOVE SUCH THAT WHEN THE PIPE IS JOINTED WITH THE GASKET IN PLACE A PROPER FIT IS OBTAINED. FINAL ACCEPTANCE OF THE PIPE WILL BE AT THE JOB SITE AFTER EFFECTIVE JOINTING HAS BEEN OBTAINED.
DIMENSIONS SHOWN ARE DESIGN DIMENSIONS. INSPECTION MEASUREMENTS WILL BE MADE TO THE NEAREST 1/8".
FURNISH GASKETS IN ACCORDANCE WITH ASTM C361 CLASS C.

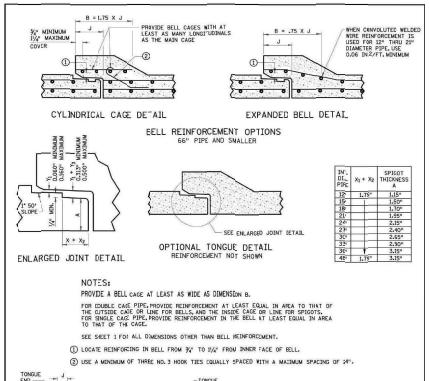
① SEE SHEET 1 OF 2 FOR OPTIONAL BELL REINFORCEMENT, CLEARANCES, AND NOTES.

APPROVED MARCH 5, 2020 (STATE DESIGN ENGINEER)

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
GASKET JOINT FOR R.C. PIPE

SPECIFICATION REFERENCE: 2501, 2503

STANDARD PLATE NO.: 3006H | 1 OF 2



NOTES:

PROVIDE A BELL CAGE AT LEAST AS WIDE AS DIMENSION B.

FOR DOUBLE CAGE PIPE, PROVIDE REINFORCEMENT AT LEAST EQUAL IN AREA TO THAT OF THE OUTSIDE CAGE OR LINE FOR BELLS, AND THE INSIDE CAGE OR LINE FOR SPIGOTS.
FOR SINGLE CAGE PIPE, PROVIDE REINFORCEMENT IN THE BELL AT LEAST EQUAL IN AREA TO THAT OF THE CAGE.

SEE SHEET 1 FOR ALL DIMENSIONS OTHER THAN BELL REINFORCEMENT.

① LOCATE REINFORCING IN BELL FROM 3/4" TO 1 1/4" FROM INNER FACE OF BELL.
② USE A MINIMUM OF THREE NO.3 HOOK TIES EQUALLY SPACED WITH A MAXIMUM SPACING OF 24".

INV. DIA. PIPE	$X_1 + X_2$	SPIGOT THICKNESS A
12	1.75"	1.15"
15		1.50"
18		1.70"
21		1.85"
24		2.05"
27		2.40"
30		2.65"
33		2.90"
36	1"	3.15"
48	1.75"	3.35"

TRANSITION PIPE REINFORCEMENT

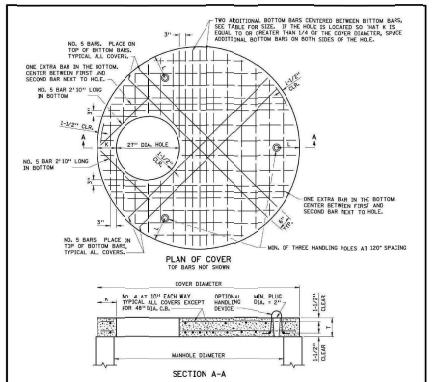
INTERNAL DIAMETER	12"	15"	18"	21"	24"	27"	30"
WALL	4"	4⅝"	4¾"	5¼"	5½"	6"	6½"
INSIDE REINFORCEMENT (INF. LIN. FT.)	0.08	0.08	0.10	0.12	0.12	0.14	0.18
OUTSIDE REINFORCEMENT (INF. LIN. FT.)	—	—	—	0.48	0.08	0.08	0.11

APPROVED MARCH 5, 2020 (STATE DESIGN ENGINEER)

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
GASKET JOINT FOR R.C. PIPE
OPTIONS

SPECIFICATION REFERENCE: 2501, 2503

STANDARD PLATE NO.: 3006H | 2 OF 2



TABLE

C.S. OR M.S. DIA.	COVER DIAMETER	WEIGHT OF SECTION	T	K	L	BOTTOM BARS EACH WAY
① 48"	58"	1140 LBS.	6"	5"	8"	NO.5 AT 6"
54"	65"	990 LBS.	8"	5"	8"	NO.5 AT 6"
60"	78"	1350 LBS.	8"	7"	8"	NO.5 AT 6"
66"	78"	1350 LBS.	8"	7"	8"	NO.5 AT 6"
72"	86"	1750 LBS.	8"	8"	10"	NO.5 AT 6"
78"	93"	1400 LBS.	8"	8"	10"	NO.5 AT 5"
84"	100"	1140 LBS.	8"	9"	11"	NO.5 AT 5"
90"	107"	1930 LBS.	8"	9"	11"	NO.5 AT 5"
96"	114"	1770 LBS.	8"	9"	11"	NO.6 AT 5"
102"	121"	1670 LBS.	8"	9"	12"	NO.6 AT 5"
108"	126"	1520 LBS.	10"	10"	12"	NO.5 AT 5"
120"	140"	1560 LBS.	12"	11"	13"	NO.5 AT 5"

① ONLY NECESSARY TO USE BOTTOM LAYER OF STEEL.

NOTES:

AASHTO HS 25 LOADING.
MAXIMUM FILL HEIGHT IS FT.
THE NO. 4020 SHALL BE PERMANENTLY MARKED ON THE TOP OF THE COVER.
EQUIVALENT STEEL AREAS IN WIRE MESH MAY BE USED.
REINFORCEMENT PER SPEC. 3101, GRADE 60. ANY STEEL REINFORCEMENT THAT IS WELDED DURING FABRICATION SHALL MEET THE REQUIREMENTS OF ASTM A706.
REFER TO PLANS FOR STEP REQUIREMENTS, HEIGHT, & DIAMETER.
SEE SHEET (2 OF 2) FOR INSTALLATION DETAILS.

DESIGNER NOTES:
WHEN STRUCTURE IS USED AS A CATCH BASIN, GIVE X, Y COORDINATES OF BOTH THE CENTERLINE FOR A, C, F OR G STRUCTURE AND THE CENTERLINE FOR THE 4020 STRUCTURE.

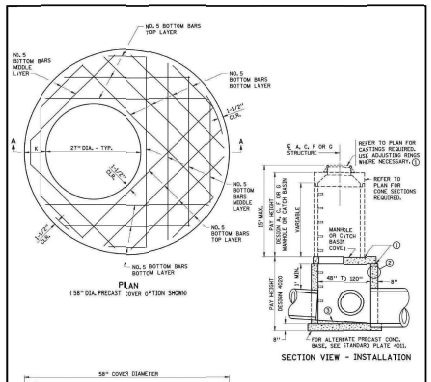
DESIGNATION:
DESIGN DIA.- STANDARD PLATE EXAMPLE: DESIGN 66 - 4020

APPROVED NOV. 22, 2000 (STATE DESIGN ENGINEER)

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
MANHOLE OR CATCH BASIN
FOR USE WITH OR WITHOUT TRAFFIC LOADS

SPECIFICATION REFERENCE: 2506
REVISION DATE: 3-22-2013 M.J.C.

STANDARD PLATE NO.: 4020J | 1 OF 2



NOTES:

WHEN STRUCTURE IS USED AS A CATCH BASIN, GIVE X, Y COORDINATES OF BOTH THE CENTERLINE FOR A, C, F OR G STRUCTURE AND THE CENTERLINE FOR THE 4020 STRUCTURE.
SEE SHEET 1 OF 2 FOR HANDLING HOLE DETAILS AND ADDITIONAL INFORMATION.

① PROVIDE A FULL MORTAR BED.
② WALL CONSTRUCTION MAY BE: CLASS II PRECAST PIPE - STANDARD PLATE 3000 - CONCRETE BRICK OR BLOCK - CONCRETE BRICK OR BLOCK MEETING THE REQUIREMENTS OF CLASS II PIPE; OR MASONRY CONSTRUCTION BRICK OR BLOCK, STANDARD STATE MODE - MANHOLE OR CATCH BASIN MASONRY.
③ PROVIDE MORTAR FILLETS TO FIT BOTTOM PORTIONS OF PIPE TO DIRECT FLOW TO OUTLET.

APPROVED NOV. 22, 2000 (STATE DESIGN ENGINEER)

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
MANHOLE OR CATCH BASIN
FOR USE WITH OR WITHOUT TRAFFIC LOADS

SPECIFICATION REFERENCE: 2506
REVISED: 10-29-2013 M.J.C.

STANDARD PLATE NO.: 4020J | 2 OF 2

WENCK
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FAX: 952-831-1268
WWW.WENCK.COM

CLIENT: DORAN COMPANIES

RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

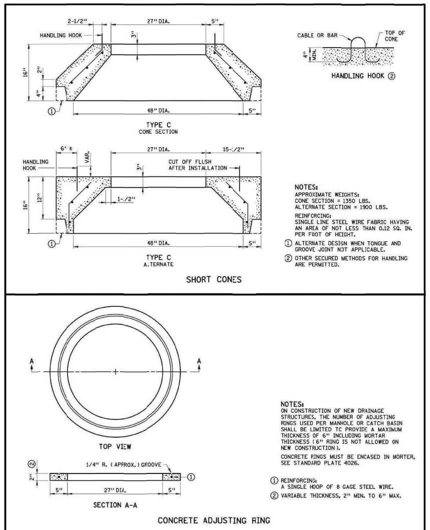
ISSUE NO.	DATE	DESCRIPTION
0	01/06/2021	FOR CONSTRUCTION

PROJECT TITLE:

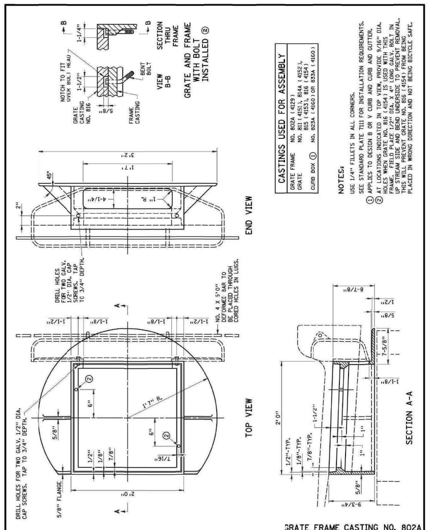
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL M. LAVENDER
LICENSE NO. 57418
DATE 01/06/2021

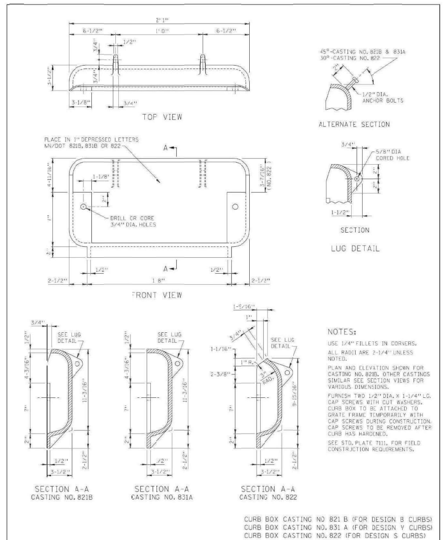
PROJECT NO. 5898-10-003
DWN BY: JTP | CHKD BY: JRA | APPD BY: DML
ISSUE DATE: 01/06/2021
ISSUE NO. 0
SHEET TITLE: DETAILS
SHEET NO. C-804



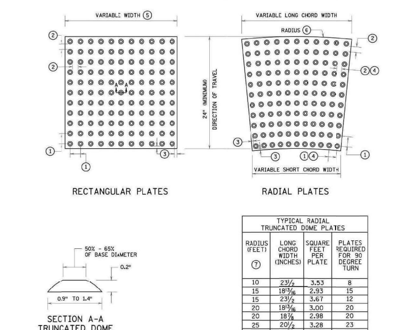
APPROVED MARCH 14, 1996 — STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION — CONCRETE SHORT CONE AND ADJUSTING RING (SECTIONAL CONCRETE)	SPECIFICATION REFERENCE 2506 — REVISED 7-20-98	STANDARD PLATE NO. 4010H



APPROVED MARCH 14, 1996 — STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION — CATCH BASIN FRAME CASTING FOR SQUARE GRATE	SPECIFICATION REFERENCE 2506 — REVISED 3-22-2013 M.J.E.	STANDARD PLATE NO. 4129G



APPROVED Dec. 10, 1982 — Assistant Division Director Technical Services	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION — CURB BOX CASTING FOR CATCH BASIN	SPECIFICATION REFERENCE 2506	STANDARD PLATE NO. 4161F



TYPICAL RADIAL TRUNCATED DOME PLATES

RADIUS (FEET) ⑦	LONG CHORD WIDTH (INCHES)	SQUARE FEET PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23 1/2	3.53	8
15	18 13/16	2.93	15
15	23 1/2	3.67	12
20	18 13/16	3.00	20
20	18 7/8	2.98	20
25	20 1/2	3.28	23
25	23 9/16	3.77	20
30	22 5/8	3.65	25
35	22	3.56	30

NOTES:

DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.

DETECTABLE WARNINGS ARE REQUIRED:
- WHERE RAMPS, LANDINGS, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
- WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
- AT PEDESTRIAN RAILWAY CROSSINGS.
- ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.

DETECTABLE WARNINGS SHALL EXTEND:
- A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL.
- THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.
- THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.

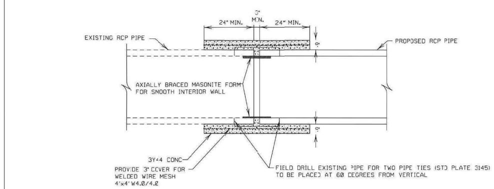
DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

FOR MNDOT PROJECTS, SEE MNDOT'S APPROVED/QUALIFIED PRODUCT LISTS.

ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

① CENTER-TO-CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
② BASE-TO-BASE DOME SPACING: 0.65" MINIMUM.
③ DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
④ SPACING VARIES ON RADIAL PLATES.
⑤ TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
⑥ ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
⑦ TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

APPROVED AUGUST 23, 2010 — STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION — DETECTABLE WARNING SURFACE TRUNCATED DOMES	SPECIFICATION REFERENCE 2531 2563 — REVISED 01-09-2020 M.J.E.	STANDARD PLATE NO. 7038A



CONSTRUCTION JOINT

WENCK
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT: DORAN COMPANIES

PROJECT TITLE:
RLB TURN LANE
CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

ISSUE NO.	DATE:	DESCRIPTION
0	01/06/2021	FOR CONSTRUCTION

CERTIFICATION:

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

DANIEL M. LAVENDER
LICENSE NO.: 57418
DATE: 01/06/2021

PROJECT NO.: 5898-19-003

DWN BY:	CHK'D BY:	APP'D BY:
JTP	JRA	DML

ISSUE DATE: 01/06/2021
ISSUE NO.: 0
SHEET TITLE: DETAILS
SHEET NO.: C-805

Lund's Multifamily Stormwater BMP Operations and Maintenance Plan

September 2020

Below is a narrative describing the proposed maintenance activities to be performed on the storm water system at the Richfield Lund's Multifamily Apartment Project. The inspections, outlined below are the minimum inspection requirements and additional inspections should be performed as deemed necessary to ensure the system performance. After each inspection event is the recommended maintenance activities to be performed. This maintenance plan is intended to be a supplement the recommendations of the manufacturer of the underground system. It is recommended that the Owner review and perform maintenance and inspections per the recommendations of the manufacturer of the system in addition to the following:

- Annual Inspection (Inspection should be 48+ hours after most recent rainfall event to allow for draining).
    - Inspect rooftop area.
        - Remove any accumulated trash and debris.
        - Ensure rooftop drains are functioning and are free of any debris.
    - Inspect underground storage chambers.
        - Verify that storage chambers are functional and draining.
        - Perform routine inspection and maintenance per manufacturer's recommendations per the attached guidance document.
    - Inspect outlets
        - Verify that the outlet pipe from the storage chamber is functional and that there is not debris blocking the outlet pipe. Remove debris as needed to restore design functionality.
    - Inspect catch basins and manholes.
        - Verify that the catch basin inlet grates are functional and that there is not debris blocking flow. Remove debris as needed to restore design functionality.
- Inspect stormwater system after major rainfall events (greater than the 10-year event of approximately 4.25-inches in 24-hours). Inspection should be 48+ hours after most recent rainfall event to allow for draining.
    - Inspect underground storage chambers.
        - Verify that storage chambers are functional.
    - Inspect outlets
        - Verify that the outlet pipe from the storage chamber is functional and that there is not debris blocking the outlet pipe. Remove debris as needed to restore design functionality.
    - Inspect catch basins and manholes.
        - Verify that the catch basin inlet grates are functional and that there is not debris blocking flow. Remove debris as needed to restore design functionality.

<u>Water Quality Sampling</u>

As part of the initial operations of the underground stormwater infiltration system, water quality sampling of the rooftop runoff will be provided. The sampling will occur via four tests during months with temperatures above freezing with the first samples being taken in the spring after construction/opening and after the initial snowmelt. Sampling periods will target March/April, May/June, July/Aug, and Oct/Nov months. Sampling will occur after a significant rainfall event 0.5" – 1.0". Samples will be taken from the inspection port of the underground system after runoff has exited the pretreatment row. Upon receiving the lab results of each sample event, the Owner will compile a formal submittal of the data to the City and analyze results in comparison to drinking water standards. After four sampling events with no significant pollutant risk, sampling would cease unless additional data is required.

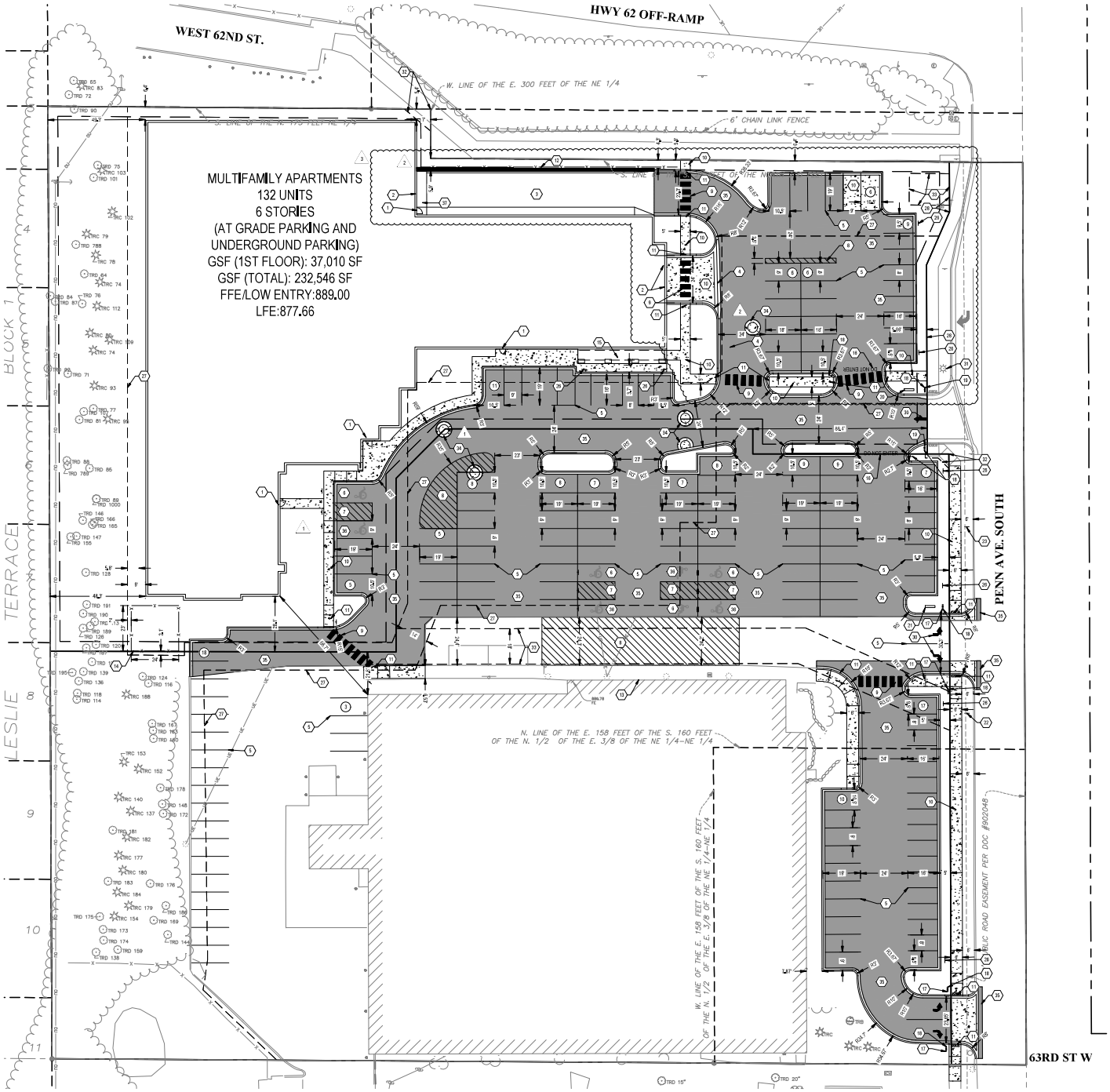
The pollutant parameters to be tested for are Nitrate, Ammonia, Cadmium, Copper, Lead, and Zinc.

<u>EXHIBIT C</u>

Public Areas

Civil Plans prepared by Wenck, dated January 12th, 2021.
Specific plan sheets outlined below:

- Sheet No. C-101 Site Plan
- Sheet No. C-601 Parking Plan
- Sheet No. C-802, C-803 Details
- Sheet No. L-101 Landscape Plan
- Sheet No. L-801 Landscape Notes and Details
- Sheet No. C-101 (TURN LANE) Site Plan
- Sheet No. C-801 (TURN LANE) Details



GRAPHIC SCALE IN FEET

SITE ANALYSIS TABLE			
ADDRESS	6200 PENN AVE S, RICHFIELD, MN 55423		
EXISTING ZONING	MU-C/PAC WITH PEIN OVERLAY		
PROPOSED ZONING	MU-C/PAC WITH PEIN OVERLAY		
PROPOSED USE	MULTI FAMILY RESIDENTIAL		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)
EXISTING PARCEL SUMMARY	5.30	3.94	1.36
PROPOSED PARCEL 1 (MULTI FAMILY RESIDENTIAL)	2.01	1.46	0.55
PROPOSED PARCEL 2 (LUND'S GROCERY)	2.87	2.34	0.53
COMBINED PARCELS (TOTAL)	4.88	3.80	1.08
PROPOSED USE 3 (PENN AVE ROW)	0.42	0.37	0.05
BUILDING SUMMARY			
LOT NUMBER	BUILDING FOOTPRINT (SF)	CROSS FLOOR AREA (SF)	# OF STORIES
PROPOSED USE 1 (MULTI FAMILY RESIDENTIAL)	36,554	219,324	6
PROPOSED USE 2 (LUND'S GROCERY)	41,726	40,231	1
PARKING SUMMARY			
TOTAL PARKING	REQUIRED	PROPOSED	
MULTI FAMILY RES. BREAKDOWN		43 SURFACE STALLS	175 UNDERGROUND STALLS
MULTI FAMILY RESIDENTIAL	165 (132 UNITS)		218 STALLS (TOTAL)
LUND'S GROCERY	167 STALLS (40,231 GFA)		107 STALLS
SURFACE ACCESSIBLE PARKING	REQUIRED	PROPOSED	
MULTI FAMILY RESIDENTIAL	2	2	
LUND'S GROCERY	5	6	
GREENSPACE SUMMARY			
	CO REQUIREMENT	LOT 1 PROPOSED	LOT 2 PROPOSED	TOTAL
IMPERVIOUS AREA (NOT. BLDG.)	80% MAX	72.6%	81.5%	77.9%
PERVIOUS AREA	20% MIN	27.4%	18.5%	22.1%
BUILDING AREA	25-50%	41.7%	33.4%	36.8%
SET BACK SUMMARY			
	REQUIRED	LOT 1 PROPOSED	
FRONT	20' MAX, 10' MIN	131.3'	
SIDE	5'	5'	
REAR	5'	5'	

NOTES:
1. "MULTI FAMILY RESIDENTIAL" USE IN MU-C/PAC ZONE REQUIRES 1.25 PARKING STALLS PER UNIT
2. COMMERCIAL USE: ALL USES IN MU-C/PAC ZONE REQUIRES 4 PARKING STALLS PER 1,000 SF GFA

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CURB AND GUTTER
- BITUMINOUS PAVEMENT - SEE SHEET C-601
- CONCRETE PAVEMENT - SEE SHEET C-601
- PROPOSED PARKING COUNT
- SIGN POST
- BOLLARD

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET C-601 FOR PAVING PLAN.
3. REINSTALL WELCOME TO LUNDS AND BYERLYS MOUNTED SIGNS - COORDINATE WITH OWNER ON PLACEMENT.
4. STANDARD PARKING STALLS ARE 9'x19', WITH END CAP STALLS THAT ARE 10'x19'. COMPACT PARKING STALLS ARE 8'x16', WITH END CAP STALLS THAT ARE 10'x16'.
5. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION. SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. DOOR LOCATION / STRUCTURAL STOOP. SEE ARCHITECTURAL / STRUCTURAL PLANS
2. GARAGE ENTRANCE - SEE ARCHITECTURAL PLANS
3. RAMP TO GARAGE ENTRANCE - SEE ARCHITECTURAL/STRUCTURAL PLANS
4. CONCRETE VALLEY GUTTER - SEE DETAIL 1/C-602
5. PAINT STRIPE (TYP.) - SEE DETAIL 12/C-602
6. ACCESSIBLE STALL WITH SIGN - SEE DETAILS 6/C-601 AND 2,3/C-602
7. ACCESSIBLE STALL ABLE WITH SIGN - SEE DETAILS 2,3/C-602
8. 4 INCH SYSL DIAGONAL STRIPED OR MATCH EXISTING PATTERN AS APPLICABLE - SEE DETAIL 12/C-602
9. CROSSWALK - SEE DETAIL 12/C-602
10. CONCRETE PAVEMENT - SEE SHEET C-601
11. ADA RAMP - SEE SHEET C-601 FOR DETAILED GRADING
12. FENCE - SEE ARCHITECTURAL PLANS FOR DETAIL
13. 10 (TEN) END CAP PARKING SPACES TO REMAIN
14. DOG RUN WITH FENCE - SEE ARCHITECTURAL PLANS FOR DETAIL
15. SIDEWALK ACCESS THROUGH BUILDING - SEE ARCHITECTURAL / STRUCTURAL PLANS
16. PAINT DO NOT ENTER - SEE DETAIL 12/C-602
17. STOP SIGN - SEE DETAIL 4/C-602, MUTCD R1-1
18. DO NOT ENTER SIGN - SEE DETAIL 4/C-602, MUTCD R5-1
19. ENTRANCE ONLY SIGN - SEE DETAIL 4/C-602, MUTCD R7.000
20. LUNDS AND BYERLYS ENTER MONUMENT SIGN - COORDINATE WITH OWNER ON EXACT LOCATION
21. LUNDS AND BYERLYS EXIT MONUMENT SIGN - COORDINATE WITH OWNER ON EXACT LOCATION
22. NO PARKING SIGN - COORDINATE WITH CITY ON EXACT LOCATION
23. SPEED LIMIT 30 SIGN - COORDINATE WITH CITY ON EXACT LOCATION
24. SNOW REMOVAL ORDINANCE/BUCKLE UP SHOULDER SIGN - COORDINATE WITH CITY ON EXACT LOCATION
25. CTRD 32 NO PARKING/BUS STOP SIGN - COORDINATE WITH CITY ON EXACT LOCATION
26. COMPACT STALL SIGN - SEE DETAIL 4/C-602 AND ARCHITECTURAL PLANS FOR DETAIL
27. STORMWATER EASEMENT (TYP.)
28. PROPERTY LINE (TYP.)
29. BUILDING SETBACK LINE (TYP.)
30. PAINTED ARROW - SEE DETAIL 12/C-602
31. SALVAGED BOLLARDS - COORDINATE WITH OWNER ON EXACT LOCATION
32. PUBLIC ACCESS EASEMENT
33. PRIVATE SIGN EASEMENT
34. CONCRETE COLLAR - SEE SHEET C-601
35. BITUMINOUS PAVEMENT - SEE SHEET C-601
36. VAN ACCESSIBLE STALL WITH SIGN - SEE DETAILS 6/C-601 AND 2,3/C-602
37. TRENCH DRAIN, SHOWN SCHEMATICALLY - SEE SHEET C-601 AND DETAIL 1/C-603
38. PAINTED RIGHT TURN ARROW, MNDOT PMW-2 R 72x96 - SEE DETAIL 12/C-602

ARCHITECT
DORAN COMPANIES
7500 Olson Memorial Hwy, Suite 200
Minneapolis, MN 55427
612-546-4000
612-546-4001 fax

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WENCK
7500 OLSON MEMORIAL HIGHWAY 1800
GOLDEN VALLEY, MN 55427
PHONE: 763-476-6010
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	LIQ STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG:
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 800-252-1166

PROJECT NUMBER
5498-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

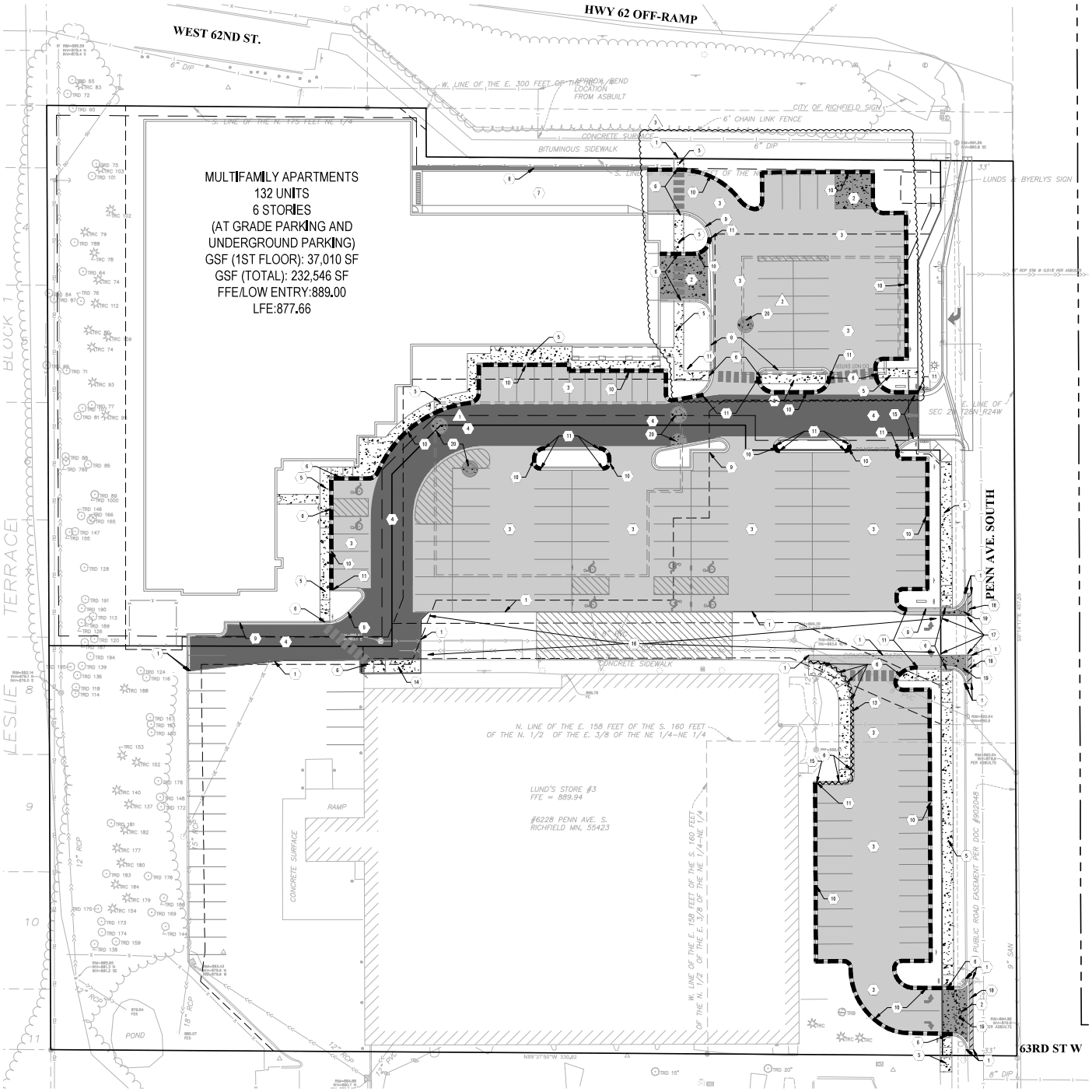
APPROVED BY
DML

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-101

PLOT DATE: 1/12/2021 10:55 AM



GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- B412 CURB AND GUTTER
- B412 TIP-OUT CURB AND GUTTER
- B412 CURB AND GUTTER
- BITUMINOUS PAVEMENT PATCH
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- RETAINING WALL (BY OTHERS)

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET C-301 FOR GRADING DESIGN.
3. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION. SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

KEYNOTES

1. MATCH EXISTING PAVEMENT SECTION (TYP.)
2. CONCRETE PAVEMENT (TYP.) - SEE DETAIL 10/C-602
3. STANDARD DUTY BITUMINOUS PAVEMENT (TYP.) - SEE DETAIL 7/C-602
4. HEAVY DUTY BITUMINOUS PAVEMENT (TYP.) - SEE DETAIL 6/C-602
5. CONCRETE SIDEWALK (TYP.) - SEE DETAIL 11/C-602
6. CURB TRANSITION TO FOLLOW ADA RAMP GRADE - SEE SHEET C-301
7. RAMP TO UNDERGROUND PARKING - SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAIL (INCLUDING PAVEMENT TYPE) AND PRECISE LOCATION
8. RETAINING WALL BY OTHERS - SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAIL AND PRECISE LOCATION
9. B412 CURB AND GUTTER - SEE DETAIL 5/C-602
10. B412 TIP-OUT CURB AND GUTTER - SEE DETAIL 9/C-602
11. 5' TRANSITION BETWEEN TIP-IN AND TIP-OUT GUTTER TYPES
12. B424 CURB AND GUTTER - SEE DETAIL 3/C-602
13. B412 CURB AND GUTTER - SEE DETAIL 13/C-602
14. THICKENED EDGE SIDEWALK - SEE DETAIL 8/C-602
15. 5' TRANSITION BETWEEN CURB AND GUTTER TYPES
16. PROVIDE OWNER ALTERNATE BID FOR MILL AND OVERLAY OF BITUMINOUS SHOWN TO REMAIN IN FRONT OF STORE
17. PROVIDE OWNER ALTERNATE BID FOR PARTIAL DEPTH (TO SUBGRADE) REMOVAL AND REPLACEMENT OF CONCRETE SHOWN TO REMAIN AT EXIT-ONLY DRIVEWAY
18. PATCH BITUMINOUS PAVEMENT - MATCH EXISTING SECTION, OR DETAIL 6/C-602, WHICHEVER IS STRONGER. COORDINATE WITH ENGINEER.
19. CONCRETE DRIVEWAY ENTRANCE - SEE DETAIL 1, 10/C-602
20. CONCRETE MANHOLE COLLAR - SEE DETAIL ADS SHEET 8/C-605

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GOLDEN VALLEY, MN 55427
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PROJECT NUMBER
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ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

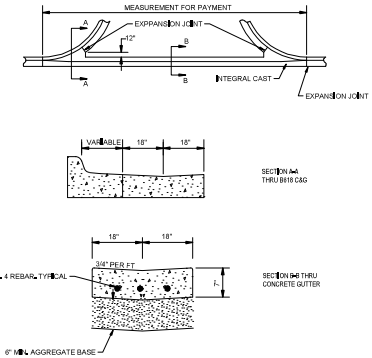
APPROVED BY
DML

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

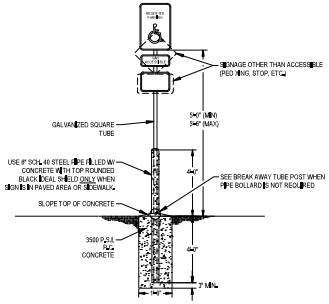
SHEET TITLE
PAVING PLAN

SHEET NUMBER
C-601

PLOT DATE: 1/12/2021 10:56 AM



1 C-802 CONCRETE VALLEY GUTTER
NOT TO SCALE



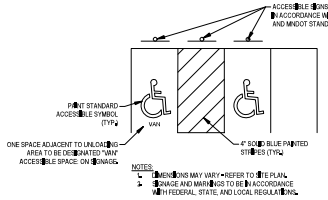
NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

POST TUBES= 2"x2"X3/16" 14ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50
POST TUBE GALVANIZED PER ASTM A653 GRADE 90

ANCHOR TUBE= 3"x4"x2"=14"x3/16" 14GA
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123

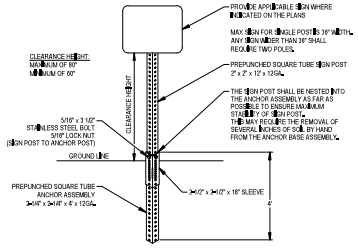
THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM OF 38" DEEP WITH 3" MIN.-4" MAX EXPOSED ABOVE FINISH GRADE.

2 C-802 DETAIL: SIGN POST
NOT TO SCALE



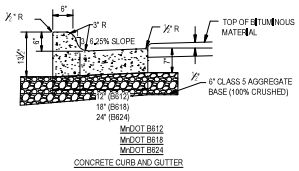
NOTES:
1. DIMENSIONS MAY VARY - REFER TO SITE PLAN.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

3 C-802 DETAIL: ACCESSIBLE PARKING LAYOUT
NOT TO SCALE

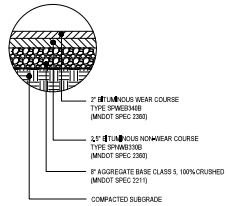


NOTES:
1. SEE MnDOT STANDARD SIGN MANUAL FOR PUNCHING CODE AND DETAILED DRAWINGS OF TYPE "C" SIGN PANELS.
2. SEE MnDOT TRAFFIC ENGINEERING MANUAL CHAPTER 4 FOR DETAILS OF TRAFFIC SIGN INSTALLATION.

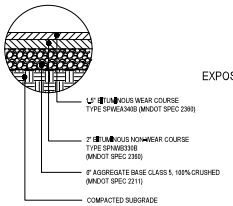
4 C-802 DETAIL: SIGN POST
NOT TO SCALE



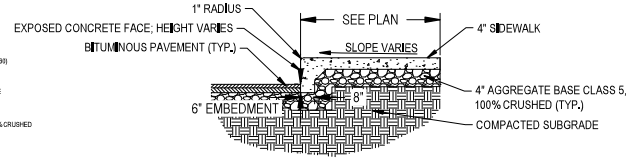
5 C-802 STANDARD CURB AND GUTTER
NOT TO SCALE



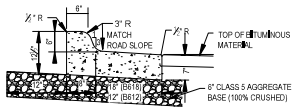
6 C-802 HEAVY DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



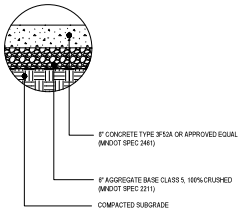
7 C-802 STANDARD DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



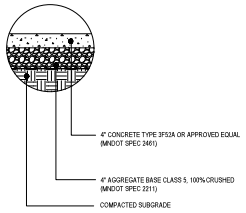
8 C-802 THICKENED EDGE SIDEWALK
NOT TO SCALE



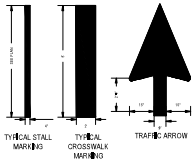
9 C-802 TIP-OUT CONCRETE CURB AND GUTTER
NOT TO SCALE



10 C-802 CONCRETE PAVEMENT
NOT TO SCALE

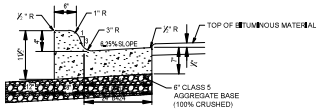


11 C-802 CONCRETE SIDEWALK
NOT TO SCALE



NOTE:
1. PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.
2. PAINT SHALL BE NON-REFLECTIVE YELLOW PAINT FOR ALL TYPICAL PAVEMENT MARKINGS

12 C-802 TYPICAL PAVEMENT MARKINGS
NOT TO SCALE



13 C-802 B412 CONCRETE CURB AND GUTTER
NOT TO SCALE

ARCHITECT
DORAN COMPANIES
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Bloomington, MN 55431
(952) 832-8800
(952) 832-8801 fax

CIVIL ENGINEER
WENCK
7500 OLSON MEMORIAL HIGHWAY 800
GOLDEN VALLEY, MN 55427
PHONE 763-476-6010
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ISSUE RECORD

No.	Description	Date
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1	LIG STM & PROP CHG	09/03/20
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DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

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CALL BEFORE YOU DIG:
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 800-252-1166

PROJECT NUMBER
5458-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

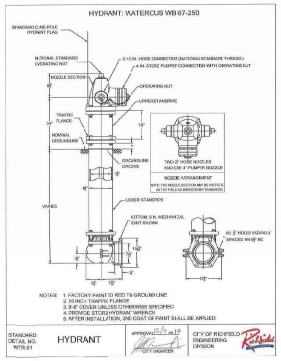
APPROVED BY
DML

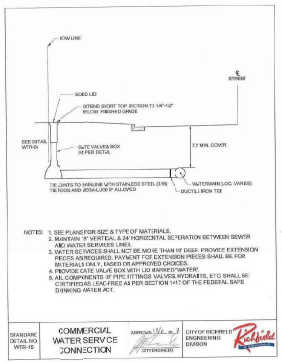
PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

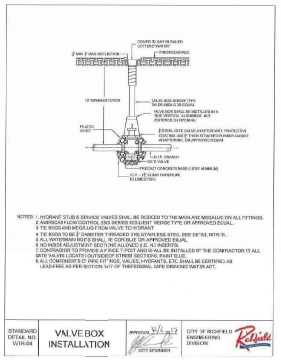
SHEET TITLE
DETAILS

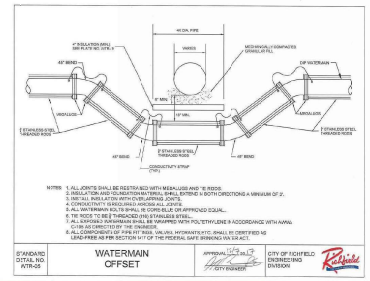
SHEET NUMBER
C-802

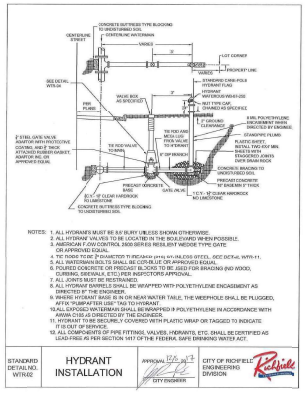
PLOT DATE: 1/12/2021 10:56 AM

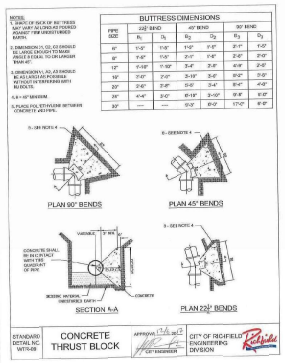


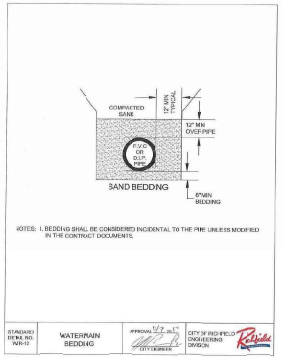


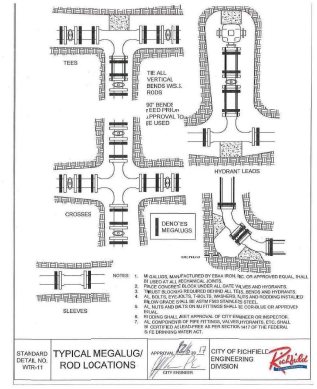


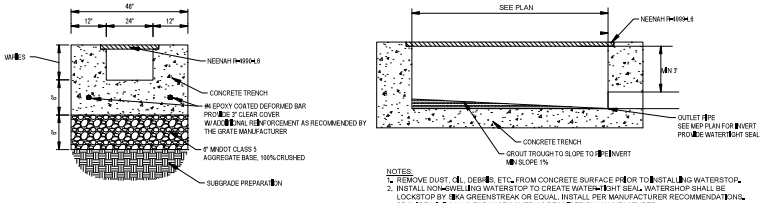






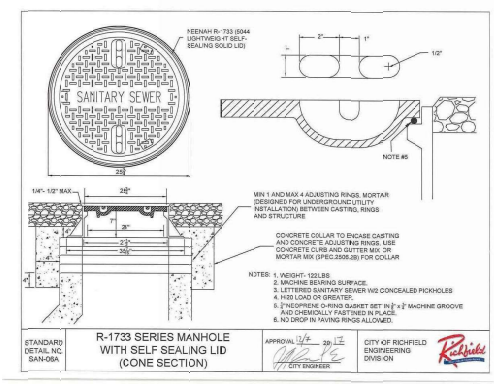


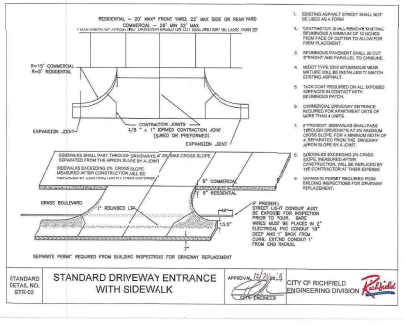


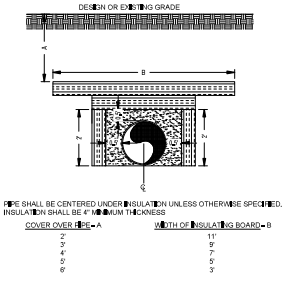


NOTES:
1. REMOVE DUST, OIL, DEBRIS, ETC. FROM CONCRETE SURFACE PRIOR TO INSTALLING WATERSTOP.
2. INSTALL NON-SWELLING WATERSTOP TO CREATE WATER-TIGHT SEAL. WATERSTOP SHALL BE LOCKSTOP BY CRA GREENSTREAK OR EQUAL. INSTALL PER MANUFACTURER RECOMMENDATIONS. PROVIDE MINIMUM CLEARANCE/COVER AS REQUIRED BY MANUFACTURER.

1 C-603 CONCRETE TRENCH DRAIN 1 SECTION AND PROFILE VIEWS
NOT TO SCALE







NOTE
PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.
INSULATION SHALL BE 4" MINIMUM THICKNESS

COVER OVER PIPE = A	WIDTH OF INSULATING BOARD = B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

2 C-603 INSULATION DETAIL
NOT TO SCALE

ARCHITECT
DORAN COMPANIES
7800 Bush Lake Road, Suite 200
Minneapolis, MN 55439
PHONE: 952-832-8800
FAX: 952-832-8801

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2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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

DANIEL M. LAVENDER

LICENSE NO. 57418

DATE 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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

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

CALL BEFORE YOU DIG:
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 800-252-1166

PROJECT NUMBER
5498-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JTP

CHECKED BY
JRA

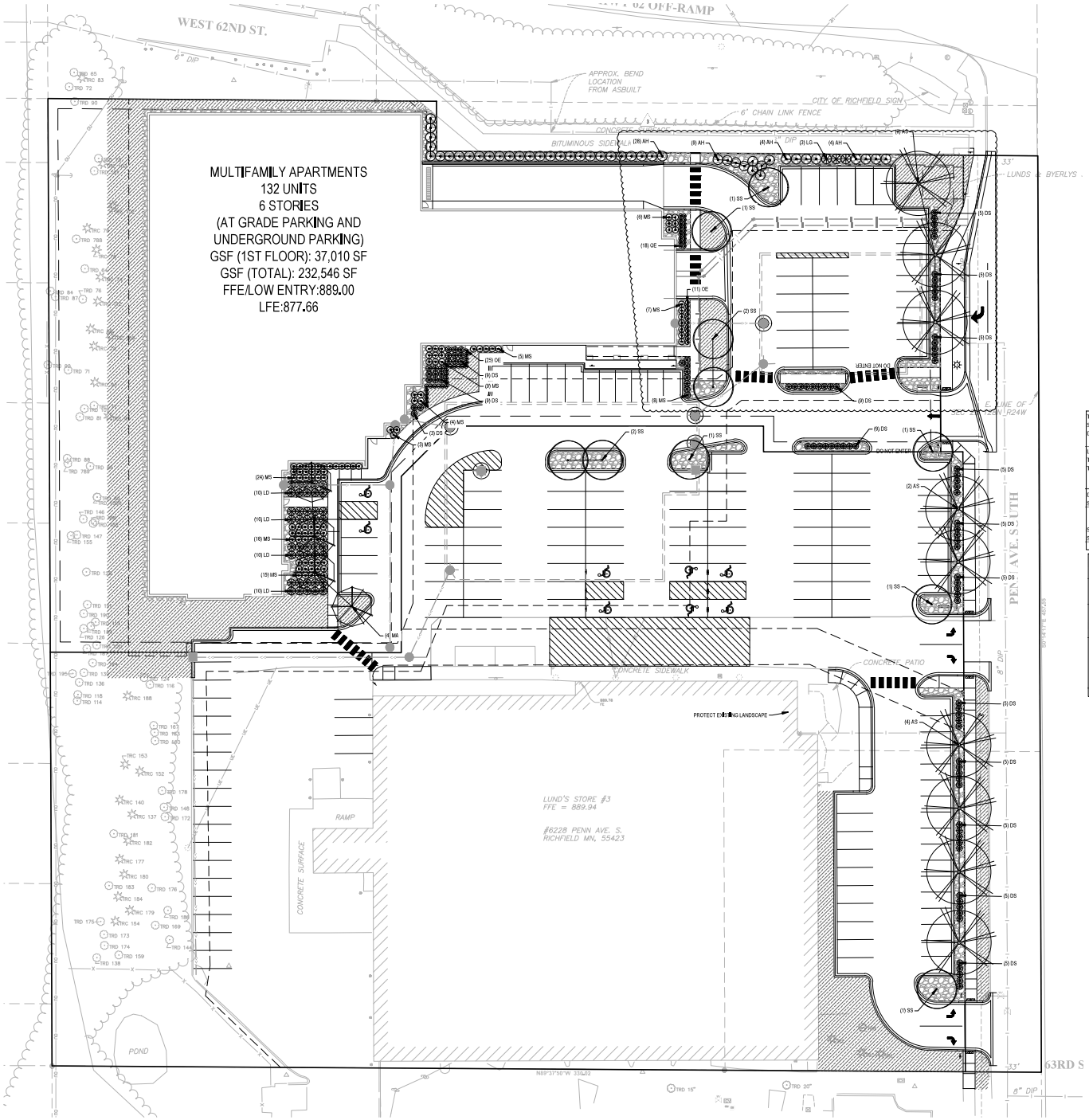
APPROVED BY
DML

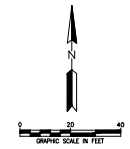
PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
DETAILS

SHEET NUMBER
C-803

PLOT DATE: 1/12/2021 10:56 AM





LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- CONIFEROUS TREE
- SHRUB/PERENNIAL PLANT
- ROCK MULCH, 1.5"- 2" RIVER ROCK
- MN DOT SEED MIX 25-31, LOW MAINTENANCE TURF

THE CITY OF RICHFIELD REQUIRES 1 TREE PER 2500 SQUARE FEET AND 1 SHRUB PER 1000 SQUARE FEET OF DEVELOPABLE AREA ON THE PROJECT SITE.

	Area (FT^2)
Lot Area	211,574
Total Impervious Area	169,607
Total Remaining Existing Trees	84

	Required	Proposed
Dwelling Trees Required (1 per 126 units)	126	
Street Frontage Trees (422/40 LF)	11	12
Total Trees		23
Site Shrubs Required (213,574 Area/1000 FT^2)	214	
Street Frontage Shrubs (25%)	55	
Total Shrubs		336

PLANTING SCHEDULE:

Trees

QTY	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
9	AS	AUTUMN FEST MAPLE	ACER SACCHARUM 'JFS-KWB'	50'	35'	PER PLAN	2 1/2" B&B
10	SS	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	30'	20'	PER PLAN	2 1/2" B&B
4	MA	SHOWY MOUNTAIN ASH	SORBUS DECORA	25'	20'	PER PLAN	2 1/2" B&B
23		TOTAL TREES					

Shrubs

QTY		COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
99	MS	MINIATURE SNOWFLAKE MOCKORANGE	PHILADELPHUS X 'MINIATURE SNOWFLAKE'	4'	3'	PER PLAN	#2 POT
97	DS	COOL SPLASH BUSH HONEYSUCKLE	DIERVILLA SESSILIFOLIA 'LPDICPODARAS'	4'	4'	PER PLAN	#2 POT
54	OE	OSO EASY PAPRIKA ROSE	ROSA 'CHEWMAY-TIME'	2'	2'	PER PLAN	#2 POT
43	AH	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	5'	5'	PER PLAN	#3 POT
3	LG	LITTLE GIANT ARBORVITAE	THUJA OCCIDENTALIS 'LITTLE GIANT'	5'	5'	PER PLAN	#5 POT
40	LD	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	4'	4'	PER PLAN	#10 POT
336		TOTAL SHRUBS					

*NOTE: ALL SOD AND LANDSCAPE BEDS TO BE IRRIGATED.

ARCHITECT
DORAN COMPANIES
7700 France Avenue South, Suite 200
Edina, MN 55435
952-835-2000
952-835-2001 fax

CIVIL ENGINEER
WENCK
7500 OLSON MEMORIAL HIGHWAY 100D
GOLDEN VALLEY, MN 55427
PHONE: 763-476-6010
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	LIG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN W. PFEIFFER

LICENSE NO. 46100

DATE 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

WARNING:
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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 800-252-1166

PROJECT NUMBER
5498-0003

ISSUE DATE
01/12/2021

ISSUE NO.
3

DRAWN BY
JRN

CHECKED BY
SJB

APPROVED BY
KWP

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-101

PLOT DATE: 1/12/2021 10:57 AM

LANDSCAPE NOTES

1. TREES AND SHRUBS SHALL BE PROVIDED IN THE QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY AS CHOSEN BY THE OWNER/OWNER AS LISTED ON THE LANDSCAPE PLAN L 101.
2. TREES AND SHRUBS SHALL BE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS.
3. OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
4. NURSERY STOCK SHALL BE DELIVERED DIRECTLY FROM NURSERY. HEEL IN IMMEDIATELY UPON DELIVERY IF NOT TO BE PLANTED WITHIN FOUR HOURS, COVERING WITH MOIST SOIL OR MULCH TO PROTECT FROM DRYING. STORE PLANTS IN SHADE AND PROTECT FROM WEATHER.
5. PROTECTION FROM EXTREMES IN EXPOSURE AND ROUGH HANDLING SHALL BE PROVIDED FOR ALL PLANT MATERIALS DURING TRANSPORT AND STORAGE.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO PLANTING SO THAT A MUTUALLY AGREEABLE TIME MAY BE ARRANGED FOR INSPECTION.
7. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS WITH STAKES CENTERED AT PROPOSED PLANTING LOCATIONS FOR APPROVAL BY OWNER.
8. DO NOT START PLANTING WORK UNTIL LAYOUT IS APPROVED BY THE OWNER.
9. COORDINATE SITE CONSTRUCTION WITH ADJACENT TURN LANE CONSTRUCTION. SEE RLB TURN LANE PLANS BY WENCK ASSOCIATES.

TURF RESTORATION NOTES

1. EDGE RESTRAINT BETWEEN PLANTING BEDS AND TURF SHALL BE BLACK COMMERCIAL GRADE LANDSCAPE EDGING BY COL-MET OR APPROVED EQUAL, 6"x12 GAUGE STEEL.
2. THE ESTABLISHMENT PERIOD FOR SOD SHALL BEGIN IMMEDIATELY AFTER INSTALLATION, WITH THE APPROVAL OF THE OWNER, AND CONTINUE UNTIL THE DATE THAT THE OWNER PERFORMS A FINAL INSPECTION.
3. THE ESTABLISHMENT PERIOD FOR SODDED AREAS IS 1 YEAR.
4. SOD SHALL CONFORM TO MNDOT SPEC. 3878.2.A MINERAL SOD; SOD SPECIES COMPOSITION SHALL BE MINNESOTA STATE SEED MIX 25-151- HIGH MAINTENANCE TURF.
5. SEE MIX SHALL BE MINNESOTA STATE SEED MIX 25-131 -LOW MAINTENANCE TURF.
6. FERTILIZER SHALL CONFORM TO MNDOT SPEC. 3881, TYPE 2 PHOSPHOROUS-FREE.
7. FERTILIZER SHALL HAVE A FORMULA (N-P-K) AS DETERMINED BY THE RESULTS OF A SOIL TEST. CONTRACTOR TO CONDUCT SOIL TEST AND PROVIDE RESULTS ALONG WITH RECOMMENDED FERTILIZER FORMULA TO OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLICATION.
8. TOPSOIL SHALL BE SALVAGED. TOPSOIL SHALL BE SCREENED, PULVERIZED, AND CONTAIN LESS THAN 30% CLAY.
9. 6" OF TOPSOIL SHALL BE PLACED IN ALL SEEDING AREAS.
10. INSTALLATION OF SOD SHALL OCCUR WITHIN ONE (1) WEEK OF COMPLETING THE GRADING.
11. PLACE ALL SOD STRIPS WITH LONG EDGES PARALLEL TO THE CONTOURS. STAGGER ALL JOINTS ALTERNATELY WITHOUT SPACE BETWEEN. SECURE THE SOD TO SLOPES WITH BIODEGRADABLE ANCHOR SYSTEMS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR WATER DURING THE PLANTING ESTABLISHMENT PERIOD.

INSPECTION AND ACCEPTANCE

1. LANDSCAPE WORK WILL BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO THE OWNER, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE, FOR THE PORTION IN QUESTION.
2. AT THE CONCLUSION OF THE ESTABLISHMENT PERIOD, WHICH WILL BE ONE YEAR FOLLOWING INITIAL INSTALLATION A FINAL INSPECTION OF PLANTING WILL BE MADE TO DETERMINE THE CONDITIONS OF AREAS SPECIFIED FOR LANDSCAPING.
3. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.

PLANTING NOTES

1. UPON APPROVAL OF STAKING LOCATIONS CONTRACTOR SHALL EXCAVATE PLANTING HOLES CENTERED AT STAKED LOCATIONS.
2. DIG HOLES AS DETAILED AND TO A DIAMETER A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL OR CONTAINER.
3. REMOVE STICKS, RUBBISH, FOREIGN MATERIALS AND UNDESIRABLE PLANTS AND THEIR ROOTS. REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSIONS.
4. SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED PLANTING SOIL MIXTURE, PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ALL AT SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADES.
5. ROOT FLARE OF THE TREE MUST BE ABOVE FINISHED GRADE.
6. CUT ALL CORDS AND TWIN AND REMOVE WIRE BASKET AND BURLAP FROM TOP AND SIDES OF BALLS; RETAIN BURLAP ON BOTTOMS.
7. WHEN SET, PLACE ADDITIONAL PLANTING SOIL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS.
8. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL.
9. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
10. FOR CONTAINER GROWN STOCK, SAME AS FOR BALLED AND BURLAPPED STOCK, EXCEPT CUT CONTAINERS ON SIDES INTO QUARTERS WITH SHEAR. REMOVE CONTAINER BEFORE SETTING PLANT SO AS NOT TO DAMAGE ROOT BALLS.
11. WATER EACH PLANT WITHIN 2 HOURS OF PLANTING.
12. ALL PLANTINGS TO BE MULCHED UNLESS OTHERWISE NOTED ON THE PLAN.
13. PLACE 4-INCH THICKNESS OF MULCH AROUND TREES AND SHRUBS WITHIN A PERIOD OF 48 HOURS AFTER THE SECOND WATERING.
14. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS OR STEMS.

MAINTENANCE NOTES

1. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.
2. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
3. MAINTAIN TREES AND BUSHES INCLUDING WATERING FOR ONE YEAR AFTER ACCEPTANCE BY OWNER. IT IS CONTRACTORS RESPONSIBILITY FOR COORDINATE WATERING.
4. TRIM, PRUNE, REMOVE CLIPPINGS AND DEAD OR BROKEN BRANCHES, AND TREAT PRUNED AREAS AND OTHER WOUNDS.
5. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE TREES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT POSITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD.

GUARANTEE AND REPLACEMENTS

1. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER OWNER ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AT THE END OF THE GUARANTEE PERIOD. SUCH GUARANTEE EXCLUDES VANDALISM.
2. AT THE END OF THE ONE-YEAR GUARANTEE PERIOD, INSPECTION WILL BE MADE BY THE OWNER UPON WRITTEN NOTICE BY THE CONTRACTOR AT LEAST FIVE DAYS BEFORE THE ANTICIPATED DATE. ANY PLANT MATERIAL REQUIRED UNDER THE CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE, AND SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT DURING THE NORMAL PLANTING SEASONS.
3. THE OPINION OF THE OWNER SHALL GOVERN IN ANY AND ALL DISPUTES BY THE CONTRACTOR REGARDING THE CONDITION AND DISPOSITION OF UNSATISFACTORY MAINTENANCE PROCEDURES OR REJECTED PLANTS.
4. ALL REPLACEMENTS SHALL BE PLANT MATERIAL OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
5. REPLACEMENT PLANTINGS REQUIRED AT THE END OF THE GUARANTEE PERIOD ARE NOT TO BE GUARANTEED. THE PLANT MATERIAL IS SUBJECT TO INSPECTION AND REJECTION BY THE OWNER BEFORE AND AFTER PLANTING.

CONTRACTORS RESPONSIBILITY

THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. COORDINATION WITH ALL OTHER TRADES.
2. DETAILED DESIGN OF AN IRRIGATION SYSTEM FOR THE SITE. THE LIMITS OF THE AREA TO BE IRRIGATED ARE INDICATED ON THE DRAWINGS. DESIGN SHALL INCLUDE PIPE SIZING, HEAD SELECTION, LOCATIONS OF HEADS, ZONING, AND CONTROL SYSTEMS. DESIGN SHALL PROVIDE NO OVERSPRAY ONTO WALKS. IRRIGATION PLAN, DESIGN DETAILS AND PRODUCT SHEETS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING ANY MATERIALS.
3. LABOR AND MATERIALS NECESSARY TO INSTALL A NEW IRRIGATION SYSTEM AS SHOWN IN GENERAL ON THE PLAN. THE IRRIGATION CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE IRRIGATION CONTROL SYSTEM ALONG WITH ANY CONNECTIONS MADE TO THE WATER SERVICE.
4. TESTING OF THE COMPLETE IRRIGATION SYSTEM.
5. STARTUP AND ADJUSTMENT OF THE SYSTEM.
6. PROVIDE OWNER'S EMPLOYEES WITH OPERATIONAL TRAINING ONSITE AND SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL COMPONENTS.
7. AS-BUILT DRAWINGS SHOWING THE LOCATION AND FEATURES OF ALL IRRIGATION COMPONENTS.

CODES AND INSPECTION

1. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH THE ESTABLISHED CODES ALLOCABLE THERETO.
2. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, ARRANGE FOR ALL NECESSARY INSPECTION, AND PAY ANY FEES AND EXPENSES IN CONJUNCTION WITH THE SAME AS PART OF THE WORK UNDER THIS CONTRACT.

QUALITY ASSURANCE

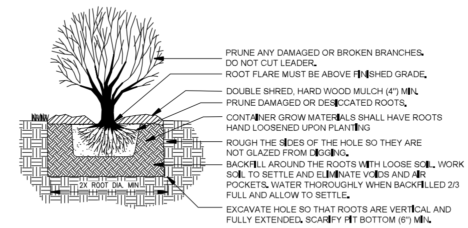
1. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH LATEST RULES AND REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES, AND OTHER APPLICABLE LAWS OR REGULATION.
2. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
3. FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR AS REQUIRED TO COMPLY WITH THESE RULES AND REGULATIONS, THOUGH THE WORK IS NOT MENTIONED IN THESE PARTICULAR CONSTRUCTION DOCUMENTS.

PROTECTION OF EXISTING CONDITIONS

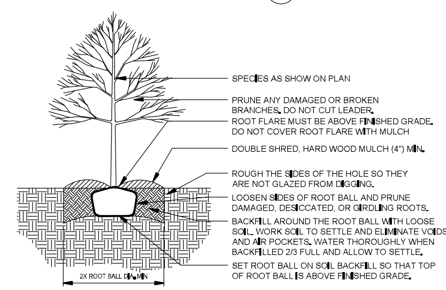
1. BECOME ACQUAINTED WITH ALL SITE CONDITIONS. LOCATE EXISTING UTILITIES AND EQUIPMENT TO REMAIN. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE DRAWINGS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY ENGINEER. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE ARISING FROM OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.
2. TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS. REPAIR ANY DAMAGED ITEM TO ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EQUIVALENT REPLACEMENT AT NO ADDITIONAL COST TO OWNER.

COORDINATION

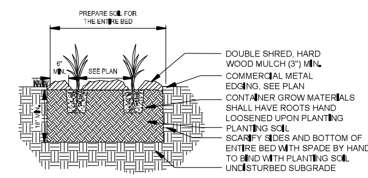
1. SCHEDULE AND COORDINATE WORK WITH OTHER TRADES TO FACILITATE WORK AND AVOID CONFLICTS IN CONSTRUCTION SEQUENCE AND EQUIPMENT INSTALLATION.
2. REVIEW ENTIRE PLAN SET AND COORDINATE WITH OTHER TRADES AS REQUIRED BY SEQUENCE OF CONSTRUCTION TO ENSURE PROVISION OF MAINLINE AND ELECTRICAL CONDUIT STUB-OUTS AT ALL REQUIRED LOCATIONS.



SHRUB PLANTING
NOT TO SCALE
1
L-102



DECIDUOUS TREE PLANTING
NOT TO SCALE
2
L-102



PERENNIAL PLANTING
NOT TO SCALE
3
L-102

ARCHITECT:

DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

CIVIL ENGINEER

WENCK
7500 OLSON MEMORIAL HIGHWAY #300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
WWW.WENCK.COM

ISSUE RECORD

No.	Description	Date
0	FOR CONSTRUCTION	07/31/20
1	UG STM & PROP CHG	09/03/20
2	MEP COORDINATION	10/02/20
3	CSI-01	01/12/21

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KEVIN W. PFEIFFER

LICENSE NO.: 46100

DATE: 01/12/2021

PROJECT
Richfield Lunds & Byerlys Apartments

LOCATION
6200 Penn Ave S.
Richfield, MN 55423

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TOLL FREE 1-800-252-1166

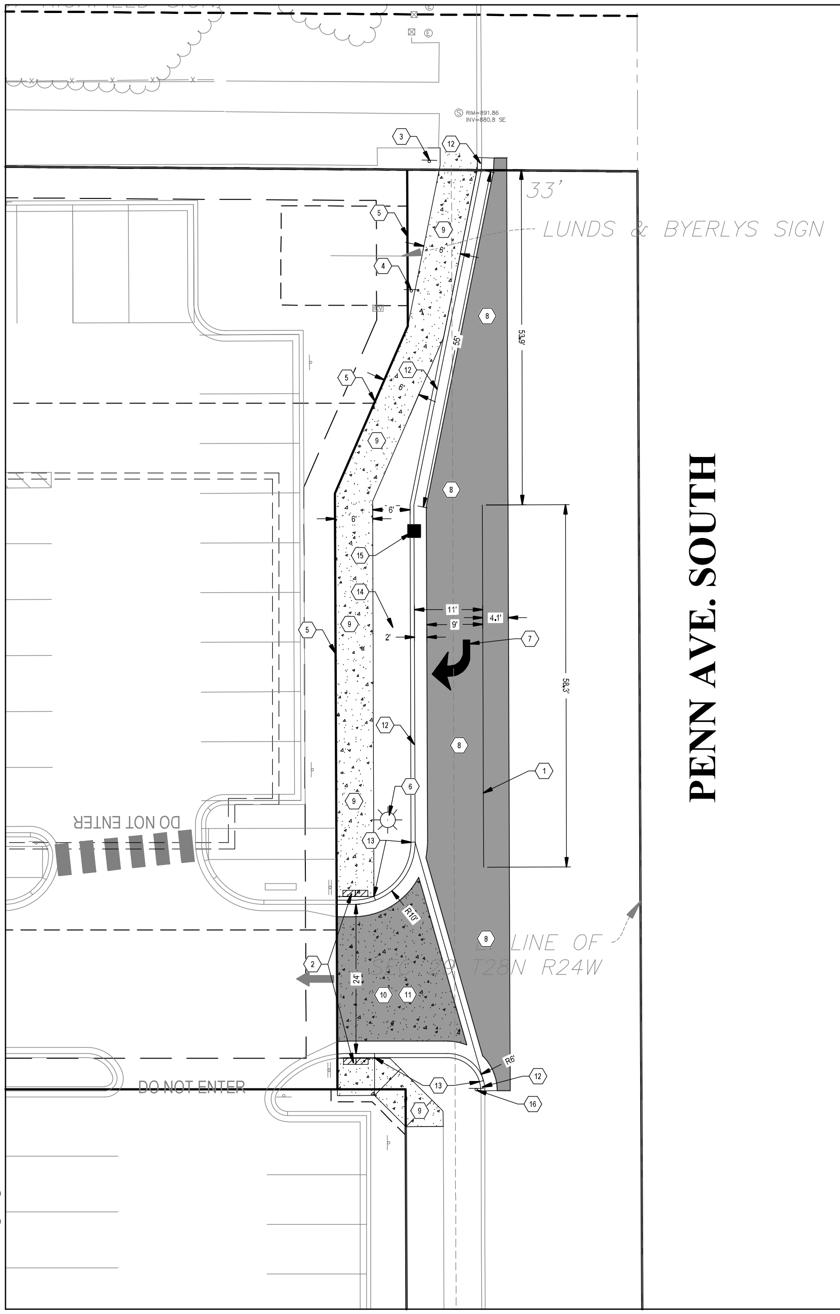
PROJECT NUMBER
5498-0003
ISSUE DATE
01/12/2021
ISSUE NO.
3
DRAWN BY
JRN
CHECKED BY
SJB
APPROVED BY
KWP

PREPARED FOR
LUND REAL ESTATE HOLDINGS, LLC.

SHEET TITLE
LANDSCAPE NOTES AND DETAILS

SHEET NUMBER
L-801

PLOT DATE: 1/12/2021 10:57 AM



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- B624 CURB AND GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- SIGN POST

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. COORDINATE TURN LANE CONSTRUCTION WITH ADJACENT SITE CONSTRUCTION. SEE RLB APARTMENTS PLANS BY WENCK ASSOCIATES.
3. COORDINATE TURN LANE CONSTRUCTION WITH COUNTY DUE TO FUTURE MILL AND OVERLAY PLANNED FOR CSAH 32.

KEYNOTES

1. 4" SOLID WHITE PAINT STRIPE (TYP.) - SEE DETAIL 4/C-801
2. ADA RAMP - SEE SHEET C-301 FOR DETAILED GRADING
3. SNOW REMOVAL/BUCKLE UP SIGN - COORDINATE WITH CITY ON EXACT LOCATION
4. CTRD 32/NO PARKING/BUS STOP SIGN - COORDINATE WITH COUNTY ON EXACT LOCATION
5. PROPERTY LINE (TYP.)
6. SALVAGED LIGHTPOLE - COORDINATE WITH OWNER ON EXACT LOCATION
7. THERMOPLASTIC RIGHT TURN ARROW, MNDOT PMA-2 R 72x96 - SEE DETAILS 4/C-801AND PMA-2 R/C-802
8. HEAVY DUTY BITUMINOUS PAVEMENT (TYP.) - SEE DETAIL 1/C-801
9. CONCRETE SIDEWALK (TYP.) - SEE DETAIL 3/C-801
10. CONCRETE PAVEMENT (TYP.) - SEE DETAIL 2/C-801
11. CONCRETE DRIVEWAY ENTRANCE - SEE STANDARD DETAIL NO. STR-02/C-801
12. B624 CURB AND GUTTER - SEE DETAIL 7100H/C-802
13. CURB HEIGHT TRANSITION - SEE SHEET C-301 FOR DETAILED GRADING
14. RIGHT TURN LANE MUST TURN RIGHT SIGN (MUTCD R3-7R) - SEE DETAIL 5/C-801
15. CATCH BASIN - SEE SHEET C-301.
16. SNOW PLOW MARKER (MUTCD X4-5) - SEE DETAIL 5/C-801

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

WENCK

7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT: DORAN COMPANIES

PROJECT TITLE: RLB TURN LANE CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

ISSUE NO.	DATE:	DESCRIPTION:
0	01/06/2021	FOR CONSTRUCTION

CERTIFICATION:

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

DANIEL M. LAVENDER

LICENSE NO.: 57418

DATE: 01/06/2021

PROJECT NO.: 5898-19-003

DWN BY:	CHK'D BY:	APP'D BY:
JTP	JRA	DML

ISSUE DATE: 01/06/2021

ISSUE NO.: 0

SHEET TITLE: SITE PLAN

SHEET NO.: C-101

1/6/2021 9:26:36 AM

INLET PROTECTION

SPECIFICATIONS

INLET PROTECTION SHALL BE IN ACCORDANCE WITH MnDOT 3891.
INLET PROTECTION WILL BE CLASSIFIED BY TYPE ACCORDING TO USE. TYPE WILL BE AS INDICATED HEREIN:

- TYPE A: INLET PROTECTION TO BE UTILIZED AROUND FIELD INLETS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED. INLET PROTECTION TYPE A MAY ALSO BE UTILIZED ON PAVEMENT INLETS PRIOR TO INSTALLATION OF CURB AND GUTTER OR PAVEMENT.
- TYPE B: INLET PROTECTION WILL BE UTILIZED ON STREET INLETS WITHOUT CURB HEADS.
- TYPE C: INLET PROTECTION WILL BE UTILIZED ON STREET INLETS WITH CURB HEADS.
- TYPE D: INLET PROTECTION TO BE UTILIZED AT CULVERT INLETS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE A

- ROAD DRAIN CURB AND GUTTER - WIMCO, SHAKOPEE, MN
- TOP SLAB INLET PROTECTION - WIMCO, SHAKOPEE, MN
- INFRASAFE - ROYAL ENVIRONMENTAL SYSTEMS - STACY, MN
- ROAD DRAIN INTERLOCKING SILT FENCE - WIMCO, SHAKOPEE, MN
- STRAW WATTLES

TYPE B

- DANDY SACK - DANDY PRODUCTS - GROVE CITY, OH
- ROAD DRAIN CURB AND GUTTER - WIMCO, SHAKOPEE, MN

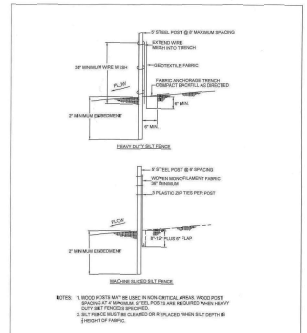
TYPE C

- DANDY CURB SACK - DANDY PRODUCTS - GROVE CITY, OH
- ROAD DRAIN CURB AND GUTTER - WIMCO - SHAKOPEE, MN
- STANDARD CURB IPD - LANGE INDUSTRIES - EDINA, MN

TYPE D

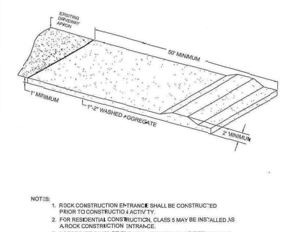
- AS APPROVED BY THE ENGINEER

STANDARD DETAIL NO. EC-04 | INLET PROTECTION | APPROVAL 12/16 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION



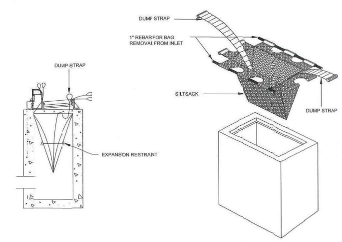
NOTES: 1. WOOD POSTS MAY BE USED IN NON-CRITICAL AREAS. WOOD POST SPACING AT 4' MAXIMUM. STEEL POSTS ARE REQUIRED WHEN HEAVY DUTY SILT FENCE IS SPECIFIED.
2. SILT FENCE MUST BE CLEANED OR REPLACED WHEN SILT DEPTH IS 1/3 HEIGHT OF FABRIC.

STANDARD DETAIL NO. EC-02 | SILT FENCE | APPROVAL 12/16 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION

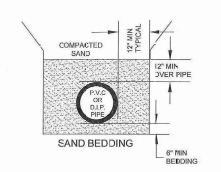


NOTES:
1. ROCK CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION ACTIVITY.
2. FOR RESIDENTIAL CONSTRUCTION, CLASS 5 MAY BE INSTALLED AS A ROCK CONSTRUCTION ENTRANCE.
3. AGGREGATE SHALL BE CLEANED, MAINTAINED, OR REPLENISHED AS NECESSARY.
4. SILT TRACKED ONTO THE STREET SHALL BE SWEPT THE SAME DAY BY WATER BASED SWEEPER.

STANDARD DETAIL NO. EC-03 | ROCK CONSTRUCTION ENTRANCE | APPROVAL 12/16 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION

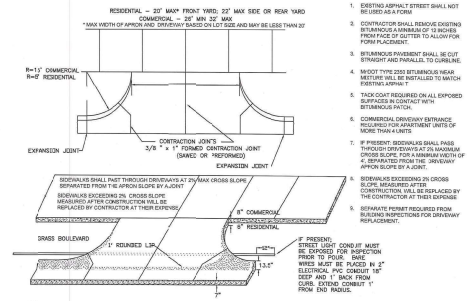


STANDARD DETAIL NO. EC-05 | SEDIMEMT FILTER SACK (TYPICAL) | APPROVAL 12/16 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION



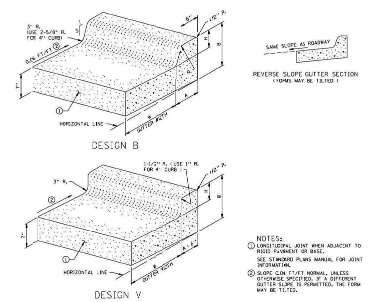
NOTES: 1. BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE PIPE UNLESS MODIFIED IN THE CONTRACT DOCUMENTS.
2. BEDDING REQUIRED FOR ALL MAINS AND SERVICES.

STANDARD DETAIL NO. STM-14 | STORM SEWER BEDDING | APPROVAL 12/7 2017 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION



1. EXISTING ASPHALT STREET SHALL NOT BE USED AS A FORM
2. CONTRACTOR SHALL REMOVE EXISTING BITUMINOUS A MINIMUM OF 12 INCHES FROM FACE OF GUTTER TO ALLOW FOR FORM PLACEMENT.
3. BITUMINOUS PAVEMENT SHALL BE CUT STRAIGHT AND PARALLEL TO CURBLINE.
4. MnDOT TYPE 2350 BITUMINOUS WEAR MIXTURE WILL BE INSTALLED TO MATCH EXISTING ASPHALT
5. TACK COAT REQUIRED ON ALL EXPOSED SURFACES IN CONTACT WITH BITUMINOUS PATCH.
6. COMMERCIAL DRIVEWAY ENTRANCE REQUIRED FOR APARTMENT UNITS OF MORE THAN 4 UNITS
7. IF PRESENT: SIDEWALKS SHALL PASS THROUGH DRIVEWAYS AT 2% MAXIMUM CROSS SLOPE, FOR A MINIMUM WIDTH OF 4', SEPARATED FROM THE DRIVEWAY APRON SLOPE BY A JOINT.
8. SIDEWALKS EXCEEDING 2% CROSS SLOPE, MEASURED AFTER CONSTRUCTION, WILL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE
9. SEPARATE PERMIT REQUIRED FROM BUILDING INSPECTIONS FOR DRIVEWAY REPLACEMENT.

STANDARD DETAIL NO. STR-02 | STANDARD DRIVEWAY ENTRANCE WITH SIDEWALK | APPROVAL 12/20 2014 CITY ENGINEER | CITY OF RICHFIELD ENGINEERING DIVISION

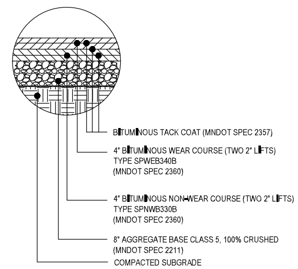


NOTES:
① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
SEE STANDARD PLANS MANUAL FOR JOINT INFORMATION.
② SLOPE 0.06 FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

DESIGN B H	A	B	W = 12" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	W = 18" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	W = 24" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	W = 30" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	W = 36" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
4	7-3/8"	11-1/2"	B412	0.0421	23.8	B418	0.0529	18.9	B424	0.0637	15.7	B430	0.0745	13.4	B436	0.0853	11.7
6	8"	13-1/2"	B612	0.0474	21.1	B618	0.0582	17.2	B624	0.0690	14.5	B630	0.0798	12.5	B636	0.0906	11.0
8	8-5/8"	15-1/2"	B812	0.0529	18.9	B818	0.0637	15.7	B824	0.0745	13.4	B830	0.0853	11.7	B836	0.0962	10.4
9	9"	16-5/8"	B912	0.0559	17.9	B918	0.0667	15.0	B924	0.0775	12.9	B930	0.0883	11.3	B936	0.0991	10.1
10	9-3/8"	17-5/8"	B1012	0.0589	17.0	B1018	0.0697	14.4	B1024	0.0805	12.4	B1030	0.0913	11.0	B1036	0.1021	9.8

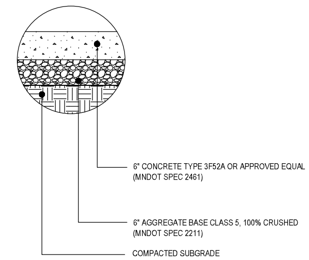
DESIGN V H	A	B	W = 12" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	W = 18" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	W = 24" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	W = 30" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	W = 36" DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
4	6"	11-3/8"	V412	0.0396	25.3	V418	0.0504	19.9	V424	0.0612	16.4	V430	0.0720	13.9	V436	0.0828	12.1
6	6"	13-3/8"	V612	0.0426	23.5	V618	0.0534	18.7	V624	0.0642	15.6	V630	0.0750	13.4	V636	0.0858	11.7
8	6"	15-3/8"	V812	0.0457	21.9	V818	0.0565	17.7	V824	0.0673	14.9	V830	0.0781	12.8	V836	0.0889	11.3
9	6"	16-3/8"	V912	0.0472	21.2	V918	0.0580	17.2	V924	0.0688	14.5	V930	0.0796	12.6	V936	0.0904	11.1
10	6"	17-3/8"	V1012	0.0487	20.5	V1018	0.0595	16.8	V1024	0.0703	14.2	V1030	0.0811	12.4	V1036	0.0919	10.9

APPROVED MARCH 11, 1994 — R.H. Cassford, ACTING STATE DESIGN ENGINEER | STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION | CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V | SPECIFICATION REFERENCE 2531 | REVISION DATE 2-28-05 | STANDARD PLATE NO. 7100H



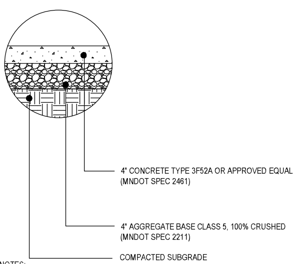
NOTE: SECTION SHOWN IS A TYPICAL COUNTY ROAD PAVEMENT SECTION. MATCH EXISTING SECTION, OR THICKER AS SHOWN ON DETAIL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MATCHING THE EXISTING PAVEMENT SECTION AND SHALL OBTAIN APPROVAL ON PAVEMENT SECTION DESIGN PRIOR TO INSTALLATION.

1 C-801 HEAVY DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



NOTE: DRIVEWAYS SHALL BE CONSTRUCTED PER DETAIL STR-02, THIS SHEET. CONCRETE SHALL BE A MINIMUM OF 8" THICK, PER DETAIL STR-02.

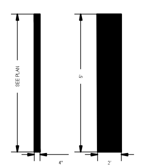
2 C-801 CONCRETE PAVEMENT
NOT TO SCALE



NOTES:
1. SIDEWALK PANELS WHICH FUNCTION AS ADA RAMPS OR HAVE TRUNCATED DOMES INSTALLED SHALL BE A MINIMUM OF 6" CONCRETE ON 6" AGGREGATE.

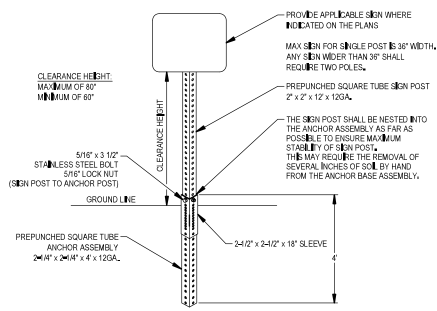
3 C-801 CONCRETE SIDEWALK
NOT TO SCALE

NOTE:
1. PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.
2. PAINT SHALL BE NON-REFLECTIVE WHITE PAINT FOR ALL TYPICAL PAVEMENT MARKINGS.
3. SEE PMA-2 R/C-802 FOR RIGHT TURN ARROW DIMENSIONS.
4. TURN ARROW SHALL BE PRE-FORMED THERMOPLASTIC.



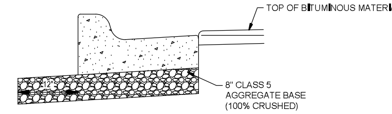
TYPICAL STALL MARKING — TYPICAL CROSSWALK MARKING

4 C-801 TYPICAL PAVEMENT MARKINGS
NOT TO SCALE



NOTES:
1. SEE MnDOT STANDARD SIGN MANUAL FOR PUNCHING CODE AND DETAILED DRAWINGS OF TYPE "C" SIGN PANELS.
2. SEE MnDOT TRAFFIC ENGINEERING MANUAL CHAPTER 6 FOR DETAILS OF TRAFFIC SIGN INSTALLATION.

5 C-801 DETAIL: SIGN POST
NOT TO SCALE



SEE MNDOT STANDARD PLATE 7100H (THIS SHEET) FOR CURB AND GUTTER DESIGN

6 C-801 CLASS 5 UNDER CURB
NOT TO SCALE

WENCK
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT: DORAN COMPANIES

PROJECT TITLE: RLB TURN LANE CSAH 32/PENN AVENUE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

ISSUE NO.	DATE	DESCRIPTION
0	01/06/2021	FOR CONSTRUCTION

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DANIEL M. LAVENDER
LICENSE NO. 57418
DATE: 01/06/2021

PROJECT NO. 5898-19-003
DWN BY: JTP | CHK'D BY: JRA | APP'D BY: DML
ISSUE DATE: 01/06/2021
ISSUE NO. 0
SHEET TITLE: DETAILS
SHEET NO. C-801

M:\5498\003 Richfield Multifamily\6_DESIGN\1_CAD\3 PLANSHEETS\Turn Lane Plans\C-801 DETAILS.dwg 1/6/2021 JOHN PENSHORN

Exhibit D
6822 Penn Avenue South – Lund's Apartments
Public Area Improvements

Public Area Feature	Ownership	Construction and Installation Responsibility	Maintenance, Repair, Replacement Responsibility	Responsible for the Cost of Operation & Maintenance	Inspection & Maintenance Cycle
Public Sidewalk/Trail	City	Developer	City	City	Annually
Public Sidewalk/Trail Snow Removal	City	N/A	See Paragraph 7	See Paragraph 7	As needed
Landscaping	Developer	Developer	Developer	Developer	As needed
Private Irrigation	Developer	Developer	Developer/Lot 1 Owner	Developer	As needed
Public Utilities (Storm, Sewer, Water)	City	Developer	City	City	As needed
Stormwater Improvements (Underground Retention system)	Developer	Developer	Developer	Developer	Per the Operations and Maintenance Plan in Exhibit B
Pedestrian Sidewalk Lighting on Penn Avenue	City	Developer	City	City	As needed

AGENDA SECTION: PUBLIC HEARINGS
AGENDA ITEM # 4.

STAFF REPORT NO. 30
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY: Kate Aitchison, Housing Specialist

DEPARTMENT DIRECTOR REVIEW: Melissa Poehlman, Community Development Director
2/16/2022

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
2/16/2022

ITEM FOR COUNCIL CONSIDERATION:

Public hearing and consider a resolution specifying the use of funds from the Urban Hennepin County Community Development Block Grant allocation for 2022 and authorizing execution of a Subrecipient Agreement with Hennepin County and any required third party agreements.

EXECUTIVE SUMMARY:

Community Development Block Grant (CDBG) funding is annually awarded to Hennepin County (County) on a formula basis from the Department of Housing and Urban Development (HUD). The County, in turn, allocates a portion of these funds to the City of Richfield to address local needs relating to affordable housing, community development, and public services.

Staff is proposing to use the City's 2022 direct allocation of an estimated $202,000 to fund the Housing and Redevelopment Authority's (HRA) Deferred Loan Rehabilitation Program and New Home Program:

- The HRA's Deferred Loan Program provides a critical source of funds for people with limited incomes to rehabilitate their homes. There are currently 74 people on the waiting list for these funds, so $182,000 is allocated for this program.
- Through the New Home Program, the HRA works with non-profit developers to create long-term, affordable homeownership opportunities. The proposed 2022 allocation of $20,000 would be combined with $80,000 in 2021 funds to purchase and rehabilitate one home through the West Hennepin Affordable Housing land trust, which sells the home to an income-qualified buyer and ensures long-term affordability.

RECOMMENDED ACTION:

Conduct and close the public hearing and by motion: Adopt a resolution authorizing the use of funds for the 2022 Urban Hennepin County Community Development Block Grant Program and authorizing execution of a Subrecipient Agreement with Hennepin County and any required third party agreements.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

In the past, CDBG funding has been used for a variety of purposes and projects, including First Time Homebuyer loans, streetscape improvements, and the acquisition of blighted property.

Staff is constantly evaluating the best use for these funds, and proposes to use them in familiar program areas for the 2022 funding cycle.

- $182,000 of the 2022 CDBG funds are proposed to be allocated to the Housing and Redevelopment Authority (HRA) for the Deferred Loan Program (Program):
  - The Program provides no interest, 30-year loans of up to $30,000 to low-income homeowners to address health, safety, and property maintenance needs.
  - This Program has been in existence since 1984 and is administered for the City by Hennepin County.
  - In the past year, 7 loans were completed and 6 loans were started, 74 households are currently on the waiting list for the Program.
  - Additional funding for loans is available through loan repayments (i.e., when a property is sold).
- $20,000 is proposed to be allocated to the HRA's New Home Program for acquisition and rehabilitation of a single family home:
  - These funds will go towards the purchase and rehabilitation of an existing home with a non-profit developer for affordable housing. The newly constructed or rehabilitated property would be sold to a household earning 80 percent of the area median income or less ($83,920 for a family of four).
  - These funds may be combined with existing 2021 CDBG funds for a total amount of $100,000 towards this effort. The 2021 funding must be expended by December 31, 2022.
- On November 15, 2021, the HRA allocated $640,000 to the City's Affordable Housing Trust Fund to be used for affordable homeownership opportunities, including down payment assistance through the HRA's First Time Homebuyer Program. Given this

homeownership opportunities, including down payment assistance through the HRA's First Time Homebuyer Program. Given this significant investment of funds by the HRA, CDBG funds are not needed to fund this program in 2022.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**

All funded activities must meet one of three national objectives: benefiting low and moderate income persons, preventing or eliminating slums and/or blight, or meet an urgent need. In addition, activities must be consistent with priorities identified in the County's Five-Year Consolidated Plan. Those priorities include a variety of housing activities such as housing rehabilitation, preserving and creating homeownership opportunities, public services to maintain or increase self-sufficiency, and neighborhood revitalization activities.

C. **CRITICAL TIMING ISSUES:**

- The application for 2022 funds is due to Hennepin County by March 8, 2022.
- The 2022 federal fiscal year will begin on July 1, 2022.
- Funds must be spent by June 30, 2023. Six-month extensions may be granted on an as-needed basis.

D. **FINANCIAL IMPACT:**

- The City's estimated direct allocation for 2022 is $202,000.
- In the event of a change in the final allocation, the amount allocated to the Deferred Loan Program will be adjusted accordingly.

E. **LEGAL CONSIDERATION:**

- A local public hearing must be held prior to submission of the 2022 application.
- Notice of the public hearing for the 2022 CDBG funding was published in the Richfield Sun Current on February 10, 2022.

ALTERNATIVE RECOMMENDATION(S):

Council may modify the amount of funds allocated to each project in a way that still meets funding guidelines.

PRINCIPAL PARTIES EXPECTED AT MEETING:

N/A

ATTACHMENTS:

	Description	Type
🗋	Resolution	Resolution Letter

RESOLUTION NO. ____

RESOLUTION APPROVING PROPOSED USE OF 2022 URBAN HENNEPIN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS AND AUTHORIZING EXECUTION OF SUBRECIPIENT AGREEMENT WITH HENNEPIN COUNTY AND ANY REQUIRED THIRD PARTY AGREEMENTS

WHEREAS, the City of Richfield, Minnesota, through execution of a Joint Cooperation Agreement with Hennepin County, is participating in the Urban Hennepin County Community Development Block Grant (CDBG) Program; and

WHEREAS, the City of Richfield has developed a proposal for the use of 2022 CDBG funds made available to it; and

WHEREAS, the City held a public hearing on February 22, 2022 to obtain the views of citizens on local and Urban Hennepin County housing and community development needs and priorities for the City's proposed use of $202,000 from the 2022 Urban Hennepin County CDBG Program; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Richfield, Minnesota as follows:

1. Approves the following projects for funding from the 2022 Urban Hennepin County Community Development Block Grant Program and authorizes submittal of the proposal to Hennepin County.

Activity	Budget
1. Deferred Loan Rehabilitation Program	$182,000
2. Single Family Acquisition and Rehabilitation	$20,000
TOTAL CDBG ALLOCATION	**$202,000**

2. That the Mayor and City Council hereby authorize and direct the execution of the Subrecipient Agreement with Hennepin County and any required Third Party Agreements on behalf of the City to implement the 2022 CDBG Program.

3. That should the final amount of FY 2022 CDBG available to the City be different from the preliminary amount provided to the City, the City Council hereby authorizes the City Manager to adjust the project budget of the Deferred Loan Rehabilitation Program to reflect an increase or decrease in funding.

Adopted by the City Council of the City of Richfield, Minnesota this 22nd day of February, 2022.

_____
Maria Regan Gonzalez, Mayor

ATTEST:

_____
Kari Sinning, City Clerk

AGENDA SECTION:	PROPOSED ORDINANCES
AGENDA ITEM #	5.

STAFF REPORT NO. 31
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY:	Jennifer Anderson, Support Services Manager
DEPARTMENT DIRECTOR REVIEW:	Jay Henthorne, Public Safety Director/Chief of Police 2/16/2022
OTHER DEPARTMENT REVIEW:	
CITY MANAGER REVIEW:	Katie Rodriguez, City Manager 2/16/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider the approval of the second reading of an ordinance amending Sections 921 and 925 of the Richfield City Code to update and incorporate previous open burning, fires, and incineration restrictions.

EXECUTIVE SUMMARY:

With the advent of organized hauling in Richfield, and the overhaul of Chapter 6 (Solid Waste, Collection and Hauling), there was a need to redirect pieces of the old solid waste ordinance into other sections of the city code. They are as follows:

1) Incorporating the burning restrictions language from the old Section 601.27 into Section 921 (open burning, fires and incineration restrictions).

2) Referencing the open burning restrictions language in Section 925 (nuisance code).

3) Referencing the incinerator restrictions language in Section 921 (open burning, fires, and incineration restrictions).

The first reading of this ordinance amendment was heard by the City Council on February 8, 2022.

RECOMMENDED ACTION:

By Motion: Approve the second reading of an ordinance amending Sections 925 and 921 of the Richfield City Code as follows:

1) Incorporating the burning restrictions language from the old Section 601.27 into Section 921 (open burning, fires and incineration restrictions).

2) Referencing the open burning restrictions language in Section 925 (nuisance code).

3) Referencing the incinerator restrictions language in Section 921 (open burning, fires, and incineration restrictions).

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

When organized hauling was implemented and the solid waste city code language was overhauled, there was a need to redirect three items of the old solid waste section into other areas of the code to ensure they were still present and enforceable. The "Executive Summary" section outlines the specific changes.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**

Section 921 of the Richfield City Code pertains to open burning restrictions and Section 925 of the Richfield City Code pertains to nuisances. These two sections of code are appropriate for transitioning portions of the old solid waste code. In addition to city ordinance, state statutes and administrative rules define and regulate incineration.

C. **CRITICAL TIMING ISSUES:**

None

D. **FINANCIAL IMPACT:**

None

E. **LEGAL CONSIDERATION:**

The City Attorney has reviewed the ordinance and approves of its contents.

ALTERNATIVE RECOMMENDATION(S):

The City Council may decide to not approve the second reading of the ordinance and direct staff how to proceed.

PRINCIPAL PARTIES EXPECTED AT MEETING:

ATTACHMENTS:

	Description	Type
🗋	Open Burning, Fires and Incineration	Cover Memo

BILL NO. _____
AN ORDINANCE AMENDING SECTIONS 921 AND 925 OF THE RICHFIELD CODE OF ORDINANCES PERTAINING TO OPEN BURNING, FIRES, AND INCINERATION RESTRICTIONS

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. The title of Section 921 of the Richfield Code of Ordinances is hereby amended by adding the following double-underlined language below:

SECTION 921. - OPEN BURNING, FIRES, AND INCINERATION RESTRICTIONS

Section 2. Sub-section 921.03 of the Richfield Code of Ordinances is hereby amended by adding the following double-underlined language and deleting the following ~~struck-through~~ language below:

921.03. - Definitions.

Subdivision 1. The following words and terms, when used in this section, shall have the following meanings unless the context clearly indicates otherwise:

Subd. 2. "Incinerator" shall have the meaning as prescribed by Minnesota Administrative Rules, section 7011.1201.

Subd. ~~2~~3. "Fire Marshal" means the City of Richfield employee appointed by the City Manager as Fire Marshal.

Subd. ~~3~~4. "Open burning" means a fire burning in matter, whether concentrated or dispersed, which is not contained within a fully enclosed firebox, structure or vehicle and from which the products of combustion are emitted directly to the open atmosphere without passing through a stack, duct or chimney.

Subd. ~~4~~5. "Recreational fire" means a fire set for cooking, warming or ceremonial purposes.

Section 3. Sub-section 921.07 of the Richfield Code of Ordinances is hereby amended by adding the following double-underlined language below:

Subd. 2. Recreational fires. Recreational fires are allowed in accordance with all of the following conditions:

. . .

(k) Fires shall not involve willfully burning or setting fire to natural ground cover, such as trees, brush, grass, or other vegetation, or any building, fixture, or appurtenance of real property.

Section 4. Section 921 of the Richfield Code of Ordinances is hereby amended to add the following new sub-section 921.11:

921.11. - Incineration.

Burning by the use of an incinerator shall only be allowed if such burning and incinerator complies with the following:

(a) pursuant to an incinerator license as prescribed in sub-section 601.15 of the Richfield Code of Ordinances.

(b) pursuant to Minnesota Administrative Rules, section 7011.1220.

(c) pursuant to all other applicable provisions of the Richfield Code of Ordinances and county, state, and federal law.

Section 5. Sub-section 925.01 of the Richfield Code of Ordinances is hereby amended by adding the following double-underlined language below:

Subd. 4. Public nuisances affecting peace and safety. The following are declared to be nuisances affecting peace and safety:

. . .

(s) Open burning or any fires that do not comply with Section 921 of the Richfield Code of Ordinances.

Section 6. Sub-section 925.13 of the Richfield Code of Ordinances is hereby amended by adding the following double-underlined language below:

Subd. 3. Definition of nuisance conduct.

(a) For purposes of this Section, the term "nuisance conduct" means any activity, conduct, or condition occurring upon private property within the City that unreasonably annoys, injures or endangers the safety, health, morals, comfort or repose of any member of the public; or will, or tend to, alarm, anger or disturb others or provoke breach of the peace, to which the City is required to respond, including, but not limited to the following:

(1) Any activity, conduct, or condition deemed as a public nuisance under any provision of the City Code;

(2) Any activity, conduct, or condition in violation of any provision of Section 925 of the City Code;

(3) Any activity, conduct, or condition in violation of Sections 511.21, 601, 905, 921, 930, 1320, or 1325 of the City Code;

(4) Any conduct, activity or condition constituting a violation of Minnesota state laws prohibiting or regulating prostitution, gambling, controlled substances, use of firearms; and

(5) Any conduct, activity, or condition constituting disorderly conduct under Chapter 609 of Minnesota Statutes.

Section 7. This ordinance will be effective in accordance with Section 3.09 of the City Charter.

Adopted by the City of Richfield this ___ day of _____, 2022.

_____
Maria Regan Gonzalez, Mayor

ATTEST:

_____
Kari Sinning, City Clerk

AGENDA SECTION:	PROPOSED ORDINANCES
AGENDA ITEM #	6.

STAFF REPORT NO. 32
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY:	Ben Manibog, Transportation Engineer
DEPARTMENT DIRECTOR REVIEW:	Kristin Asher, Public Works Director 2/15/2022
OTHER DEPARTMENT REVIEW:	N/A
CITY MANAGER REVIEW:	Katie Rodriguez, City Manager 2/16/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider approval of a second reading of an ordinance authorizing the sale of three city-owned properties for I-494 Corridor Vision Project 1 and a resolution authorizing summary publication.

EXECUTIVE SUMMARY:

The purpose of the land transfer ordinance is to sell three parcels of city-owned land to the Minnesota Department of Transportation (MnDOT) for the construction of I-494 Corridor Vision Project 1. The land (south of Best Buy headquarters) will be used for:

- A trail connecting Knox Ave and Penn Ave
- An interstate ramp connecting I-35W to westbound I-494
- An interstate ramp connecting westbound I-494 to Penn Ave

The proposed ordinance is a separate action from the Council's future municipal consent determination of I-494 Corridor Vision Project 1 which is also scheduled for February 22, 2022.

The land was acquired by the City in 2001 as a part of the Penn Avenue bridge project. The land came from MnDOT as a transfer during the construction project. The three parcels of the land transfer are described as Outlot A, Outlot B, and Outlot C in the attached ordinance language and exhibits.

The money for the land payment in 2001 came from Metropolitan Council through a Right-of-Way Acquisition Loan Fund (RALF). The RALF loan program is an interest-free loan made by the Metropolitan Council.

It was understood in 2001 that the land acquired with the RAFL loan was for MnDOT's future expansion of I-494. It was also understood that when the interstate expands, MnDOT will re-acquire the land for construction. MnDOT would pay the City for the three parcels and the City would then pay Metropolitan Council for the no-interest loan.

RECOMMENDED ACTION:

By motion:

1. **Approve the second reading of an ordinance authorizing the sale of three city-owned properties for I-494 Project**
2. **Approve a resolution authorizing summary publication of the ordinance authorizing the sale of**

three city-owned properties for I-494 Project

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

MnDOT's I-494 Corridor Vision Project 1 will construct an E-Z Pass lane on I-494 from TH 100 to I-35W in each direction, Phase 1 of the turbine interchange at the I-494/I-35W interchange, and access changes and replacement of the bridges at Nicollet, Portland, and 12th Avenues. A new pedestrian/bicycle bridge near Chicago Avenue will also be constructed over I-494.

The city council approved the first reading of the ordinance on February 8, 2022.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**

Section 13.04 of the city charter states, "No real property of the City shall be disposed of except by ordinance".

C. **CRITICAL TIMING ISSUES:**

Transferring the city-owned parcels allows MnDOT to continue their construction of I-494 Corridor Vision Project 1 on-time for completion in 2026.

D. **FINANCIAL IMPACT:**

- If approved, the property will be sold to MnDOT for $7 million.
- If approved, the $7 million MnDOT payment will be used to repay the no-interest RALF loan from Metropolitan Council for the original purchase of the property.

E. **LEGAL CONSIDERATION:**

The City Attorney has reviewed the draft ordinance and will be available to answer questions.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

	Description	Type
	Proposed Ordinance	Ordinance
	Exhibit A - Outlots A, B, C	Exhibit
	Summary publication resolution	Resolution Letter

TRANSITORY ORDINANCE NO. ____

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY
OWNED BY THE CITY

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Background; findings; authority.

1.01. The City of Richfield (the "City") is governed by home rule charter adopted pursuant to the Constitution of the State of Minnesota and Minnesota Statutes, Chapter 410 (Act).

1.02 The City is the owner of real property located in the City of Richfield depicted on attached Exhibit A and legally described as:

Outlots A, B and C, BEST BUY CAMPUS, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota.

Certificate of Title No. 1134452.

(the "City Property".)

1.03. It has been proposed by the State of Minnesota, acting through its Department of Transportation ("MNDOT") that the City sell the City Property to MNDOT for the purposes of making improvements to Interstate 494. Pursuant to Section 13.04 of the City's Charter, no real property of the City shall be disposed of except by ordinance.

1.04. The Council finds and determines that it is in the best interests of the City to sell the City Property to the MNDOT for the purposes of improving Interstate 494.

Section. 2 Adoption; effective date; filing.

2.01 The sale of the City Property to MNDOT is approved. The City Manager, City staff and City attorney are authorized and directed to negotiate the sale of the City Property and take all steps necessary to effect such sale.

2.02. This Ordinance shall take effect after the thirtieth (30th) day, exclusive of day of publication.

Passed by the City Council of the City of Richfield, Minnesota this ____ day of _____, 2022.

_____
Maria Regan Gonzalez, Mayor

ATTEST:

_____
Kari Sinning, City Clerk

Exhibit A
Depiction of the Property

RIGHT OF WAY PARCEL LAYOUT

DEPARTMENT OF TRANSPORTATION

C.S. 2785(494=393)904

S.P. 2785-424

COUNTY: Hennepin

PARCEL NUMBER: 221

SHEET 1 OF 2

OWNER: City of Richfield

SCALE 1" = 400 ft.

Parent Tract

New Right of Way - FEE

Temporary Easement

Existing Highway Easement to be purchased in FEE

Permanent Easement

Existing Access Control

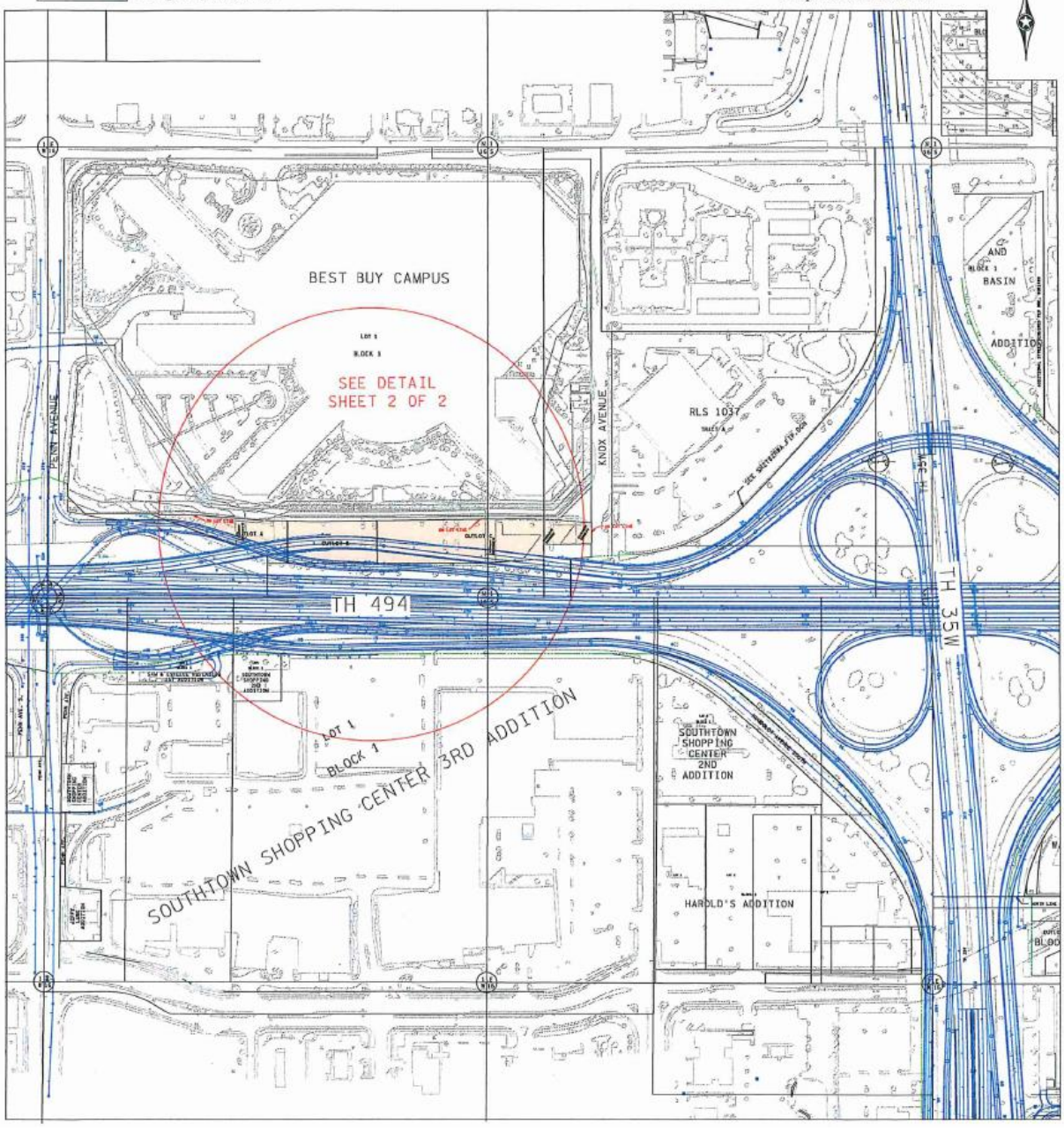
Inplace R/W Line

New Access Control

New R/W Line

Temporary Easement

Proposed Construction



RIGHT OF WAY PARCEL LAYOUT

DEPARTMENT OF TRANSPORTATION

C.S. 2785(494=393)904

S.P. 2785-424

COUNTY: Hennepin

PARCEL NUMBER: 221

SHEET 2 OF 2

OWNER: City of Richfield

SCALE 1" = 175 ft.

Parent Tract

New Right of Way - FEE

Temporary Easement

Existing Highway Easement to be purchased in FEE

Permanent Easement

Existing Access Control

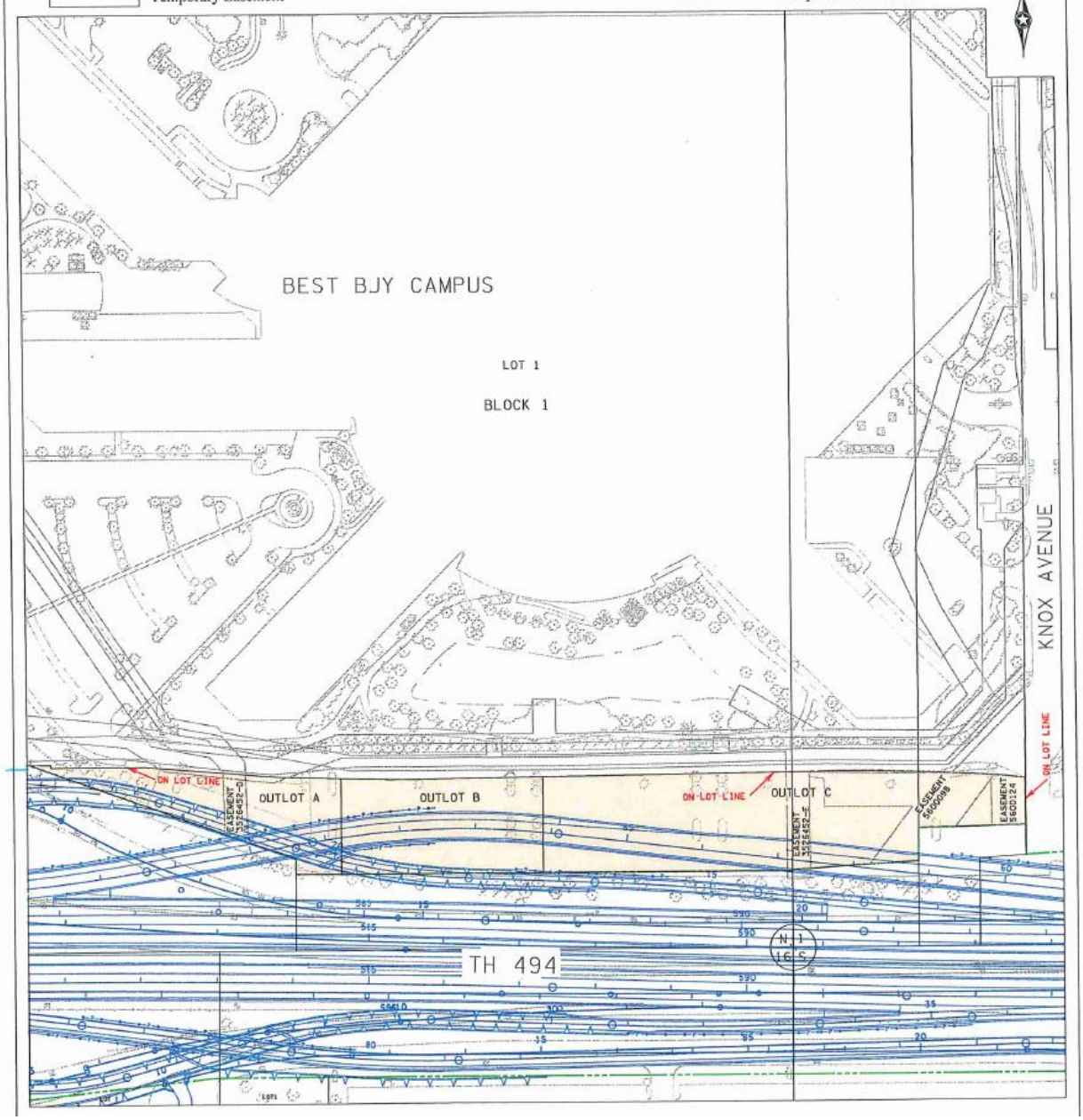
Inplace R/W Line

New Access Control

New R/W Line

Temporary Easement

Proposed Construction



RESOLUTION NO. ____

RESOLUTION APPROVING SUMMARY PUBLICATION OF AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY OWNED BY THE CITY

WHEREAS, the City of Richfield has adopted the above referenced ordinance; and

WHEREAS, the verbatim text of the ordinance is cumbersome, and the expense of publication of the complete text is not justified.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield that the following summary is hereby approved for official publication:

SUMMARY PUBLICATION
TRANSITORY ORDINANCE NO. ____

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY OWNED BY THE CITY

This summary of the ordinance is published pursuant to Section 3.12 of the Richfield City Charter.

The purpose of the land transfer ordinance is to sell three parcels of city-owned land to the Minnesota Department of Transportation for the construction of the I-494 Project 1. The land (south of the current Best Buy headquarters) will be used for a trail connecting Knox Ave and Penn Ave, an interstate ramp connecting I-35W to westbound I-494, and an interstate ramp connecting westbound I-494 to Penn Ave.

Copies of the ordinance are available for public inspection in the City Clerk's office during normal business hours or upon request by calling the Public Works Department at (612) 861-9170.

Adopted by the City Council of the City of Richfield, Minnesota this 22nd day of February, 2022.

_____
Maria Regan Gonzalez, Mayor

ATTEST:

_____
Kari Sinning, City Clerk

AGENDA SECTION: RESOLUTIONS
AGENDA ITEM # 7.

STAFF REPORT NO. 33
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY: Krista Guzman, HR Manager

DEPARTMENT DIRECTOR REVIEW:

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
2/16/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider the adoption of a resolution approving the contract with the Labor and Trades Local 49 for the period January 1, 2022 through December 31, 2022 and authorize the City Manager to execute the agreement.

EXECUTIVE SUMMARY:

City staff have completed labor negotiations with the Labor and Trades Local 49 (Union). The provisions of the 2022 labor agreement cover all of the employees in this Union, which consists of 32 positions.

The one-year contract provides a wage adjustment of 3.00% in 2022. It also provides a market rate adjustment of an additional 4% to all pay plans in the contract as of January 1, 2022. This was done after a thorough analysis of comparable and similar sized cities and in order to align with recognition of current employees in the pay plan.

The agreement also includes the same employer-provided health and dental insurance contributions as given to the city's non-represented employee groups and other bargaining units. It also provides nominal increases to the uniform/boot allowance and to a licensure/certification pay rate.

RECOMMENDED ACTION:

By motion: Adopt a resolution approving the provisions of the 2022 labor agreement with the Labor & Trades Local 49 bargaining unit and authorize the City Manager to execute the agreement.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

The tentatively approved one year contract settlement includes the following significant changes:

- Wages: A 3% wage adjustment and a market rate adjustment of 4% to all pay grades.
- An increase of $.50/hour for APWA certificate pay for those employees who have completed 5 years of service in the Public Works Worker job title.
- An increase of $35 to the uniform and clothing allowance.
- Health and Dental Insurance: The same health and dental insurance employer contributions as all other bargaining and non-bargaining groups.
- Vacation Leave Sell-Back: Increasing the amount of vacation sell-back hours for the year 2022 to

64 hours.
- Bereavement Leave: Adding in language to include use of bereavement leave for miscarriage or still-birth of a child.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**

- The City has met and negotiated in good faith with the Union and its representatives and is bound under the Public Employer's Labor Relations Act to meet and bargain over the terms and conditions of employment.
- The proposed settlement for the health and dental insurance provisions is identical to those provided to both union and non-union City employees. The City has a long history of providing the same level of insurance benefits to all eligible City employees.
- The 3.00% cost of living wage increase is the same increase implemented for non-union City employees and other contracts settled for 2022. The 4.00% market rate wage adjustments and health insurance contribution is comparable to other bargaining groups in similar metro cities. A survey of comparable cities indicates that those cities are providing an average of a 3.00 % cost of living increase, in addition to implementing other incentives, and other pay plan adjustments such as salary step additions. The City has a long history of trying to remain as close to the mid-range as possible in terms of wages and benefits. The adjustments proposed and agreed upon wages will allow the City to continue this practice and remain an employer of choice.
- The wage adjustment for 2022 is the City's and Union's best estimation of what will be the average of such settlements in the metro area.

C. **CRITICAL TIMING ISSUES:**

In order to allow the City's accounting personnel to modify payroll records in a timely manner for 2022 wages and benefits and in order to not further delay any pay due to employees, it is recommended that the City Council act on February 22, 2022, to adopt a resolution providing for contract changes, effective January 1, 2022.

D. **FINANCIAL IMPACT:**

- A 3.00% wage increase for contract year 2022.
- A market rate adjustment of 4.00% to all pay grades for the contract year 2022.
- An increase to the licensure/certification pay from $1.00/hour to $1.50/hour, but will only now be effective for employees who have completed 5 years of service in the Public Works Worker job title .
- An increase of $35 to the clothing/uniforms/boots allowance to $575 per year.

E. **LEGAL CONSIDERATION:**

If the terms of this agreement are not approved, further negotiation and/or mediation will be necessary.

ALTERNATIVE RECOMMENDATION(S):

- Do not approve the terms of this agreement and prepare for further negotiation and/or mediation.
- Defer discussion to another date.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

	Description	Type
	2022 Labor and Trades Contract Resolution	Resolution Letter

RESOLUTION NO.

RESOLUTION APPROVING LABOR AGREEMENT BETWEEN THE CITY OF RICHFIELD AND INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL 49 BARGAINING UNIT FOR YEAR 2022

WHEREAS, the City Manager and the International Union of Operating Engineers, Local 49 have reached an understanding concerning conditions of employment for 2022; and

WHEREAS, it would be inappropriate to penalize Local 49 members who have negotiated in good faith; and

WHEREAS, the City Ordinance requires that contracts between the City and the exclusive representative of the employees in an appropriate bargaining unit shall be completed by Council resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby approve the Labor Agreement between the City of Richfield and International Union of Operating Engineers, Local 49 Bargaining Unit, for 2022 under the provisions of the Labor Agreement to be implemented effective January 1, 2022 and authorize the City Manager to execute the contract.

Adopted by the City Council of the City of Richfield, Minnesota this 22nd day of February 2022.

_____

Maria Regan Gonzalez Mayor

ATTEST:

_____

Kari Sinning City Clerk

AGENDA SECTION: RESOLUTIONS
AGENDA ITEM # 8.

STAFF REPORT NO. 34
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY: Ben Manibog, Transportation Engineer

DEPARTMENT DIRECTOR REVIEW: Kristin Asher, Public Works Director
2/15/2022

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
2/16/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider approval of a resolution granting Municipal Consent for MnDOT's I-494 Corridor Vision Project 1 proposed final layout.

EXECUTIVE SUMMARY:

I-494 Corridor Vision Project 1 Elements

Following the reading of this Executive Summary, Richfield Transportation Engineer Ben Manibog will briefly present the elements of the I-494 Corridor Vision Project 1 proposed final layout under consideration for Municipal Consent.

Municipal Consent Process

The MnDOT proposed final layout for Project 1 of the I-494 Corridor Vision was received by the City of Richfield on September 24, 2021 for municipal consent. The municipal consent process is designed to give municipalities an opportunity to provide formal input into the project design. According to state law, the City has a right to review and approve or disapprove the project's proposed final layout because the proposed Project 1 alters highway access, adds additional capacity, and requires the acquisition of permanent rights-of-way.

- Following receipt of the proposed final layout, the project team held a public information open house on October 13, 2021 at Richfield City Hall.
- On October 20, 2021, the project team held a Work Session focused on the Project 1 elements and Municipal Consent process/timeline.
- Minnesota Statutes 161.164 required that the City Council conduct a public hearing on the proposed final layout as part of the municipal consent process which was held on November 23, 2021.
- Minnesota Statutes also requires the municipality to approve or disapprove the proposed final layout within 90 days of the public hearing; February 22, 2022 is the 89th day following the public hearing.

More information on municipal consent is included in the "I-494: Airport to Highway 169 Project 1 Municipal Consent" brief attached to this staff report.

RECOMMENDED ACTION:

By Motion: Approve the resolution granting Municipal Consent for MnDOT's I-494 Corridor Vision

Project 1 proposed final layout.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

Project Overview

Project 1 will construct an E-Z Pass lane on I-494 from TH 100 to I-35W in each direction, Phase 1 of the turbine interchange at the I-494/I-35W interchange, access changes at Penn and replacement of the bridges and access changes at Nicollet, Portland, and 12th Avenues. A new pedestrian/bicycle bridge near Chicago Avenue will also be constructed over I-494. Construction will include replacement of existing pavement, drainage, construction of retaining walls, sidewalks, bike lanes, signing, lighting, and traffic management.

Important Richfield Considerations

Following the October 20, 2021 I-494 Corridor Vision Project 1 Work Session, the project team began working toward addressing concerns that were raised at the meeting, which included:

- Community Outreach & Visual Quality Advisory Committee
- Local Traffic Impacts between Portland and 12th Ave
- Noise Walls
- Construction Staging
- Cost Participation
- Remnant Right-of-Way (ROW) Parcels
- 76th St and Girard Ave Safety Concerns

A City Council memo dated February 3, 2022 detailed the status of these considerations and is attached to this staff report for additional context. In summary, staff feels the items related to municipal consent are resolved and recommends approval of the project.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**

- Minnesota Statutes, sections 161.162 through 161.167 govern the municipal consent process for MnDOT projects that involve the construction, reconstruction, or improvement of any route on the trunk highway system lying within any municipality which alter access, increase or reduce traffic capacity, or require acquisition of permanent rights-of-way.
- The proposed I-494 Corridor Vision Project 1 triggered the statutory municipal consent process because it alters highway access, adds additional capacity, and requires the acquisition of permanent rights-of-way.

C. **CRITICAL TIMING ISSUES:**

- The statutory deadline for approval or disapproval of the project is February 23, 2022 therefore, the City Council must take action at this City Council meeting.
- If no official City Council action is taken, the proposed project layout is considered approved.

D. **FINANCIAL IMPACT:**

- The current project cost participation estimates remain relatively unchanged since October 2021 (summary is attached). You'll see maintenance has a placeholder as ownership and maintenance discussions are ongoing. Although long-term ownership and maintenance items remain unresolved at this time, they are technically not a consideration in the municipal consent approval.
- Richfield's current cost participation estimate is $1,425,291, which will be paid for using MSA construction funds, utility funds, and other city funds.

E. **LEGAL CONSIDERATION:**

- The municipal consent process is governed by Minnesota Statutes, sections 161.162 through 161.167.
- The City Attorney has reviewed the resolution and will be available to answer questions.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

MnDOT Project Staff Amber Blanchard and April Crockett

ATTACHMENTS:

	Description	Type
🗋	Resolution	Resolution Letter
🗋	Cost Participation Summary	Backup Material
🗋	Municipal consent process background	Exhibit
🗋	494 Municipal Consent Update Council Memo	Backup Material
🗋	MnDOT Presentation from November 2021 Public Hearing	Presentation

RESOLUTION NO.

RESOLUTION PROVIDING MUNICIPAL CONSENT TO THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR THE I-494 CORRIDOR VISION PROJECT 1 PROPOSED FINAL LAYOUT (SP 2785-424)

WHEREAS, the City Council of the City of Richfield is the official governing body of the City of Richfield, Minnesota; and

WHEREAS, the Minnesota Department of Transportation (MnDOT) I-494 Corridor Vision Project 1 (the "Project") will construct an E-Z Pass lane on I-494 from TH 100 to I-35W in each direction, a turbine interchange at the I-494/I-35W interchange, access changes at Penn and replacement of bridges and access changes at Nicollet, Portland, and 12th Avenues. A new pedestrian/bicycle bridge near Chicago Avenue will also be constructed over I-494; and

WHEREAS, construction will also include replacement of existing pavement, drainage, construction of retaining walls, sidewalks, bike lanes, signing, lighting, and traffic management; and

WHEREAS, Minnesota Statutes Section 161.164 provides, "Before proceeding with the construction, reconstruction, or improvement of any route on the trunk highway system lying within any municipality, the commissioner [of transportation] shall submit to its governing body a final layout and project report covering the purpose, route location, and proposed design of the highway... [which] must include a good-faith cost estimate of all the costs in which the governing body is expected to participate... The governing body shall, within 60 days of receiving a final layout from the commissioner, conduct a public hearing at which the Department of Transportation shall present the final layout for the project... Within 90 days from the date of the public hearing, the governing body shall approve or disapprove the final layout in writing…"; and

WHEREAS, the Project proposes the following benefits to the region: A) reduce traffic congestion and improve reliability of average rush hour trip, B) improve safety for all modes, C) provide a transit advantage to increase the number of people who can be efficiently moved through the area, D) restore pavement to preserve infrastructure and provide a smoother ride, E) preserve existing bridges, F) improve drainage systems to reduce localized flooding and reduce run-off into the Minnesota River, and G) improve connectivity for pedestrians and bicyclists crossing I-494; and

WHEREAS, on September 24, 2021, MnDOT submitted the proposed Final Layout and other supportive materials and data to the City and requested the City's consent to and approval of the proposed Final Layout pursuant to the provisions of Minnesota Statutes Section 161.164; and

WHEREAS, the Project is proposed to be administered by MnDOT via the design-build project delivery method, with the contract anticipated to be let in spring 2023 with Project completion in late 2026; and

WHEREAS, pursuant to the provisions of Minnesota Statutes Section 161.164, the City scheduled a public hearing, conducted a public hearing, provided at least 30-days'

notice of the public hearing and has 90 days from the date of the Public Hearing to approve or disapprove the proposed Final Layout by resolution; and

WHEREAS, at said public hearing, officials of the Minnesota Department of Transportation presented plans for review and responded to questions, and the City Council received comments regarding these plans from the public and City staff and considered all the materials and testimony which had been presented.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Richfield approves the plans and proposed Final Layout submitted by the Minnesota Department of Transportation on September 24, 2021 and presented at the November 23, 2021 Public Hearing and will cooperate with MnDOT for the successful construction of this Project.

Adopted by the City Council of the City of Richfield, Minnesota this 22nd day of February, 2022.

_____
Maria Regan Gonzalez, Mayor

ATTEST:

_____
Kari Sinning, City Clerk

PARTICIPANT	SUBTOTAL	INFRA	10% Contingency	20% Engineering	TOTAL COST PARTICIPATION
MNDOT	$47,095,530	$50,100,864	$9,719,639	$21,383,207	$128,299,240
COUNTY	$1,935,993		$193,599	$425,919	$2,555,511
CITY OF BLOOMINGTON	$1,364,154		$136,415	$300,114	$1,800,684
CITY OF RICHFIELD	$1,079,766		$107,977	$237,549	$1,425,291
METRO TRANSIT	$314,440		$31,444	$69,177	$415,061
MAC	$0		$0	$0	$0

Anticipated Maintenance Total
$0
$0
$0
$0
$0

I-494: Airport to Highway 169

Project 1 Municipal Consent

Request for Municipal Consent

Attached you'll find MnDOT's request for Municipal Consent (MC) of Project 1 as approved by the Policy Advisory Committee. The submittal of their MC package triggers the MC statute requiring local agencies to either approve or disapprove the project by February 22, 2022.

Statutory Trigger for Muncipal Consent

Minnesota Statutes, sections 161.162 through 161.167 governs the MC process for MnDOT projects that involve the construction, reconstruction, or improvement of any route on the trunk highway system lying within any municipality which alter access, increase or reduce traffic capacity, or require acquisition of permanent rights-of-way.

The proposed I-494: Airport to 169 Project 1 triggers the statutory MC process because it alters highway access, adds additional capacity, and requires the acquisition of permanent rights-of-way.

Minnesota Statutes, section 161.164 describes the City's responsibilities and timeline for action for a project that triggers the MC statute:

1. The Municipality receives the final project layout and other required items from MnDOT;
2. Within 15 days of receiving the final layout, schedule a public hearing;
3. Provide at least 30 days' notice of the public hearing;
4. Within 60 days of receiving the final layout, conduct the public hearing; and
5. Within 90 days of the public hearing, approve or disapprove the layout by resolution (must be complete on or by day 150 from the receipt of final layout).

Role of City Council

The role of the City Council is to thoroughly vet the project with the interests of their Ward, the City, and the Region in mind. While the opportunity for public input and changes to most of the detailed project elements has passed, the City Council is now tasked with approving or disapproving the larger project as a whole on behalf of these stakeholders.

If the City Council approves the final layout or does not disapprove the final layout via resolution within 90 days from the date of the public hearing (item 5 above), the final layout is deemed approved and MnDOT may continue with project development.

If the City Council disapproves the final layout via resolution, MnDOT may make changes requested by the City, decide to not proceed with the project, or appeal the

final layout rejection via an appeal board. This appeal board process is described at length in Minnesota Statutes section 161.164, subdivision 2 & 3, & section 161.165.

Actions Following Disapproval

Disapproval of the project would almost certainly result in MnDOT referring the final layout to the Appeal Board laid out in Minnesota Statutes, section 161.165 which would trigger a hearing within 30 days of referral. The Appeal Board would consist of one member appointed by MnDOT, one member appointed by the City, and one member appointed by mutual agreement of the City and MnDOT. In short, the Appeal Board could recommend:

1. Approval of the final layout and MnDOT would proceed with project development;
2. Approval of the final layout with changes and MnDOT could:
    I. agree to the changes;
    II. decide not proceed with the project; or
    III. decide to move forward with the final layout and explain why to the City and Appeal Board in a report stating fully the reasons for doing so; or
3. Disapproval of the final layout and MnDOT could:
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If at any time in the Appeal Board process MnDOT agrees to layout changes that affect highway access, traffic capacity, or require additional acquisition of permanent rights-of-way, the final layout would be required to restart the entire Municipal Consent process described in the section titled “Statutory Trigger for Municipal Consent” above.

Considerations

It is important that the City Council recognize the regional, State, and Federal significance of this project when considering authorizing MC. Staff is confident and genuinely believes that after years of work towards the larger “I-494 Vision” and Project 1 specifically, MnDOT has been responsive to Richfield’s concerns and that the final layout is agreeable to the future of our City. The collaborative nature of the intergovernmental I-494 Technical Advisory Committee (TAC) and Policy Advisory Committee (PAC) has resulted in a Project 1 that is beneficial to all involved but perfect for none.

Attachment #1

DEPARTMENT OF TRANSPORTATION

Metropolitan District
1500 West County Road B2
Roseville, MN 55113

September 24, 2021

Kristin Asher, P.E.
City of Richfield – Public Works Director
6700 Portland Ave
Richfield, MN 55423

Dear Ms. Asher,

MnDOT is in the process of developing Project 1 of the I-494 Corridor Vision. Project 1 will construct an E-ZPass lane on I-494 from TH 100 to I-35W in each direction, a turbine interchange at the I-494 over I-35W interchange, and change access at Nicollet, Portland, and 12th Avenues. This work will also include the replacement of the bridges at Nicollet, Portland, and 12th Avenues, as well as construct a new pedestrian/bicycle bridge near Chicago Avenue. Construction will include replacement of existing pavement, drainage, construction of retaining walls, sidewalks, bike lanes, signing, lighting, and traffic management. Project 1 is being developed for a letting on April 19, 2023 as a design-build project.

Project 1 proposes the following benefits to the region:

- Reduce traffic congestion and improve reliability of the average rush-hour trip
- Improve safety for all modes
- Provide a transit advantage to increase the number of people who can be efficiently moved through the area
- Restore pavement to preserve infrastructure and provide a smoother ride
- Preserve existing bridges
- Improve drainage systems to reduce localized flooding and reduce run-off into the Minnesota River
- Improve connectivity for pedestrians and bicyclists crossing I-494

Project 1 is the first of four phases of the I-494 Corridor Vision Implementation Plan which looks to construct managed lanes from Highway 169 to the Minneapolis/St. Paul International Airport. The Implementation Plan was determined using a set of criteria which included constructability, community support, equity, asset management, cost/funding, and operations/safety.

MnDOT is asking the City of Richfield to approve the proposed layout as it requires the acquisition of right of way and is adding additional capacity. Municipal consent of MnDOT projects is described in Minnesota Statutes 161.162 through 161.167 (attached).

The deadlines (per MN Statute 161.164) for the City's responsibilities regarding municipal consent of the attached layout are as follows:

- Within 15 days of receiving the final layout, schedule a public hearing.
- Within 60 days of receiving the final layout, conduct the public hearing.
- Provide at least 30 days' notice of the public hearing.
- Within 90 days of the public hearing, approve or disapprove the layout by resolution.

MnDOT will attend the public hearing to present the final layout and answer questions, as required by statute.

At this point, the total participation required by the city is estimated to be approximately $1,145,385 as identified in the attached estimate which is still being discussed with the cities and Hennepin County.

Any cost participation and identified maintenance responsibilities will be handled as part of a cooperative construction agreement developed between MnDOT and the City. I would be happy to work with you as we traverse our way through this process. MnDOT will be available to give presentations and/or answer any questions that you may have regarding Project 1 or this process.

Sincerely,

Amber Blanchard, P.E.
MnDOT Metro District Major Projects Manager/I494 Corridor Director

CC: Andrew Lutaya, MnDOT West Area Engineer/Project Manager
April Crockett, MnDOT West Area Manager
file

Equal Opportunity Employer

Date: February 3, 2022 Item No. 02

To: The Honorable Mayor and Members of the City Council

From: Katie Rodriguez, City Manager

CC: Kristin Asher, Public Works Director

Subject: 494 Municipal Consent Update

Municipal Consent

In October 2021, the Council was sent a document providing background on the Municipal Consent process and timeline for I-494 Project 1 (attached for context). As part of the Municipal Consent process, the City Council is tasked with approving or disapproving the project's final layout. Minnesota Statutes makes it clear that the Municipal Consent process and approval of the project's final layout does not include approval of a cost participation agreement between the City and the State. That said, staff is comfortable with the estimated costs the City is currently identified to put forth for the construction as part of our cost participation.

On February 22, 2022, the City Council will consider providing Municipal Consent on Project 1 of the I-494: 169 to MSP Airport vision. At this time, staff is recommending that the City provide municipal consent. This memo will give you an update on the specific items of concern identified at the work session held on October 20, 2021, all of which staff is considering resolved. Long-term maintenance discussions are just beginning with MnDOT staff and are outlined below.

Community Outreach/Visual Quality Advisory Committee

Public engagement, community representation, and place-making have been and will continue to be an important aspect of this project for Richfield. Since November, the project team has convened a Visual Quality Advisory Committee (VQAC) to further develop the Visual Quality Manual (VQM) which will guide aesthetic qualities of the project and the corridor's visual elements. The process will also identify opportunities for public art installations that could be pursued by the local municipalities. The VQAC includes local agency and community representatives, including two representatives from AEON who have helped relay feedback to/from their residents. The VQAC team continues to hold public meetings and pop up events outreaching to the public about the project as well as to gather feedback on the VQM items in multiple cities along the corridor.

Staff feels this effort is going well and the City Council will be provided an informational update on this effort at the February 8th, 2022 Joint Work Session.

Local Traffic Impacts between Portland Ave and 12th Ave
A MnDOT traffic analysis determined that there will not be significant delay or safety concerns for drivers turning onto 77th St from Chicago Ave. Therefore, a traffic signal at 77th St and Chicago Ave is not necessary. MnDOT considered projected traffic volumes during and after I-494 construction as well as future access changes on 78th St.

Pedestrian demand to cross 77th St at Chicago Ave will remain with the existing Bus Route 540. The route now connects riders to the Orange Line Bus Rapid Transit and will connect to Mall of America via the future 77th St underpass. As a part of the project's construction, MnDOT has agreed to complete road striping changes in order to install a pedestrian refuge and allow for the future installation of a rapid rectangular flashing beacon (RRFB), if the City chooses to install one. Staff feels this item has been resolved.

Noise Walls
MnDOT recognized how important inclusion of noise walls is to the City in certain locations throughout the corridor and has been moving that process along. Before noise walls can move forward, the location must be deemed reasonably feasible for a noise wall which is fundamentally a cost-benefit analysis. MnDOT has identified four locations for possible noise wall installation on the south side of 78th St:

- From York Ave to Penn Ave
- From 7735 2nd Ave to 7731 4th Ave
- From Portland Ave to 12th Ave
- From 12th Ave to Bloomington Ave

Property owners and residents along these segments will receive notices and voting ballots from MnDOT. Ultimately, property owners and residents will decide whether the noise walls are constructed. More information on the noise wall voting process is available on the project website and on MnDOT's website.

Noise wall construction, if approved, will be a state expense. The city does not have cost participation for noise walls. Staff feels this process is necessary and appropriate.

Construction Staging
Because the project has substantial disruptions to residents, businesses and I-494 corridor users during construction, the City has strongly advocated for the first elements of construction to include the construction of the pedestrian bridge at Chicago Avenue and the replacement of the Portland Avenue interchange. Unfortunately, MnDOT can only guarantee that the pedestrian bridge will be the first element of construction and the staging of the bridge replacements will be left up to the selected contractor since this is a "design-build" project. This design-build process is to ensure flexibility exists for the contractor.

MnDOT is running a closure scenario that has the Portland interchange reconstructed in the early stages to understand construction traffic impacts. Hennepin County, Richfield, and Bloomington have had input and participation in the analysis. These efforts will last into summer 2022.

If the design-build contractor elects to stage construction outside of the existing study scenario which includes the Portland interchange being reconstructed in the early stages, they will be required to perform a similar traffic impact analysis with local agency input. Staff feels this item is resolved.

Cost Participation
The current project cost participation estimates remain relatively unchanged since October 2021, including the absence of an estimate related to the stormwater facilities needed for the project.

As is typical with regional cooperative projects, there are elements that will require local cost participation. The following items will be either shared costs with Bloomington and Hennepin County or paid fully by the city, as requested:

- Roadway lighting along 78th Street, 12th Avenue, and bridge crossings
- Widening of bridges beyond MnDOT's standard (snow storage, bike lanes)
- Any public art elements included in construction
- City specific requests
    - additional utility work
    - various trails north of I-494
    - 12th Ave resurfacing to 77th Street

The stormwater cost participation elements are not yet known because MnDOT has not completed the stormwater preliminary layout and design. There are anticipated costs related to the stormwater adjustments needed to hook up to the system at local intersections. These costs are expected to be minor. Ultimately, the actual cost participation will be determined upon receipt of the winning contractor bid amount. Staff feels this item is resolved.

Remnant right of way (ROW) parcels
Richfield has continually expressed interest in acquiring any remnant parcels created by this project for possible redevelopment; as well as concerns over future uses not being in the best interest of the City. MnDOT has indicated that the right of way (ROW) process will take years because the State must determine if the parcels need to be retained for ROW purposes before they could sell them. The following was provided by MnDOT staff:

<u>For acquisitions occurring after May 2006 and the property is no longer needed for trunk highway purposes</u> - the former owner, or owner of the remainder, always has the right of first refusal if MnDOT acquires the property through Eminent Domain. If MnDOT acquired it through Direct Purchase, and the City/LGA asks to purchase it from MnDOT before the former owner inquires about purchasing it, MnDOT can work with the City/LGA. The next option would to be to put it out for public bid. As a reminder, everything is at fair market value.

The same process applies for those remnant areas created by the ramp removals. Much of the existing right of way in this corridor is easement, so for the land the ramps currently sit on the underlying fee would need to be addressed by whoever is wanting to purchase the property after the determination this land is no longer needed for trunk highway purposes.

https://www.dot.state.mn.us/row/pdfs/RWManuals/RW_Manual2015_07-26-2018.pdf (see page 282 Figure 801A State R/W Requests Flow Chart for more information, chart also attached)

Staff feels that this item has been resolved.

76th St and Girard Ave safety concerns
There have been safety concerns identified at the 76th St/Girard Ave signal for many years. Historically, the new 494/35W interchange resulted in a flyover ramp at 76th Street to/from I-35W that would address the issues with the ramp. However, the need for the flyover ramp at 76th Street was eliminated once the interchange was redesigned, but the safety concerns persist. As a result, any future improvements at this intersection would be driven by the City and MnDOT has agreed to participate. Staff expects a study to be initiated in the near future to look at possible solutions at this location and feels this item is resolved.

Long-Term Ownership and Maintenance
Since the October work session, MnDOT has begun discussions related to long-term maintenance items. These discussions are on-going at this time and have not been resolved; however, they are not a consideration in the municipal consent approval but provided here for informational purposes.

> **Bridge Ownership & Maintenance**
> MnDOT presented their bridge ownership and maintenance guidance that was released in August 2020. It has been agreed that all bridges will be owned by the state, including the new Chicago Pedestrian Bridge, however, discussions are ongoing at this time related to future cost-sharing of bridge inspections, major maintenance, and future replacement.
>
> **Facilities Maintenance**
> There are long-term maintenance costs related to noisewalls, stormwater elements, signage, etc. that have been identified as items, but are yet to be discussed. These facilities would likely include a fair amount of routine maintenance (i.e., annual inspections, cleaning, repairs, dredging).

Please reach out to Public Works Director Asher with any questions at 612-861-9795 or kasher@richfieldmn.gov.

I-494: Airport to Highway 169

Project 1 Municipal Consent

Request for Municipal Consent

Attached you'll find MnDOT's request for Municipal Consent (MC) of Project 1 as approved by the Policy Advisory Committee. The submittal of their MC package triggers the MC statute requiring local agencies to either approve or disapprove the project by February 22, 2022.

Statutory Trigger for Muncipal Consent

Minnesota Statutes, sections 161.162 through 161.167 governs the MC process for MnDOT projects that involve the construction, reconstruction, or improvement of any route on the trunk highway system lying within any municipality which alter access, increase or reduce traffic capacity, or require acquisition of permanent rights-of-way.

The proposed I-494: Airport to 169 Project 1 triggers the statutory MC process because it alters highway access, adds additional capacity, and requires the acquisition of permanent rights-of-way.

Minnesota Statutes, section 161.164 describes the City's responsibilities and timeline for action for a project that triggers the MC statute:

1. The Municipality receives the final project layout and other required items from MnDOT;
2. Within 15 days of receiving the final layout, schedule a public hearing;
3. Provide at least 30 days' notice of the public hearing;
4. Within 60 days of receiving the final layout, conduct the public hearing; and
5. Within 90 days of the public hearing, approve or disapprove the layout by resolution (must be complete on or by day 150 from the receipt of final layout).

Role of City Council

The role of the City Council is to thoroughly vet the project with the interests of their Ward, the City, and the Region in mind. While the opportunity for public input and changes to most of the detailed project elements has passed, the City Council is now tasked with approving or disapproving the larger project as a whole on behalf of these stakeholders.

If the City Council approves the final layout or does not disapprove the final layout via resolution within 90 days from the date of the public hearing (item 5 above), the final layout is deemed approved and MnDOT may continue with project development.

If the City Council disapproves the final layout via resolution, MnDOT may make changes requested by the City, decide to not proceed with the project, or appeal the

final layout rejection via an appeal board. This appeal board process is described at length in Minnesota Statutes section 161.164, subdivision 2 & 3, & section 161.165.

Actions Following Disapproval

Disapproval of the project would almost certainly result in MnDOT referring the final layout to the Appeal Board laid out in Minnesota Statutes, section 161.165 which would trigger a hearing within 30 days of referral. The Appeal Board would consist of one member appointed by MnDOT, one member appointed by the City, and one member appointed by mutual agreement of the City and MnDOT. In short, the Appeal Board could recommend:

1. Approval of the final layout and MnDOT would proceed with project development;
2. Approval of the final layout with changes and MnDOT could:
    I. agree to the changes;
    II. decide not proceed with the project; or
    III. decide to move forward with the final layout and explain why to the City and Appeal Board in a report stating fully the reasons for doing so; or
3. Disapproval of the final layout and MnDOT could:
    I. decide not to proceed with the project; or
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Considerations

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DEPARTMENT OF TRANSPORTATION

I-494: Airport to 169

Corridors of Commerce Project Limit
Study Area

miles 0 .5 1

N

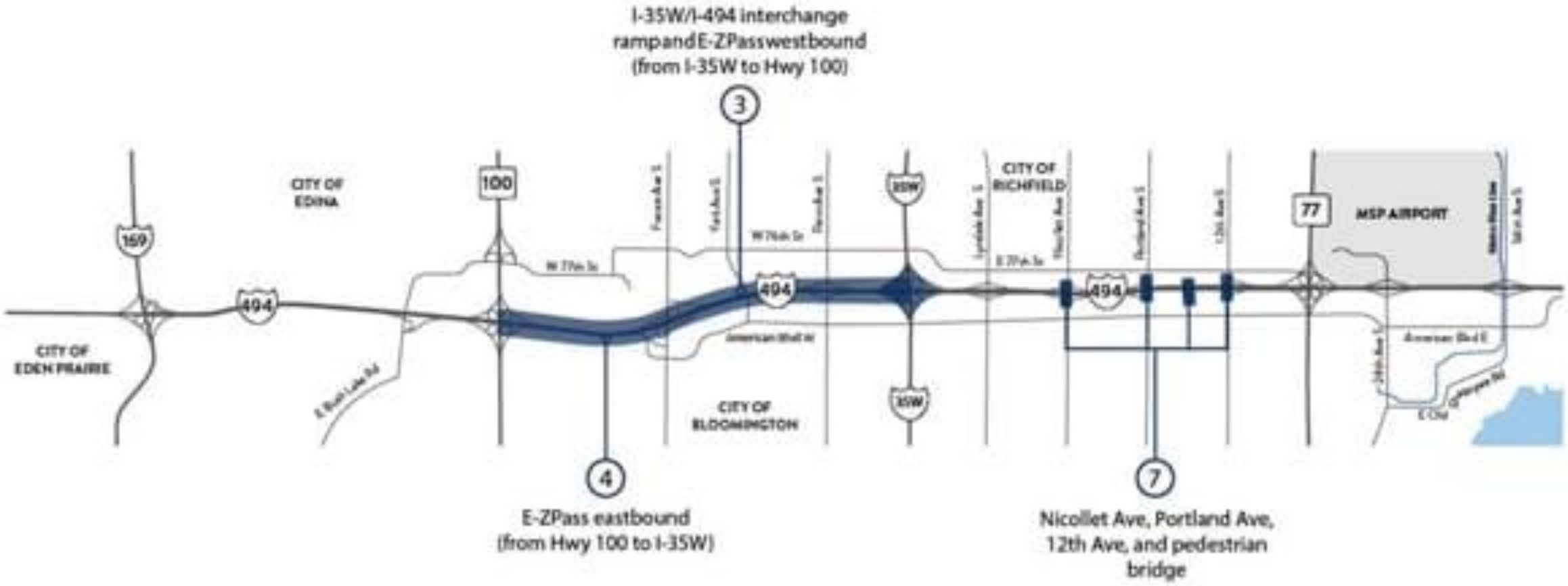
DEPARTMENT OF TRANSPORTATION

I-494: Airport to Hwy 169
Richfield Municipal Consent Public Hearing

November 23, 2021

As shown here, the first construction project consists of elements 3 and 4 that include Construction of a new ramp

First Construction Project



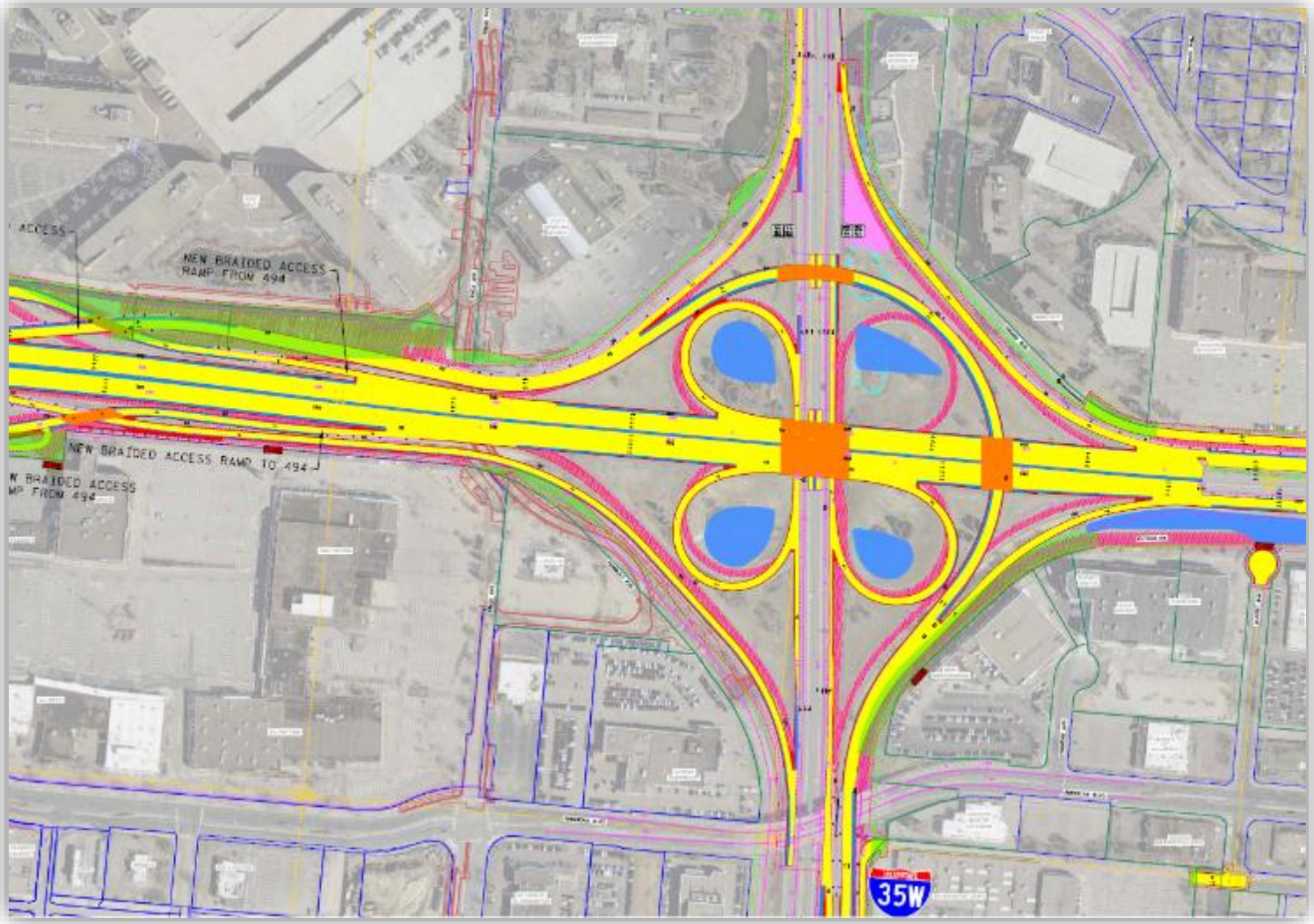
(E-ZPass is formerly known as MnPASS)

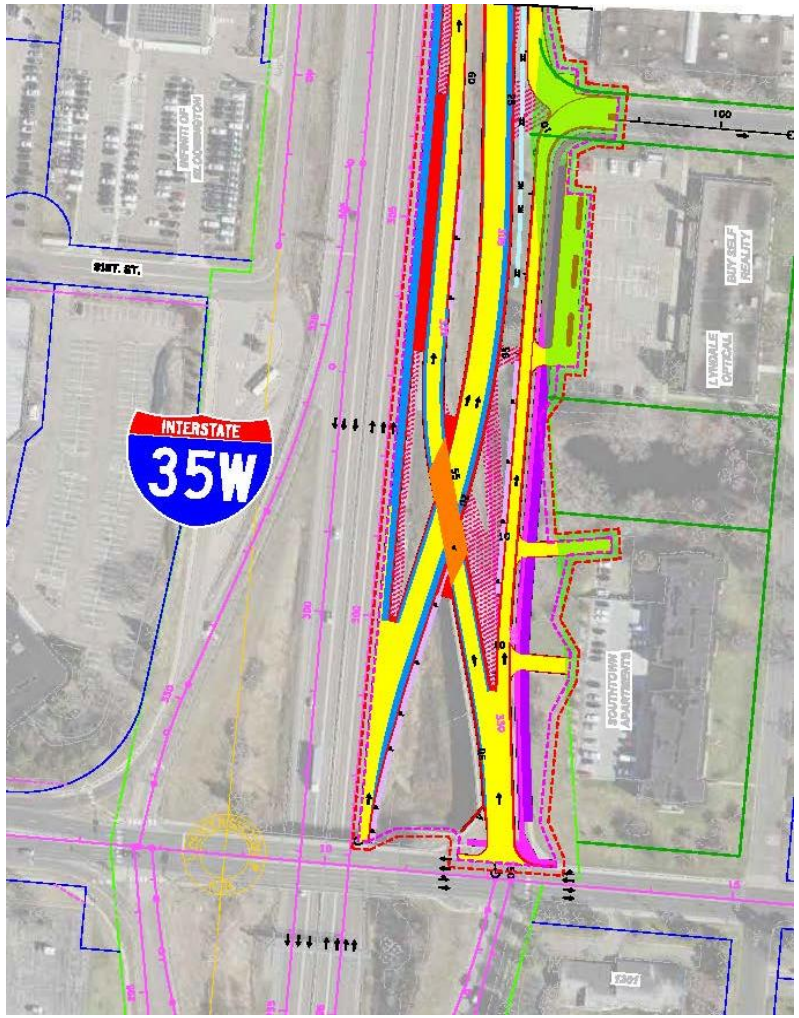
Municipal Consent

- MN Statutes 161.162 to 161.167
- Opportunity for municipalities to comment and approve of the project layout (MN Statute 161.164)
- Applies when projects alter access, increase or reduce highway traffic capacity, or requires acquisition of permanent rights-of-way (MN Statute 161.163)
- Requested on I494 due to changes in access, capacity, and right of way

I-35W & I-494 Interchange

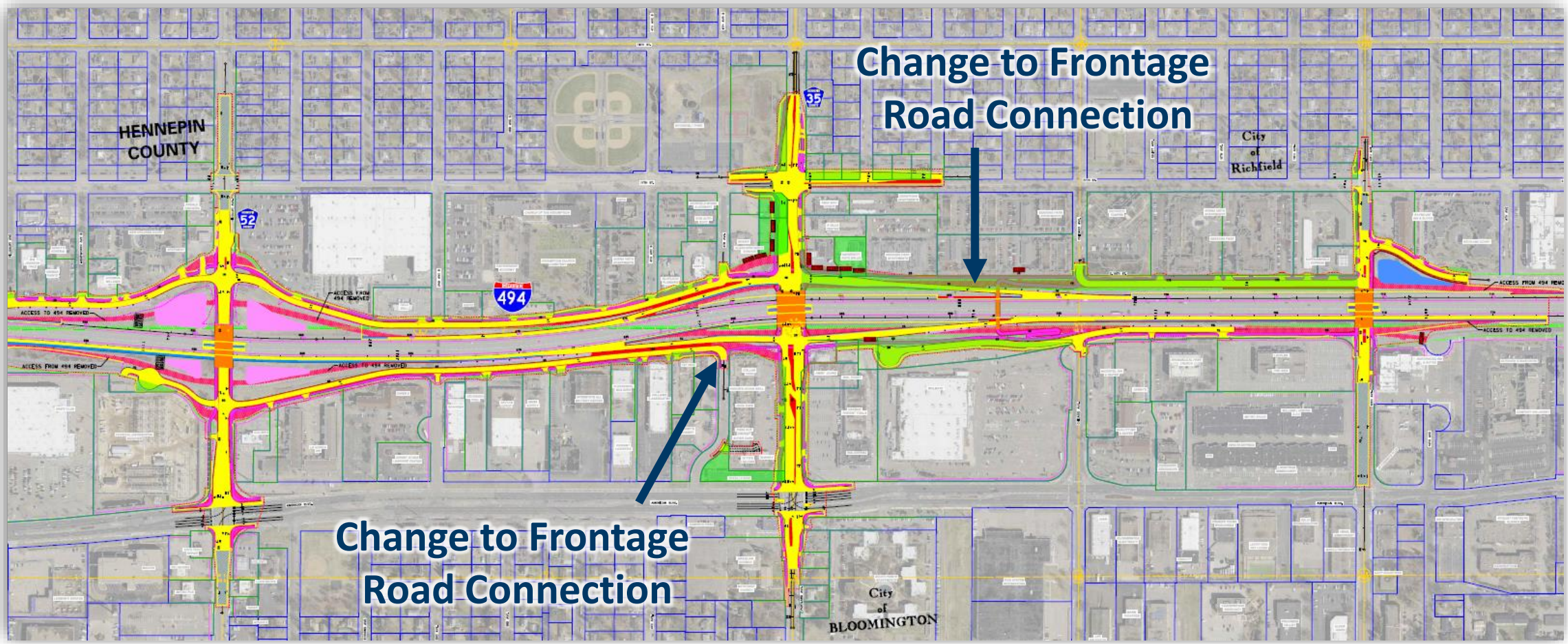
Access Changes



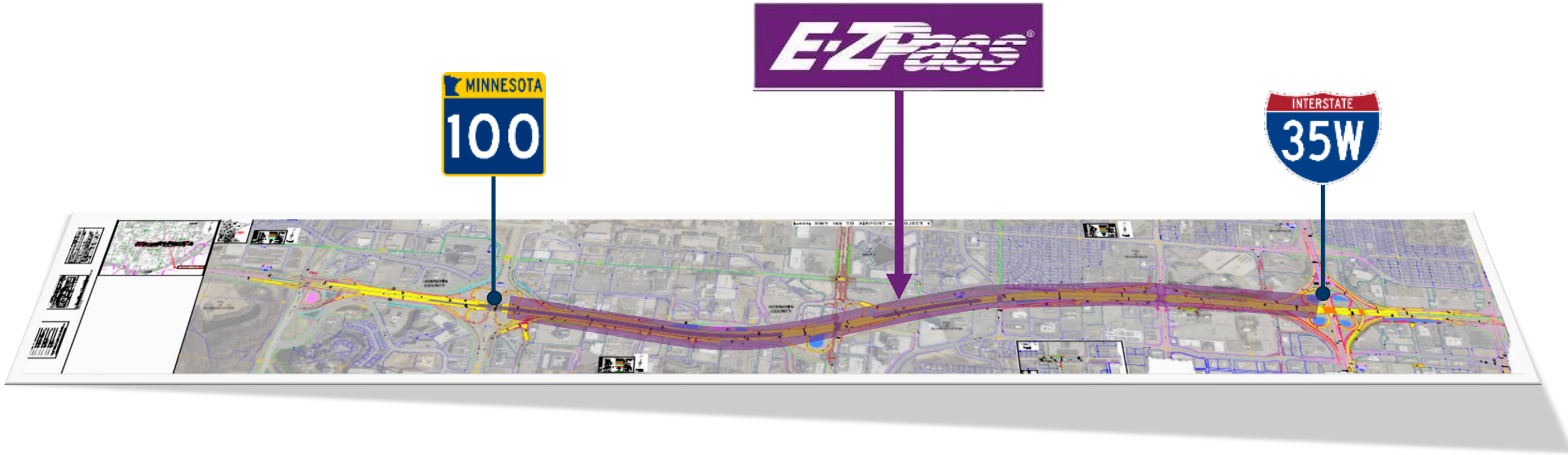


Nicollet, Portland & 12th Ave

Access Changes

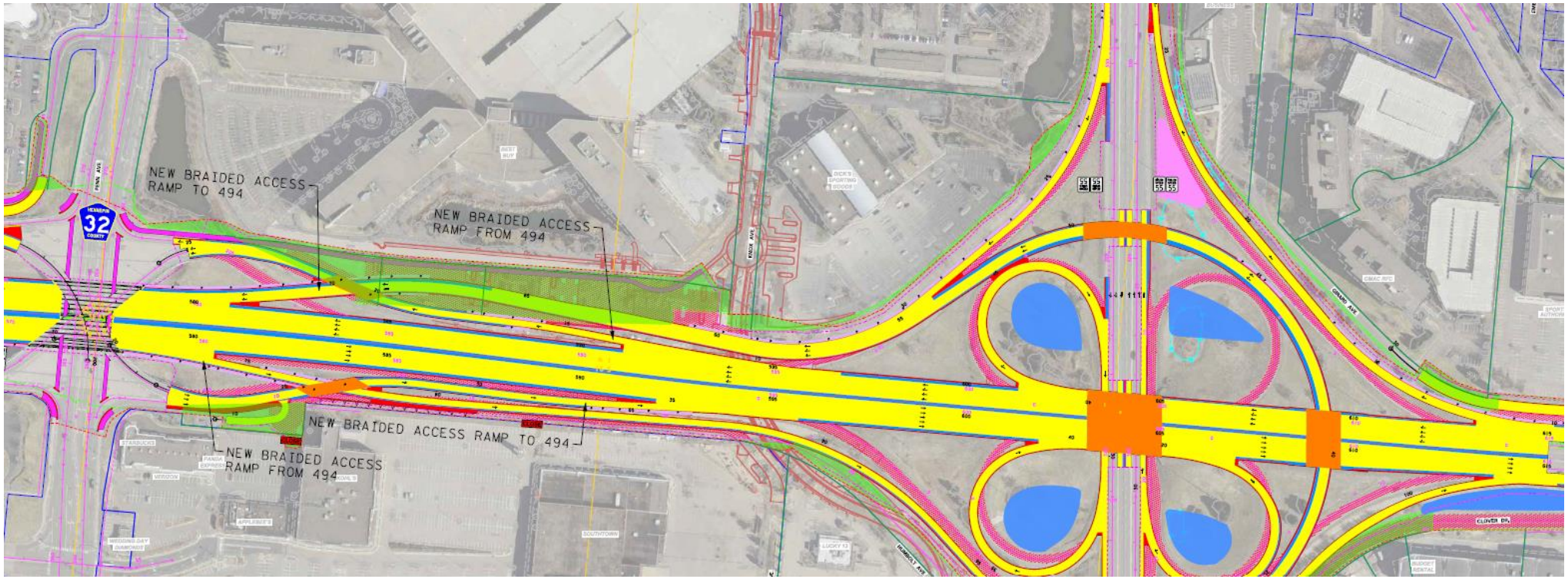


Mainline Capacity Expansion



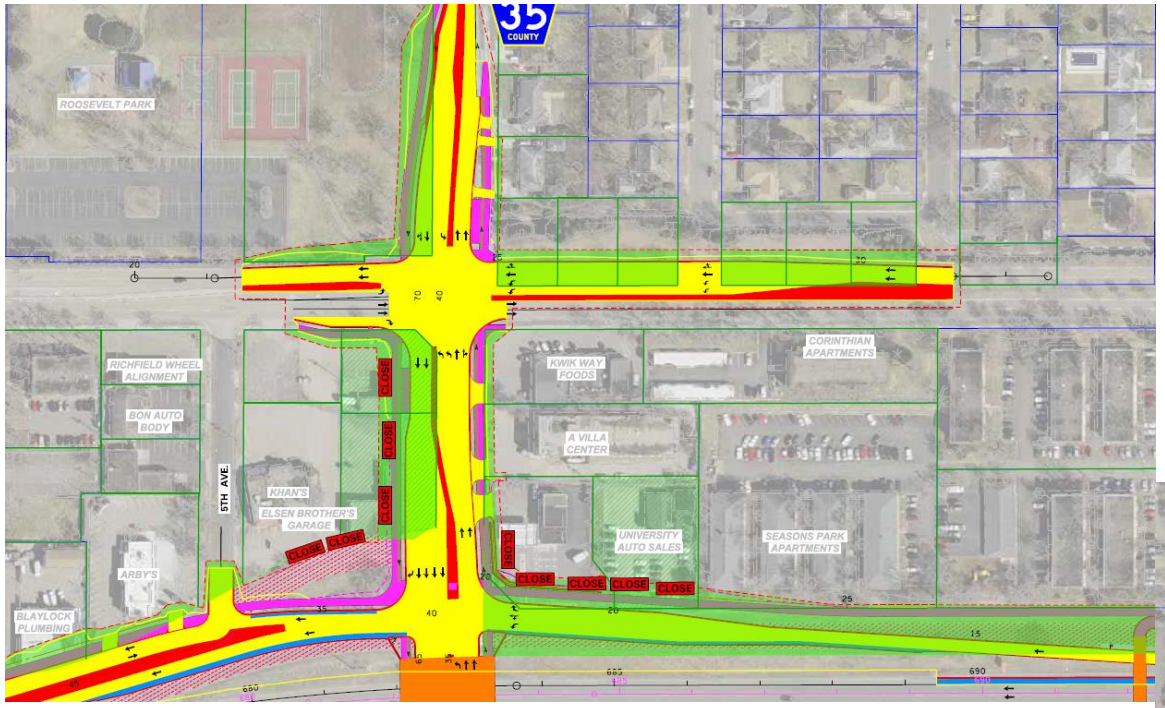
Right-of-Way Needs

I-494 between Penn Ave and I-494/I-35W Interchange

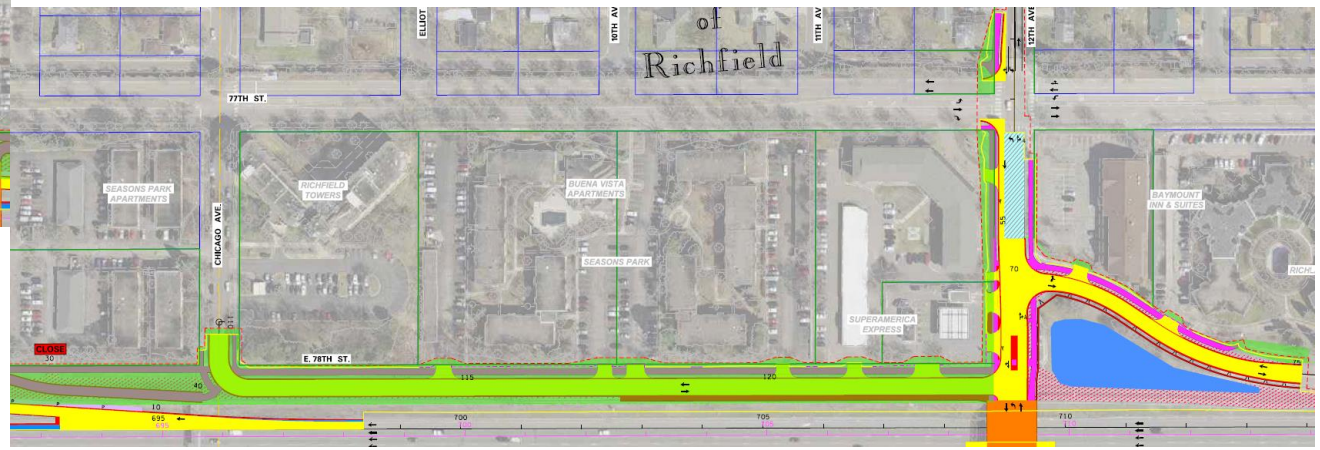


Right-of-Way Needs

I-494 and Portland Ave



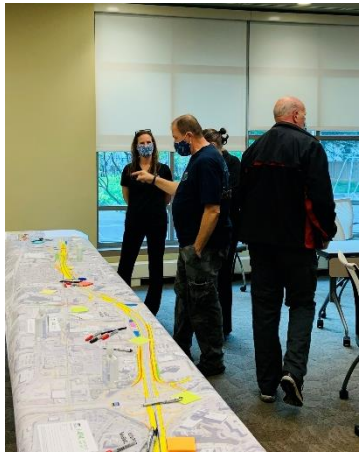
I-494 along frontage road between Chicago Ave and 12th Ave



Outreach update

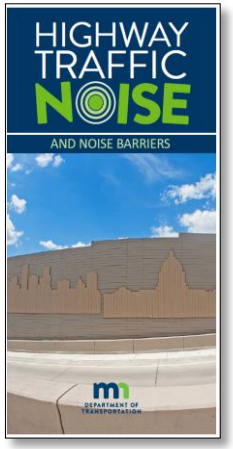
First Construction Project Outreach

- Virtual Open House updates
- Penn Fest Pop-up Workshop – 09/19
- Richfield Public Open House – 10/13
- Bloomington Public Open House – 10/19



Open House Materials:

- **Municipal Consent Layouts on tables**
- **Recorded Presentation with background information**
- **Handouts with website links and brochure on noise wall process**



First Construction Outreach

Richfield Public Open House

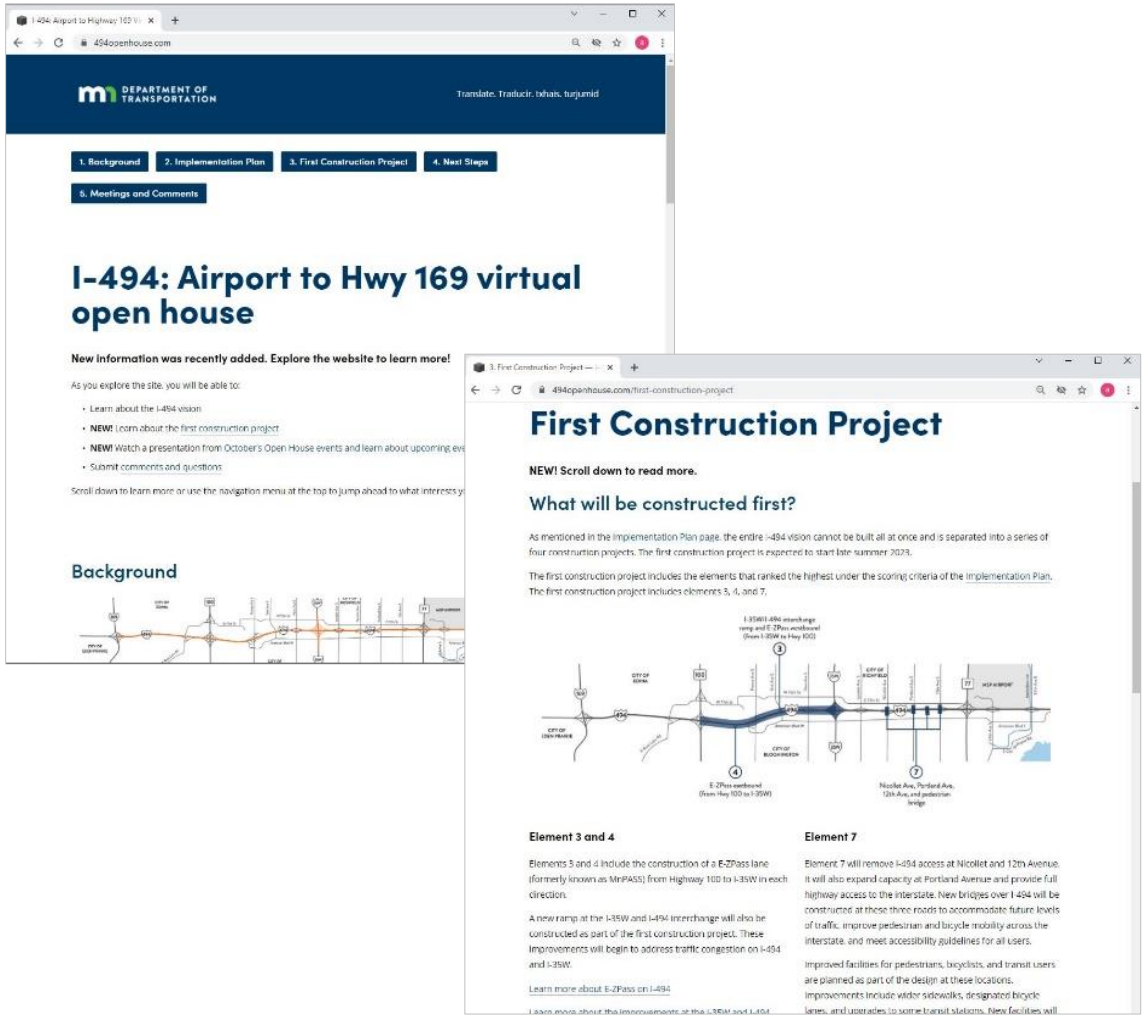
- Approx. 35 participants
- Attendee comments included:
  - General support for project
  - Concern for businesses impacted by ROW needs
  - Questions on change in travel patterns and access to specific locations

Virtual Open House

Richfield Public Open House

- Updates highlight first construction project

Approx. 1,600 visitors between September and October

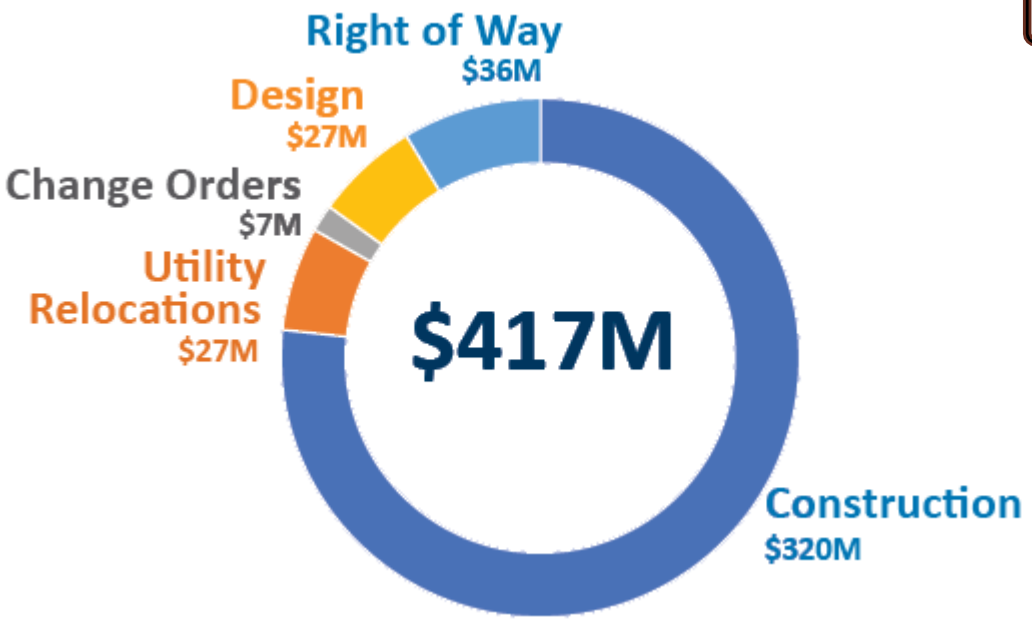


Cost Participation

- **Current estimate for City of Richfield cost share - $1.1 Million**
  a) Roadway Reconstruction - $52,000
  b) Bridge Reconstruction - $200,000
  c) Sidewalks & Trails - $275,000
  d) Lighting - $210,000
  e) Signal Replacement - $125,000
  f) Contingency & Engineering - $238,000
- **Items still exploring**
  a) Drainage
  b) Utility Relocations
  c) VQM – Aesthetics
  d) Long-term maintenance/ownership

Next Steps

FIRST PROJECT COSTS



ONGOING OUTREACH

Environmental review process, noise wall locations and local aesthetic recommendations

CONSTRUCTION

Construction is planned to begin in late summer 2023

FUNDING SOURCES

Corridors of Commerce, Local, State and Federal funds will be used

For more information and provide comments

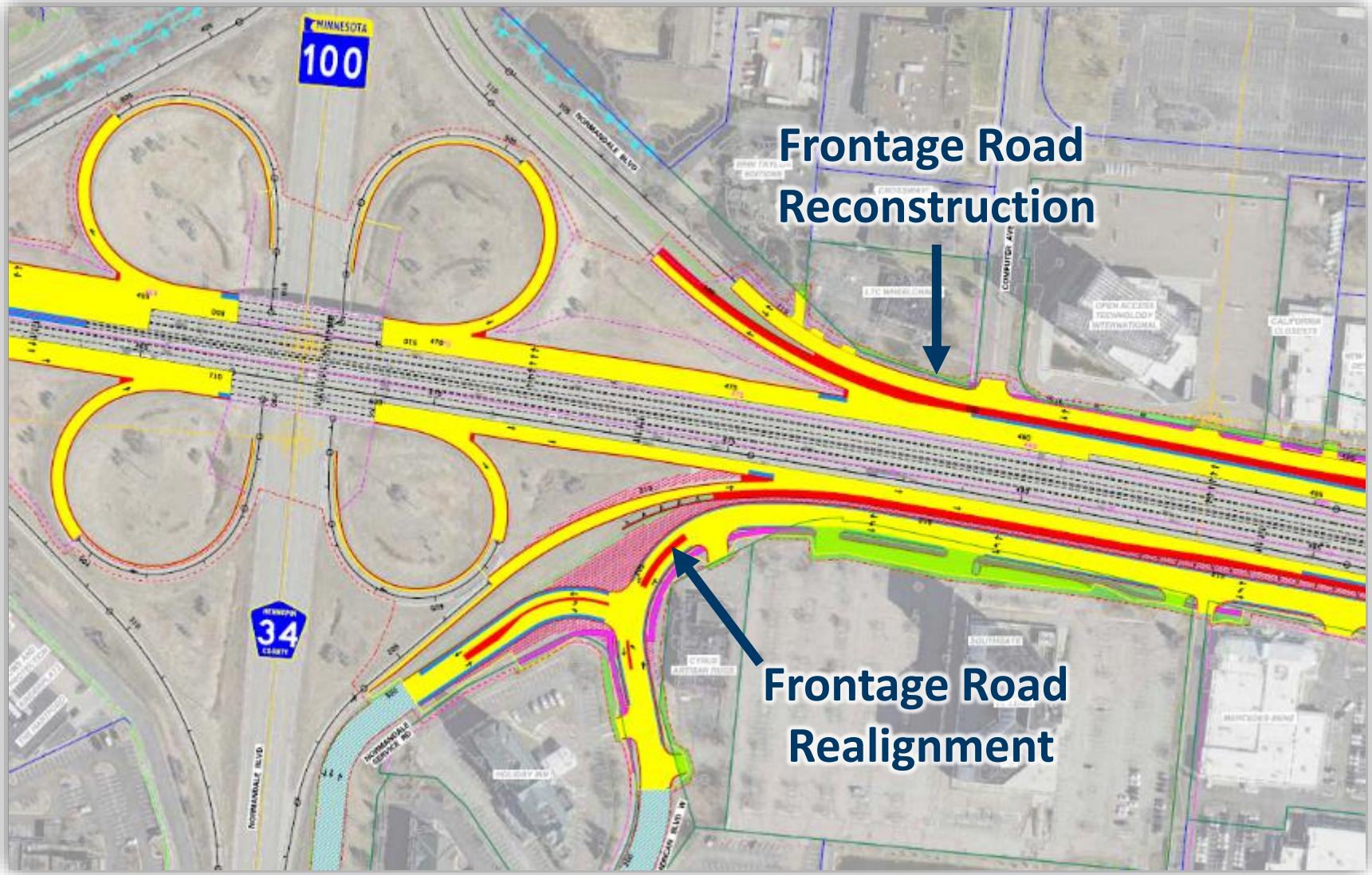
Visit the MnDOT I-494 website:

http://www.dot.state.mn.us/metro/projects/i494-airport-hwy169/index.html

Visit the online open house website:

https://www.494openhouse.com/

Mainline Capacity Expansion



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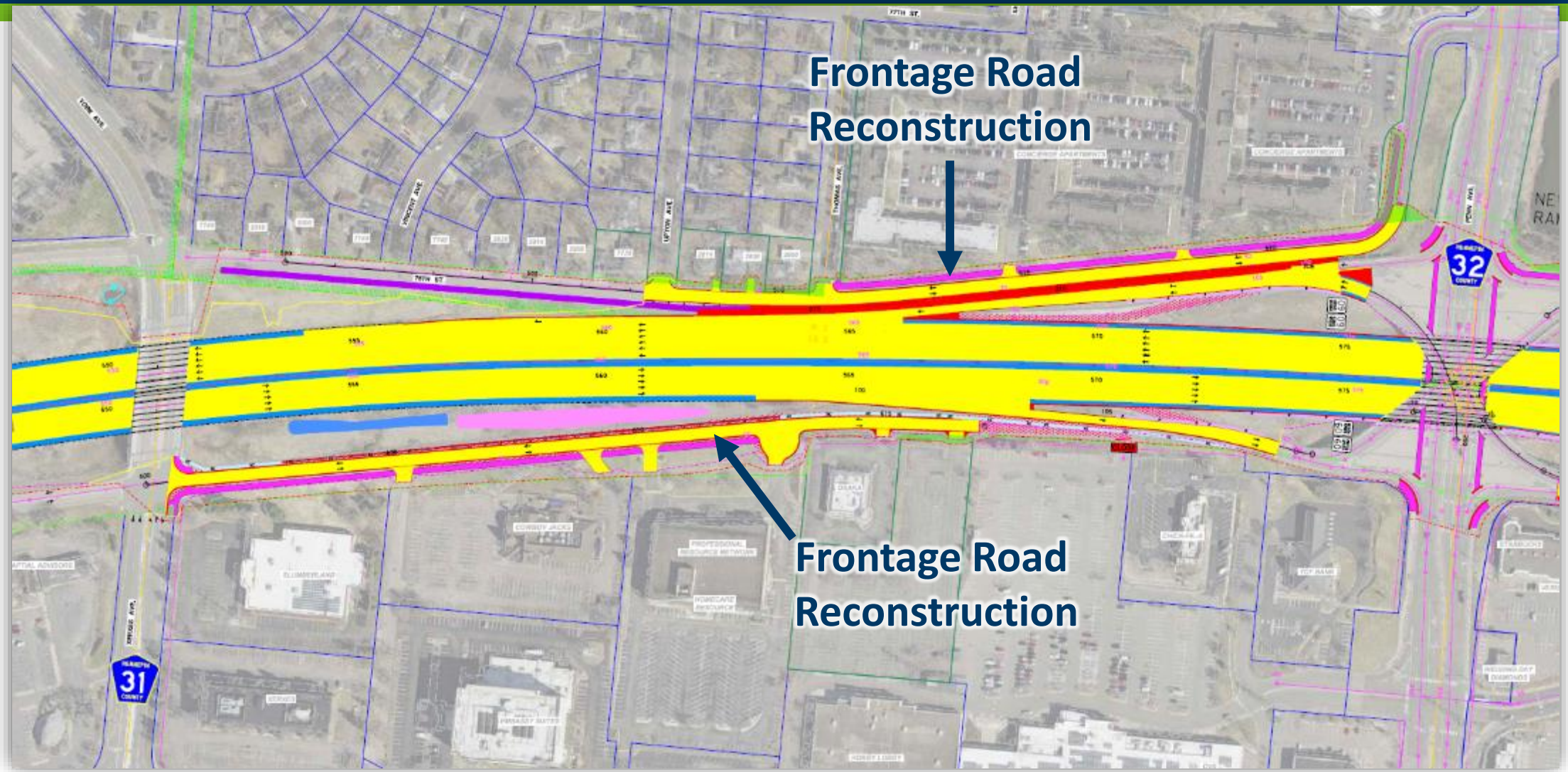
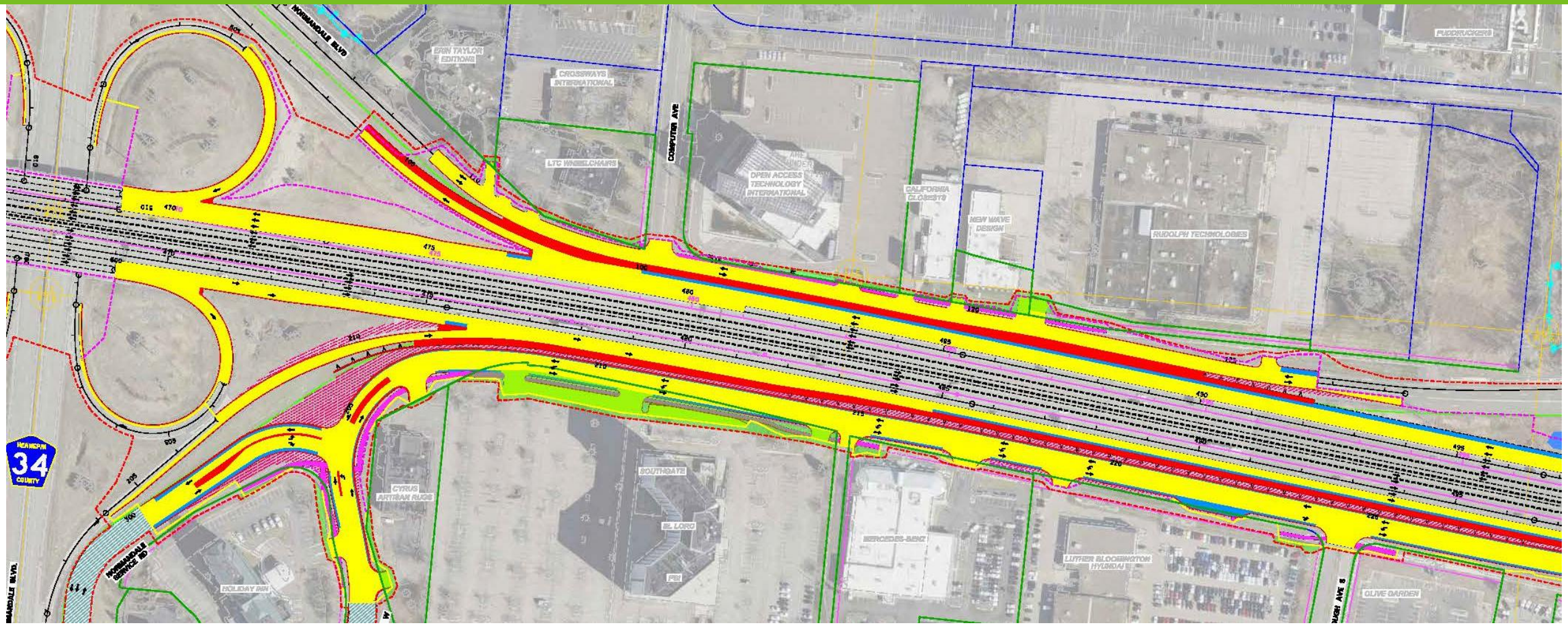


Right-of-Way Needs



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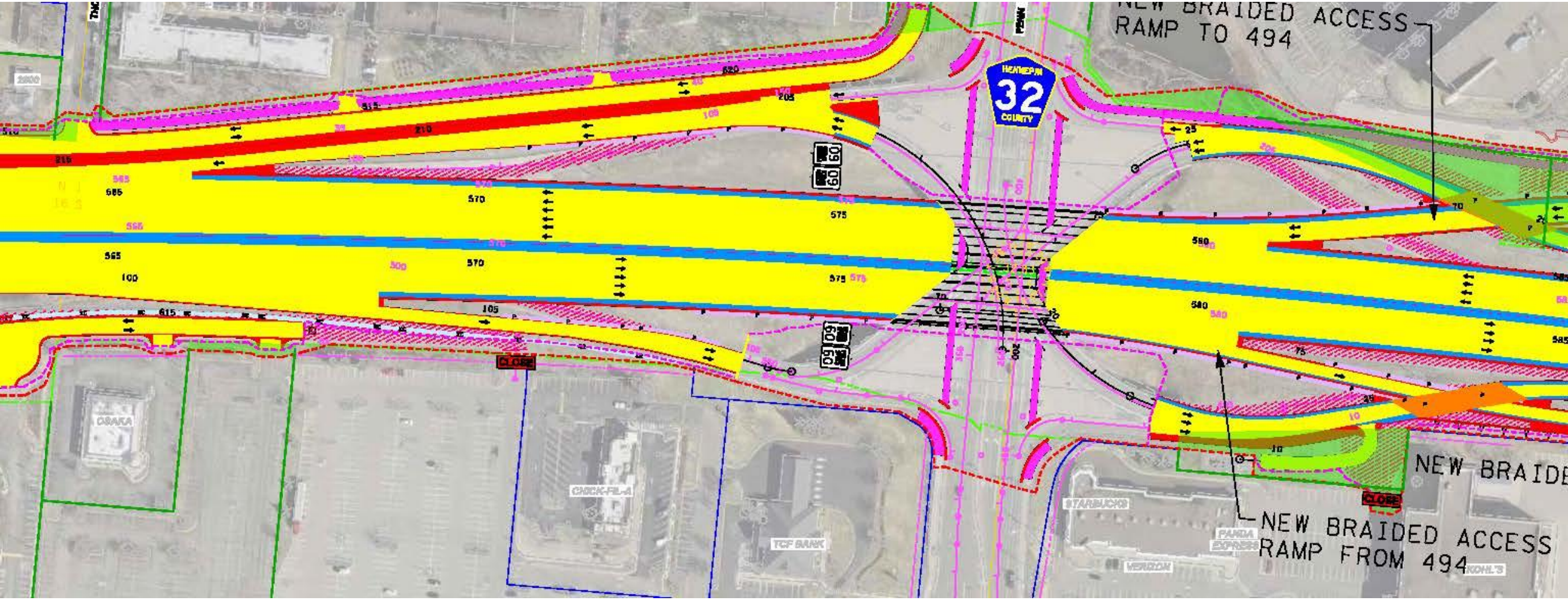

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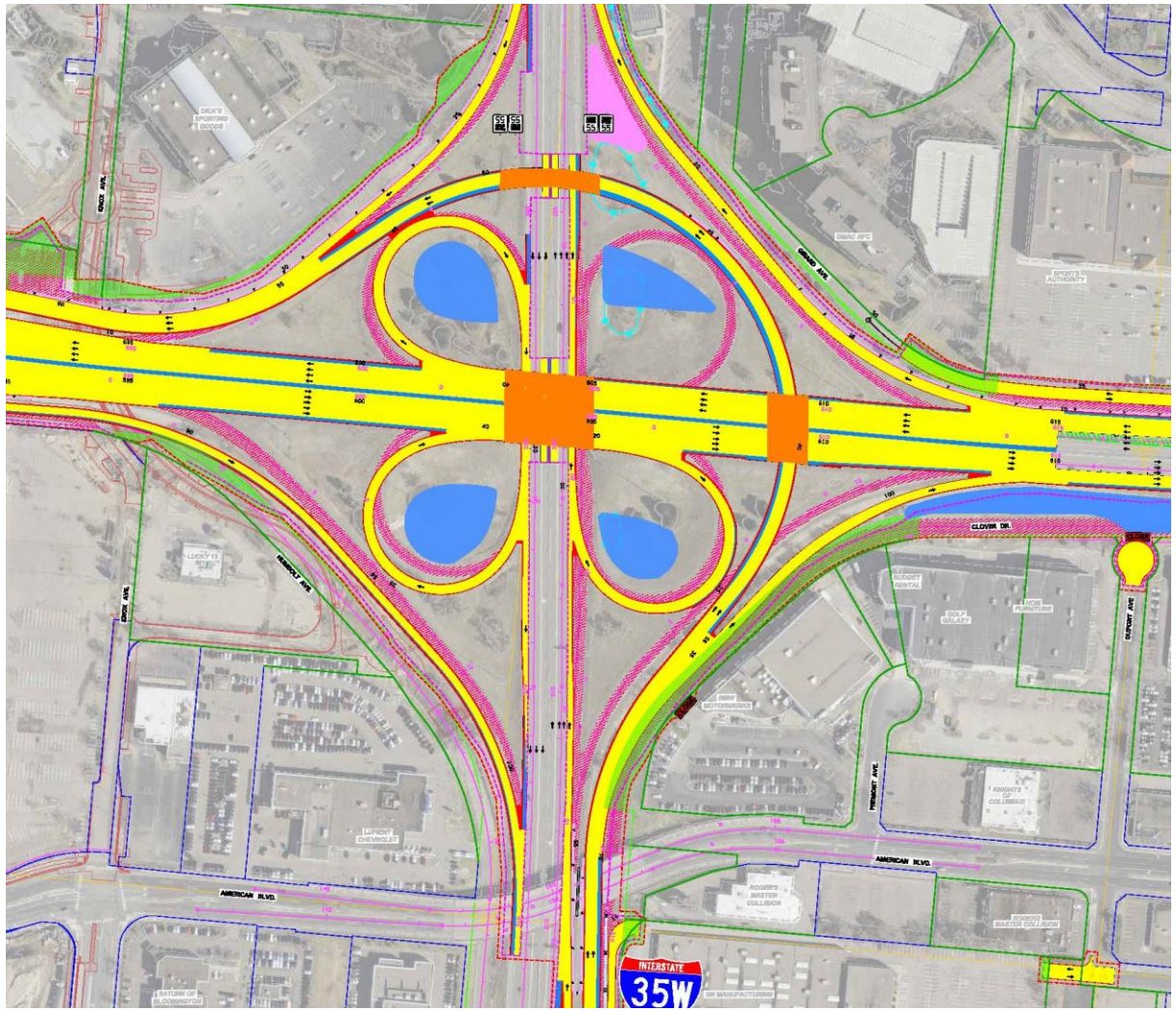

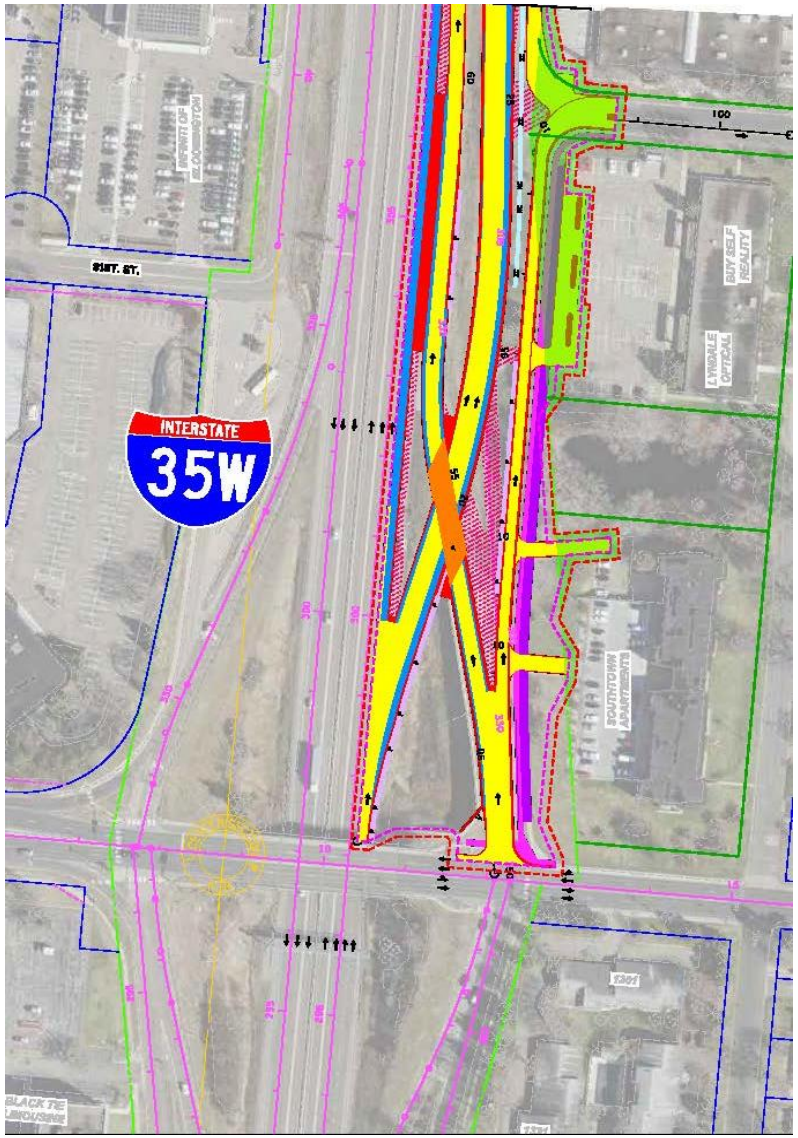

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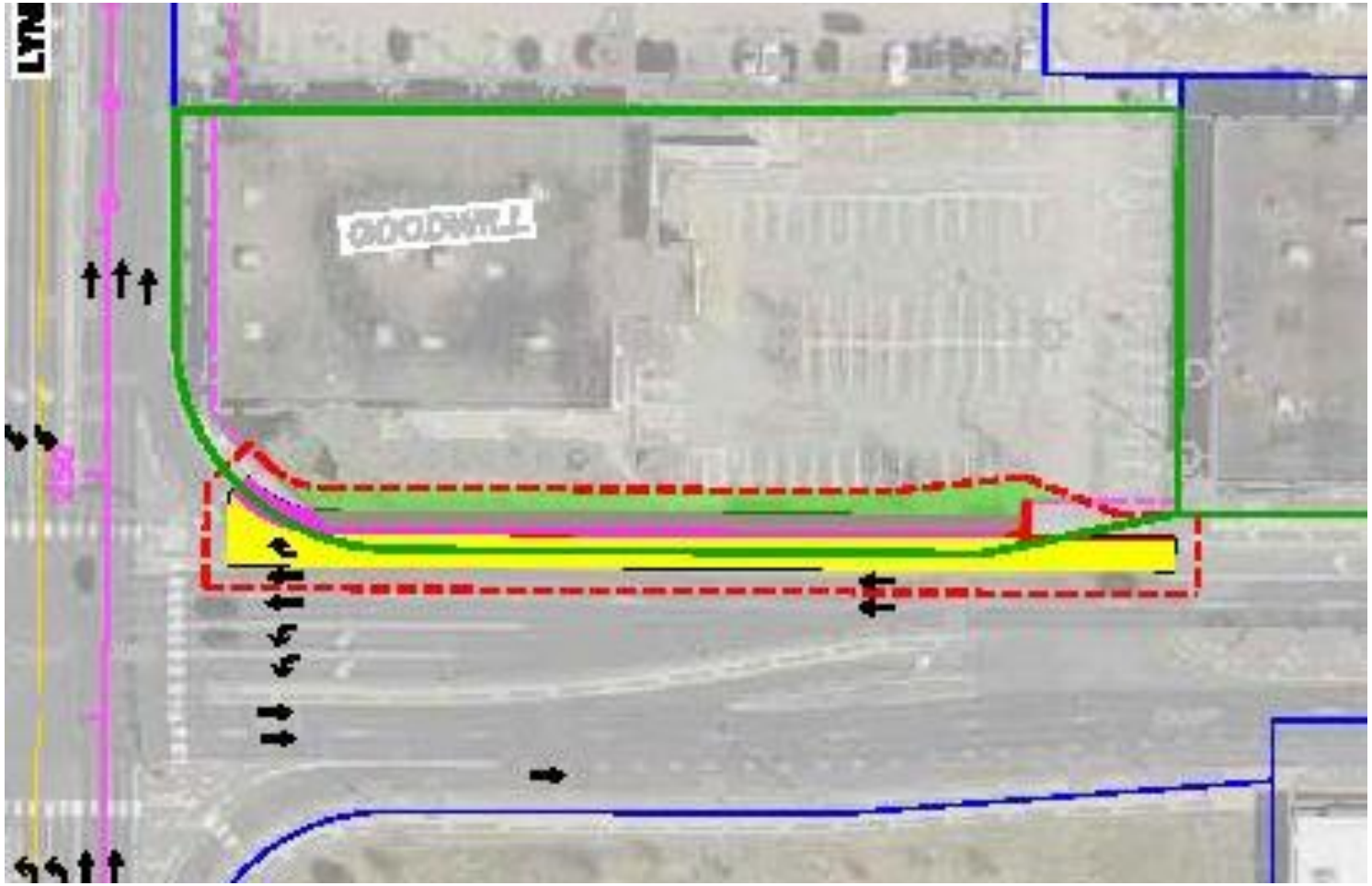

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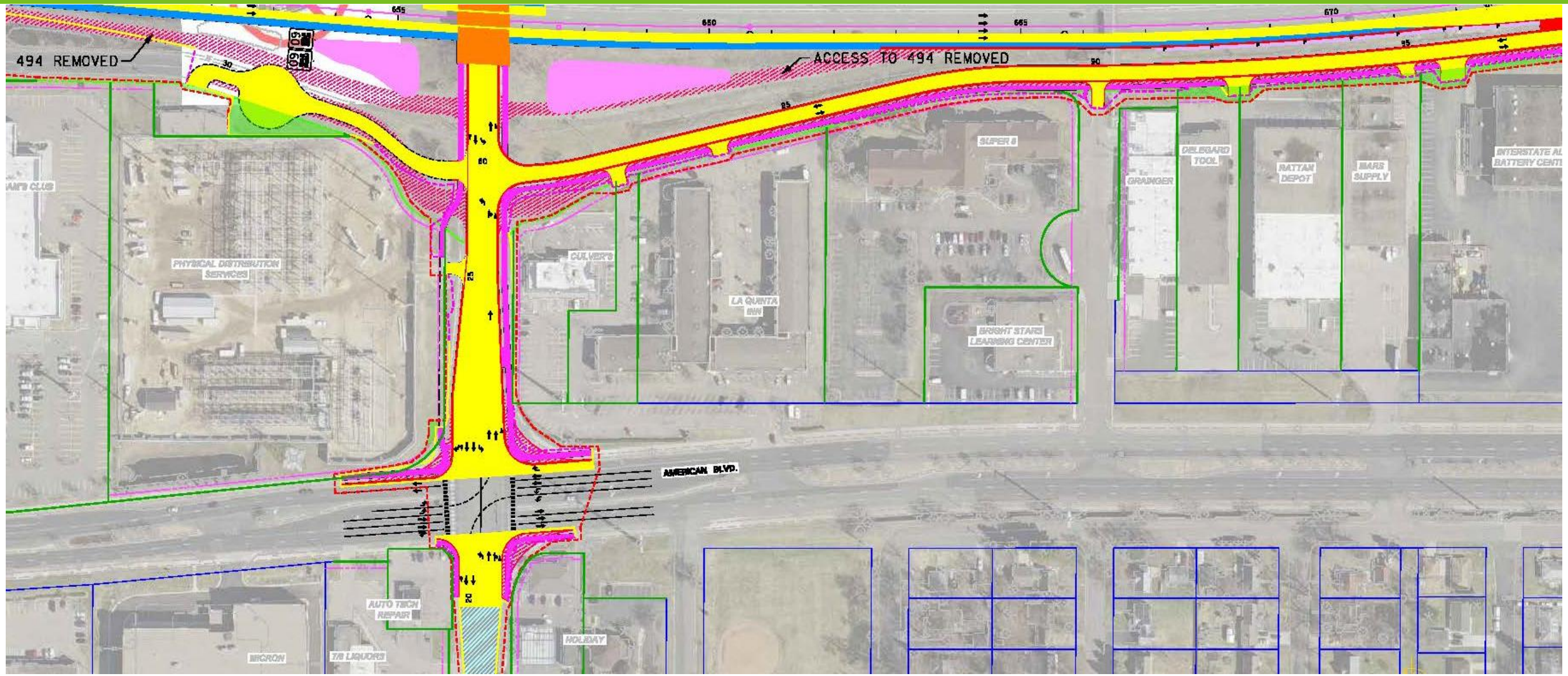

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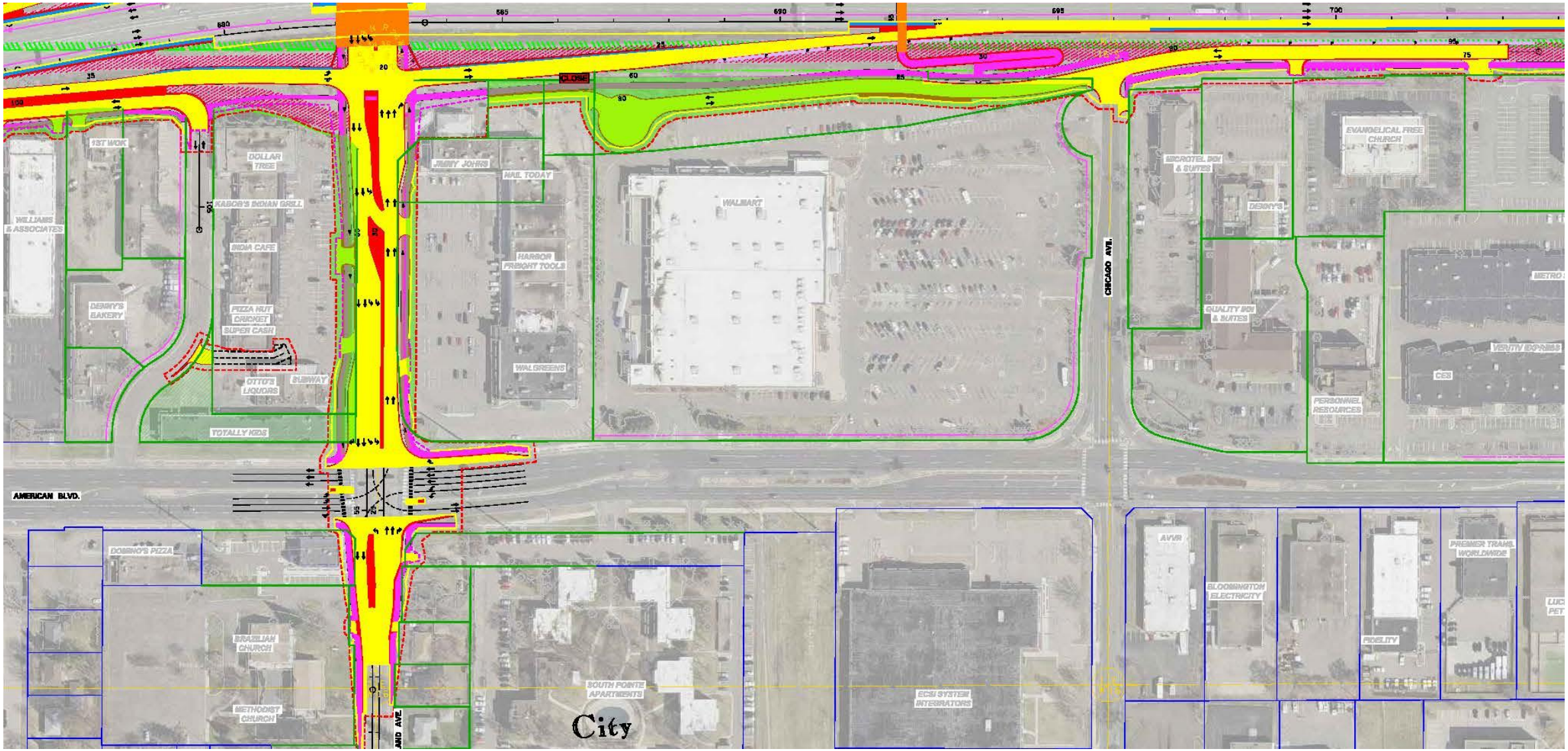
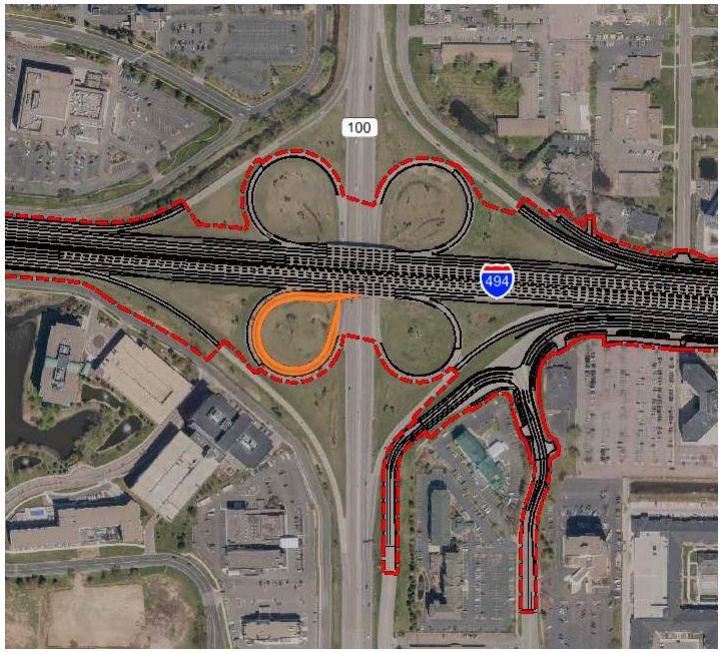


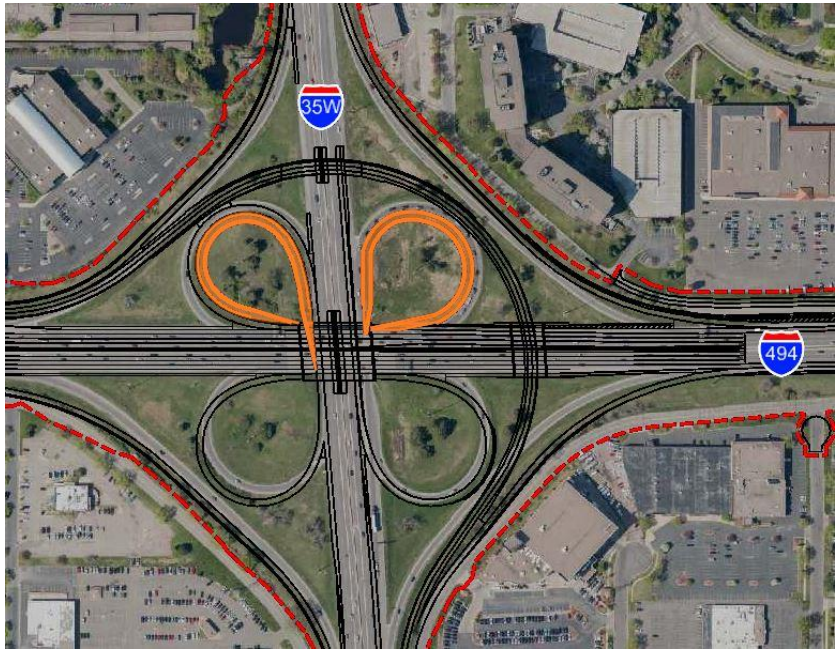
First Construction Project Staging

First Construction Project Staging

Legend	
Temporary Construction	
Permanent Construction	

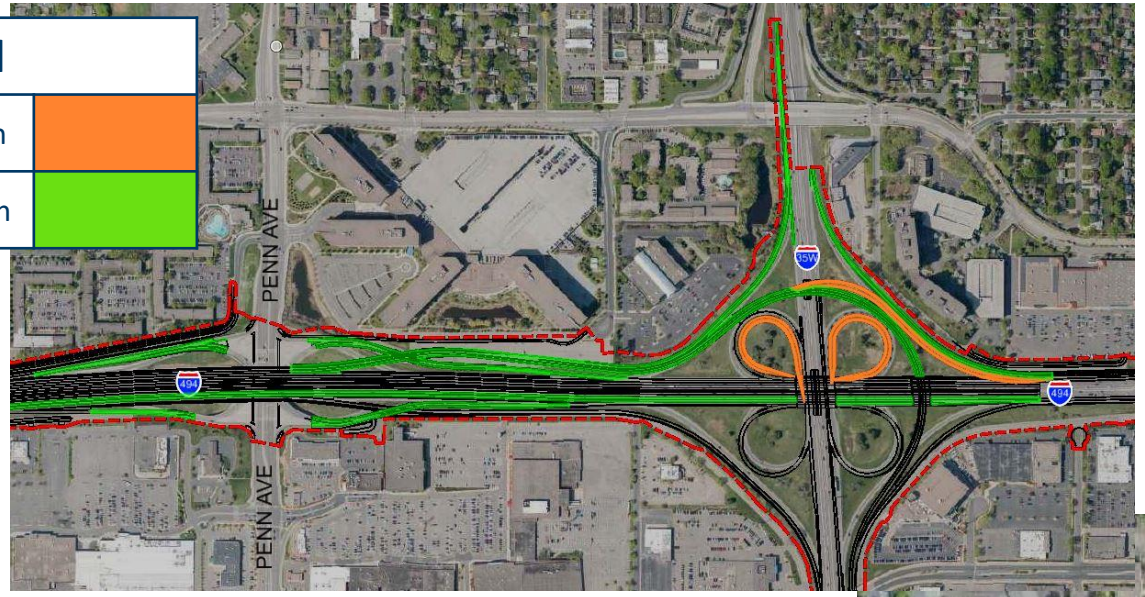
- 2023
  a) Begin Design
  b) Minor temporary construction



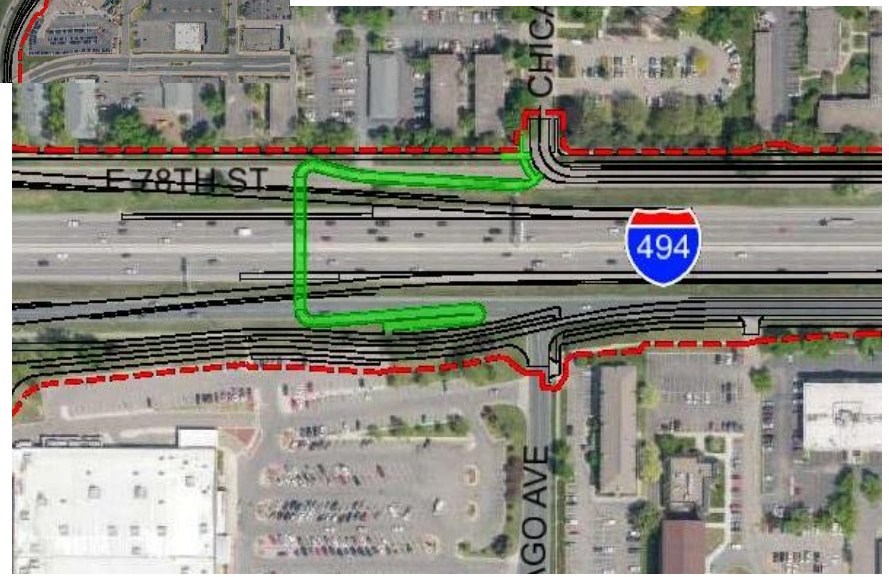


First Construction Project Staging

Legend	
Temporary Construction	
Permanent Construction	



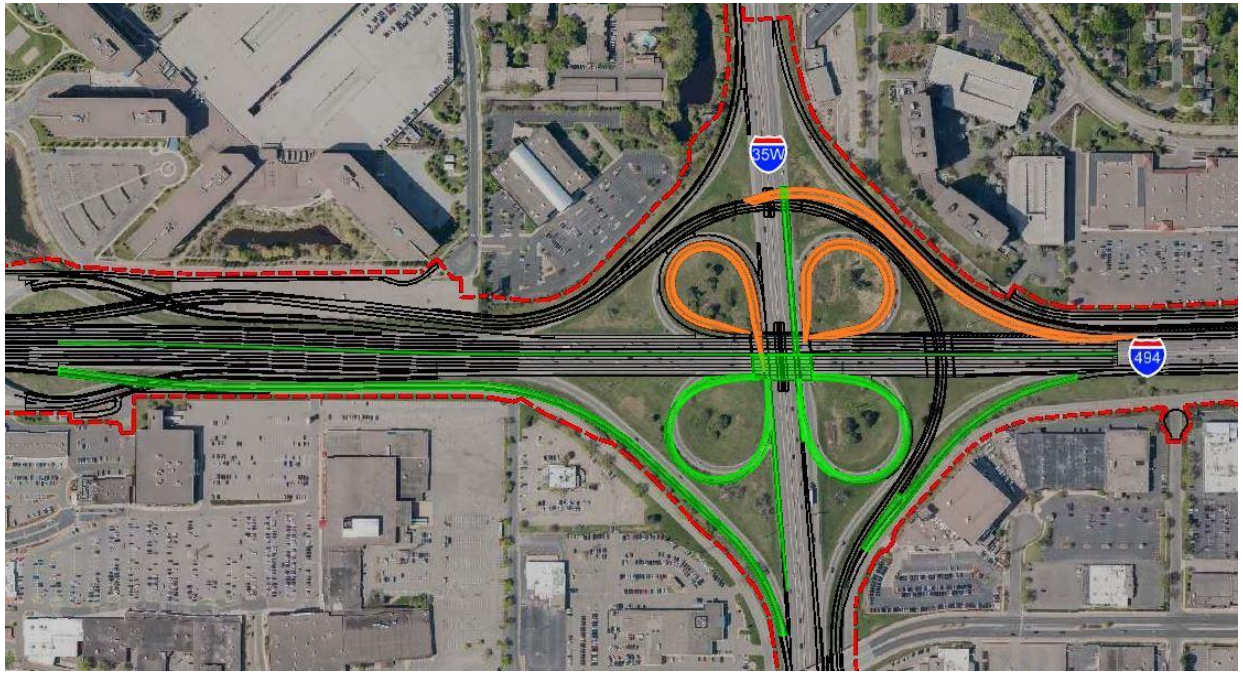
- 2024
  - Complete Design
  - Construct
    a) 494 EB widening
    b) Penn Ave ramps and 35W north side ramps
    c) 35W fly over for turbine interchange
    d) Pedestrian bridge near Portland Ave



First Construction Project Staging

Legend	
Temporary Construction	
Permanent Construction	

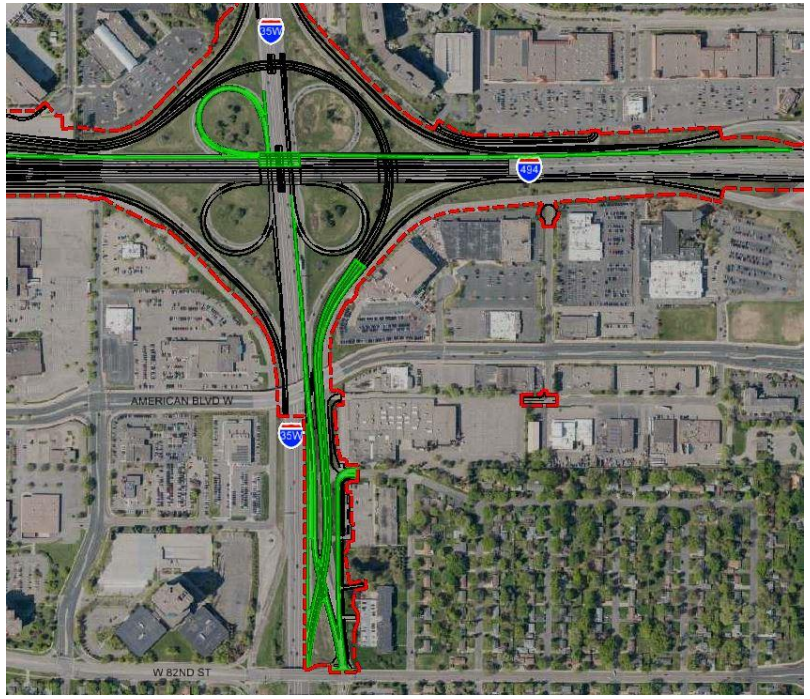
- 2025
  - Construct
    a) 494 Medians
    b) 494 EB half of 35W bridge and turbine bridge
    c) WB 494 Traffic bypass using turbine at 35W
    d) South half of 35W/494 ramps
    e) Portland Ave and bridge

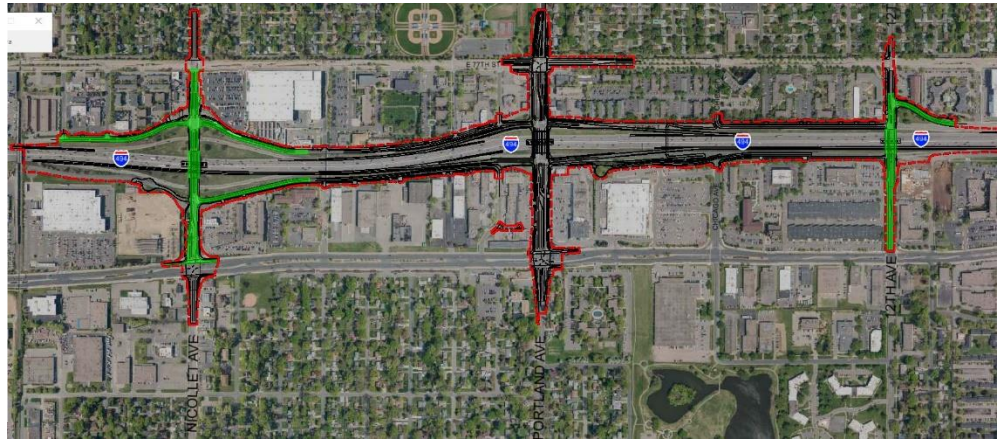


First Construction Project Staging

- 2026
  - Construct
    a) 494 WB widening and completion of remaining roadway
    b) 494 WB half of 35W bridge and turbine bridge
       - WB 494 Traffic bypass using turbine at 35W
    c) 82nd St / 35W braid bridge
    d) Nicollet Ave bridge and 12th Ave bridge

Legend	
Temporary Construction	
Permanent Construction	





AGENDA SECTION: OTHER BUSINESS
AGENDA ITEM # 9.

STAFF REPORT NO. 35
CITY COUNCIL MEETING
2/22/2022

REPORT PREPARED BY: Lynnette Chambers, Multifamily Housing Coordinator

DEPARTMENT DIRECTOR REVIEW: Melissa Poehlman, Community Development Director
2/15/2022

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
2/16/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider the approval of funding allocations for non-profit agencies to provide social services to the residents of Richfield and authorization of the City Manager to execute agreements with those agencies.

EXECUTIVE SUMMARY:

The 2022 City Budget includes funding for organizations that provide social services that are deemed to be of benefit to the City and the community in general. The 2022 Budget includes $72,600 for this purpose.

In November 2021, staff distributed a Request for Proposals for Social Services to non-profit agencies serving the City of Richfield for services to be provided in 2022.

A total of 8 proposals were received from the following agencies:

- Headway Emotional Health (The Storefront Group)
- Cornerstone Advocacy Services
- The Family Partnership
- Transportation Resources to Aid Independent Living (TRAIL)
- Volunteers Enlisted to Assist People (VEAP)
- Loaves and Fishes
- Senior Community Services
- Modulo De Informacion De Recursos Y Apoyo (MIRA)

The proposals represent a wide variety of social services offered to Richfield residents.

The organizations requested a total amount of $98,285, exceeding the City's available funding by $25,685.

Two Richfield residents assisted two staff members and one Council member in the review of proposals and subsequent funding recommendations. The review committee's recommendations took into account the type of service(s) to be provided, the target population(s) to be served, and past performance of the social service agency. The following table details the review committee's recommendations:

Organization	2022 Proposal Request	2022 Recommendation

Headway/Storefront	$12,000	$8,000
Cornerstone	$15,000	$12,000
TRAIL	$3,000	$3,000
VEAP	$25,000	$22,000
Loaves and Fishes	$8,000	$6,600
The Family Partnership	$15,000	$10,000
Senior Community Services	$10,000	$7,500
MIRA	$5,285	$3,500
TOTAL	**$98,285**	**$72,600**

A complete overview of all services to be provided by the various organizations is attached.

RECOMMENDED ACTION:

By motion: Approve the funding recommendations for non-profit agencies providing social services to residents of Richfield and authorize the City Manager to execute agreements for services with those agencies.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- The City of Richfield has historically allocated funds on an annual basis to social service agencies serving the Richfield community. In 2012, the City was required to make changes to its funding practices due to independent audit findings, resulting in the discontinuation of grant funding to social service agencies beginning in 2013.
- The City is not authorized to provide grant funding to social service agencies; however, it has been determined that the City can enter into agreements for services with agencies for specific services that are compatible with City activities.
- The 2022 recommendations are based on the following criteria:
    - Demonstrated need of the proposed service for the targeted population.
    - Compatibility with City functions/activities.
    - Partnership and/or assistance with various City services (e.g., public safety).
    - Efforts to serve low-income persons of all races/cultures/ethnicity.
    - Demonstrated value to the community.
    - Past performance.
    - Cost of services and number of persons served.
    - Certified Non-Profit agency.
- The following chart provides a three-year history of the City of Richfield social service funding to the responding agencies (fields left blank indicate no proposal was made or proposal not funded):

Organization	**2019**	**2020**	**2021**
Headway	$9,000	$8,000	$8,000
Cornerstone	$12,500	$10,550	$10,550
TRAIL	$4,250	$4,000	-
VEAP	$21,230	$21,230	$21,160
Loaves and Fishes	$8,000	$6,000	$6,000
The Family Partnership	-	$10,000	$10,000
Senior Community Services	$9,000	$7,500	$7,500
MIRA	$2,000	$3,200	$3,270
Richfield Family Stability Group	$4,500	-	-
Planned Parenthood	-	-	$4,000
TOTAL	**$70,480**	**$70,480**	**$70,480**

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**

To partner with other agencies as warranted and practical to assist in the delivery of services to City residents.

C. **CRITICAL TIMING ISSUES:**

- Services are to be provided in the calendar year 2022.
- Several of these organizations have experienced increased demand for services and greater costs due to the COVID-19 pandemic. These organizations may qualify for additional allocations of the City's American Rescue Plan Act (ARPA) funds. Planning and decisions regarding the bulk of ARPA funds will be part of the strategic planning and budgeting processes; however, the Council may be asked at a future meeting to direct some funds toward immediate needs.

D. **FINANCIAL IMPACT:**

- A City Council/Administration 2022 allocation of $72,600 is budgeted for social services. This is a 3% increase from budget year 2021.
- The amount requested exceeded the City's available funding by $28,285.

E. **LEGAL CONSIDERATION:**

The City Attorney has reviewed the agreements to be executed by the City Manager upon approval.

ALTERNATIVE RECOMMENDATION(S):

- Approve the recommendations with revised allocations.
- Do not approve the recommendations.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Representatives of the Social Service Agencies have been invited to attend.

ATTACHMENTS:

Description	Type
2022 Description of Services	Backup Material
2022 Social Service RFP	Backup Material

CITY OF RICHFIELD

2022 APPLICANT SERVICES DESCRIPTIONS FOR OTHER AGENCY DIVISION SOCIAL SERVICE FUNDING ASSISTANCE

Agency-Program	Description of Services
Headway/The Storefront Group – Youth Counseling Program	Provide outpatient services, community based counseling, case management, and supportive services to youth and families in Richfield.
Modulo de Informacion, Recursos y Apoyo (MIRA)	Funding is to support MIRA's ongoing services to assist the City of Richfield to address areas of need identified in the 2019 survey and 2020 focus groups with Latino residents in four primary ways: • Greater engagement of Latino Residents, • Increased safety and well-being of Latino Residents, • Build City's reputation, and • Increased awareness of MIRA as a City resource.
Cornerstone Advocacy Service – Crisis Intervention	Funding is to support Cornerstone's full continuum of services. Cornerstone provides comprehensive services for Richfield residents who have experienced domestic violence, sexual violence, human trafficking and general crime. Cornerstone is a pioneer in developing primary prevention and early intervention programs for children and youth. Cornerstone offers crisis intervention services 24/7 and their emergency shelter provides safe refuge when a victim is in imminent danger of assault. Cornerstone provides assistance to victims needing to file an Order for Protection or Harassment Order without cost to that victim.
Loaves & Fishes – meals, referrals, and advocacy services	Loaves and Fishes is a long-established, volunteer-driven, nonprofit organization providing healthy meals people in need. Our holistic recipe for success is predicated on the knowledge that food is medicine and a basic human right, serving just any kind of meal to hungry residents is shortsighted and ultimately more costly, and proper nutrition helps open the door to opportunity. Loaves and Fishes offer prepared meal service with social service advocacy at 2 community-access locations – at Hope Presbyterian Church and Woodlake Lutheran Church in Richfield. Our robust food rescue operation, as well as our status as the only Minnesota redistributor of Second Harvest Heartland food, supports our meal services in the city of Richfield.
Senior Community Services	Senior Outreach provides service/case management and supportive counseling to frail older adults and their caregivers to help senior remain as independent as possible and to assist caregivers in providing care while maintaining balance in their lives.
TRAIL (Transportation Resource to Aid Independent Living, Inc.)	Transportation is something most of us take for granted. For adults with developmental disabilities, it can be limited and expensive. TRAIL meets this need by providing subsidized transportation to recreation, leisure and educational program offered by AR&LE (Adaptive Recreation & Learning Exchange) in Richfield. TRAIL contracts services with transportation provider and subsidizes 80% of the actual costs, allowing riders to pay an affordable $2 roundtrip.
VEAP (Volunteers Enlisted to Aid People)	VEAP's Social Services program's primary goal is to stabilize housing and create a path to consistent stability for low-income individuals, seniors, youth, and families living in or connected to the Richfield community. VEAP strives to do this by providing food, financial, and supportive services that increase access to healthy food and stable housing, minimize or prevent crises, and increase participant resourcefulness.

The Family Partnership	The Family Partnership's School-Linked Mental Health program provides one-to-one mental health therapy co-located within Richfield Public Schools. Family Partnership's also acts as a mental health resource for school staff, students, and parents, providing referrals as well as vital information on mental health. Family Partnership is currently working in Richfield STEM Elementary School, Centennial Elementary, and Richfield Pre K programs.

CITY OF RICHFIELD
REQUEST FOR PROPOSALS FOR
SOCIAL SERVICES
2022

The City of Richfield is seeking proposals for social services from non-profit agencies serving the City of Richfield. Funding parameters and priority goals for the purpose of making the best use of funds are as follows:

Funding Parameters

- Any non-profit organization is eligible to apply.
- Projects must serve Richfield residents.
- Services must be compatible with City functions and activities.

Priority Goals

Projects must address at least one of the following areas:

- Services for vulnerable senior residents.
- Services for individuals, families, teens and/or children at risk.
- Housing support services for low-income persons and persons at risk.

Award Criteria

Proposals must meet one or more of the following criteria:

- Demonstrated need of the proposed service for the targeted population.
- Compatibility with City functions/activities.
- Partnership and/or assistance with various City services (i.e., public safety).
- Efforts to serve low-income persons of all races/cultures/ethnicities.
- Demonstrated value to the community.
- Certified Non-Profit agency.

Proposal's must be submitted by 4:30 p.m. December 31, 2021

LATE PROPOSALS WILL NOT BE ACCEPTED

Proposals must be submitted by 4:30 p.m. December 31, 2021

LATE PROPOSALS WILL NOT BE ACCEPTED

PROPOSAL SUBMISSION INSTRUCTIONS

The information requested in the attached Request for Proposals must be addressed in your proposal.

Submit **1 electronic copy** of your agencies proposal by **4:30 p.m.** **December 31, 2021** **(LATE PROPOSALS WILL NOT BE ACCEPTED)** to:

Lynnette Chambers
City of Richfield
6700 Portland Avenue
Richfield, MN 55423
lchambers@richfieldmn.gov

Applicants may be asked to respond in writing to additional questions. The Richfield City Council will tentatively award contracts for services in February 2022.

Agencies awarded contracts will be required to sign a service agreement for calendar year 2022 and submit semi-annual reports on service outcomes.

Please contact Lynnette Chambers at 612-861-9773 or lchambers@richfieldmn.gov with any questions.

Proposals must be submitted by 4:30 p.m. December 31, 2021

LATE PROPOSALS WILL NOT BE ACCEPTED

CITY OF RICHFIELD

2022 REQUEST FOR PROPOSALS FOR SOCIAL SERVICE ASSISTANCE

Proposals for social services must include the following:

PROPOSAL HEADING

1. Agency name, address, contact person, and phone/fax/email
2. Amount of request
3. Brief description of service(s) provided
4. Identify priority area(s) you are addressing:
   a) Services for vulnerable senior residents
   b) Services for individuals, families, teens and/or children at risk
   c) Housing support services for low-income persons and persons at risk
   d) Other: Please Specify
5. Explain how the services you are proposing to provide will benefit the City of Richfield.
6. Explain any formal or informal partnership you have with the City of Richfield (i.e., assisting Public Safety through the services you provide, etc.)

ADMINISTRATION

1. Provide a mission statement for your agency.
2. Provide verification of your organization's non-profit legal status.
3. Indicate your **total agency budget** for 2022.
4. Indicate your **proposed project budget** for 2022. Itemize proposed expenses and describe as applicable. Indicate both proposed City funds and other funds to support the project.

PROGRAM

1. Describe service to be funded, including:
   a) Brief statement detailing the service and how it is provided
   b) Target population(s); estimated number of **unduplicated** individuals you plan to serve residing in the City of Richfield
   c) Eligibility criteria and process
   d) How clients are involved in the planning process for service
   e) Desired client outcomes and methods of evaluating and measuring client progress (use attached "Proposed Outcome/Evaluation Methods" form)
3. Demonstrate the need for the proposed service.
4. Describe outreach efforts to target populations, including immigrant and low-income individuals.

Please contact Lynnette Chambers at 612-861-9773 or lchambers@richfieldmn.gov with any questions.

Proposals must be submitted by 4:30 p.m. December 31, 2021

LATE PROPOSALS WILL NOT BE ACCEPTED

City of Richfield Social Service Programs - 2022
Proposed Outcomes/Evaluation Methods

Name of Applicant Organization: _____
Address: _____
Contact Person: _____
Phone: _____ **Email:** _____
Brief description of service(s):

Outcomes: State 3 to 5 measurable outcomes of proposed service(s) – <u>relate outcomes to client progress</u> Outcomes indicate what result, benefit, or change would come from the service provided. Outcomes can be: 1) *initial*, such as increased knowledge, understanding, or skills; 2) *intermediate*, such as change in a specific behavior or attitude; or 3) *long term*, such as a change in the condition or status of people.	**Indicators: Describe methods of evaluating proposed outcomes – <u>how you will measure client progress</u>**